



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office: No.24-B, Gandhi Nagar,
Kumbakonam - 612001. E-Mail id: crmd@cityunionbank.in,
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and/ or Mortgagor (s), that the below described Immovable Property Mortgaged/charged to **City Union Bank** ("Secured Creditor"), the **Constructive Possession** of which has been taken by the Authorised Officer of **City Union Bank Ltd** (Secured Creditor) will be Sold on "**As is Where is**", "**As is What is**", "**Whatever There is**" on **05-11-2026**, for Recovery of **Rs.1,62,67,056/- (Rupees One Crore Sixty Two Lakh Sixty Seven Thousand and Fifty Six Only)**, as on **18-09-2026** due to the **City Union Bank Ltd** (Secured Creditor), from **No.1) M/s. H.S Steels, (Represented by its Proprietor Mr. Syed Sanaula), No.31/2B, Oosman Khan Road, Bangalore - 560002. No.2) Mr. Syed Sanaula, S/o. Syed Ismail, No.120, 3rd Cross, Someshwara Nagara, Bangalore South, Jayanagar III Block, Bangalore, Karnataka - 560011. No.3) Mrs. Husnara Banu, W/o. Syed Sanaula, No.120, 3rd Cross, Someshwara Nagara, Bangalore South, Jayanagar III Block, Bangalore, Karnataka - 560011. No.4) M/s. Saba Enterprises, (Represented by its Proprietor Mrs. Husnara Banu), No.78, 3rd Cross, Kalasipalayam Extension, Bangalore - 560002.**

The Reserve Price, the Earnest Money Deposit and other details are mentioned below :

Last Date & Time of Submission of EMD	04-11-2026 Time : 04.00 p.m.
Date & Time of E-Auction Sale	05-11-2026 Schedule-A :Time : 12.00 Noon - 01.00 pm. Schedule-B :Time : 01.00 P.M. - 02.00 pm.
Place of Submission of EMD, Bid Form and Contact Details	City Union Bank Limited, Bengaluru-Marathahalli Branch, Site No. 61, 3rd Cross, Ashwath Nagar, Kalamandir Service Road, Marathahalli, Bangalore - 560037. Email: s.senthilkumar@cityunionbank.in Cell No: 8925964904
Reserve Price	Schedule A - Rs.86,00,000/- (Rupees Eighty Six Lakh only); Schedule B - Rs.94,00,000/- (Rupees Ninety Four Lakh only)
EMD 10 % of Reserve Price	Schedule A - Rs.8,60,000/- (Rupees Eight Lakh Sixty Thousand only); Schedule B - Rs.9,40,000/- (Rupees Nine Lakh Forty Thousand only)
Bid Multiplier	Schedule A & B- Rs.1,00,000/- (Rupees One Lakh only)
Portal of E-auction	www.auctionbazaar.com

Immovable Properties Mortgaged to our Bank

Schedule - A : (Properties Owned by Mr. Syed Sanaula S/o.Syed Ismail)

Item No.1 : All that piece and parcel of the North Eastern Portion of the Commercial Shop bearing No.31/2-1, situated at B Oosman Khan Road, (Previously Shop No.8 forming a Part of Composite Property bearing Nos.31/2 & 31) BMP Ward No.47, Bangalore. Measuring : East to West on the Northern Side - 9 ft., East to West on the Southern Side - 11 ft., North to South on the Eastern side - 15.10 ft., North to South on the Western Side - 14.6 ft. East to West on the Northern Side - 18 ft., East to West on the Southern Side - 19 ft., North to South on the Eastern Side - 16.3 ft., North to South on the Western Side - 14.6 ft., Totally Measuring 434.6 Sq.ft. with 2 Squares Zinc Sheet roofed shed and Bounded on the : East by : Property belonging to Mohammed Haneef, West by : Portion of Property bearing No.31/2-1 retained by the vendor, North by : B Oosman Khan Road, South by : Portion of Property bearing No.31/2-1 retained by the vendor. **Item No.2 :** All that piece and parcel of the portion of the Commercial Shop bearing No.31/2-1, situated at B Oosman Khan Road, (Previously Shop No.8 forming a Part of composite Property bearing Nos.31/2 & 31) BMP Ward No.47, P.ID No.47- 62 -31/2-1. Measuring : East to West on the Northern Side - 6.7 ft., East to West on the Southern Side - 5.9 ft., North to South on the Eastern Side - 13.10 ft., North to South on the Western Side - 13.10 ft., Totally Measuring 85.5 sq.ft. with ½ Squares Zinc Sheet Roofed Shed and Bounded on the : East by : Property belonging to Purchaser Syed Sanaula, West by : Portion of the Property bearing No.31/2-1 retained by the vendor, North by : B Oosman Khan Road, South by : Property belonging to purchaser Syed Sanaula. **Encumbrances-Nil.**

Schedule - B : (Property Owned by Mrs. Husnara Banu, W/o. Syed Sanaula)

All that piece and parcel of the Ground Floor 400 Sq.ft. First Floor 400 Sq.ft. and Second Floor 400 Sq.ft. Total 1,200.Sq.ft. built with RCC Roofing & Mosaic Flooring Doors and Windows made in Jungle Wood beating its No.47, Old No.71, Corporation Division No.47/43 situated at B Oosman Khan Road, Kalasipalayam Extension, Bangalore - 560002 presently BBMP Ward No.47 Corporation PID No.47-62-47/1B Oosman Khan Road, Bangalore. Measuring : East to West - 16 ft. and North to South - 26 ft. Totally Measuring 416 Sq.ft. together with Building and Bounded on the : East by : Property bearing Door No.48 (Old No.72), West by : Property bearing Door No.46 (Old No.70), North by : Private Property, South by : Oosman Khan Road. **Encumbrances-Nil.**

For Detailed Terms and Conditions of the Sale please refer to the link provided in our bank website: - www.cityunionbank.in

Place : Kumbakonam, Date : 22-09-2026

Authorised Officer

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur Dt., Tamil Nadu - 612001,
CIN - L65110TN1904PLC001287, Ph. No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com

TERMS AND CONDITIONS

- 1) E- Auction will be conducted through e-auction platform <https://www.auctionbazaar.com>
- 2) The intending bidders need to register their names at portal <https://www.auctionbazaar.com> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider Agency M/s. “Auctionbazaar.com (AUCTIONBAZAAR.COM PVT LTD)”, Support Number : +91 8370969696, Email ID: contact@auctionbazaar.com, Alternate Contact – Satish Maurya: +91 7207941010, Email ID: satish@auctionbazaar.com, Auction portal - <https://www.auctionbazaar.com> Address:- AUCTIONBAZAAR.COM PVT LTD (Auctionbazaar.com) 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House Rajbhavan Road, Somajiguda, Hyderabad – 500082 Telangana, India
- 3) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% of Reserve Price by way of DD/pay order favoring "City Union Bank Ltd.,”.
- 4) After Online Registration, the intending bidder should submit the duly filled in bid forms (format available in the above website <https://www.auctionbazaar.com> along with DD towards EMD in a sealed cover as "Tender/Bid for property purchase pertaining to the account and duly mentioning the amount offered for purchase shall be submitted to the Authorised Officer, City Union Bank Ltd., to the address in the paper publication on or before the date and time mentioned in the paper publication. The bid form shall be accompanied with attested copy of the photo identity, address proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.
- 5) Bids once made shall not be canceled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
- 6) During the online bidding, if multiple bidders submit bid for the property, opportunities will be given for all the bidders to complete with the highest bidder, Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "05 minutes" i.e. the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.
- 7) In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the representative bidder to participate in the auction on behalf of the Company should be submitted.
- 8) For inspection of the property and other particulars, the intending purchaser may contact the Authorised Officer at the contact numbers provided in the paper publication.
- 9) The property/ies are sold on “As- is- where- is” , “As-is-what-is” ,“whatever there is” and without any recourse basis. The successful bidder shall have no claim whatsoever against City Union Bank ltd after confirmation of sale.

- 10)** To the best of the knowledge and information of the Authorised officer, no other encumbrance exists on the mortgaged property except as disclosed. However, it is responsibility of the bidders to conduct their own independent due diligence and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds, revenue records, other documents, the nature, description, condition, encumbrance, lien, charge, statutory dues, etc over to the said Secured Asset before participating in the auction and further no correspondence/ query will be entertained by Authorised officer.
- 11)** The Authorised Officer shall have all the powers to accept or reject the bids or postpone or modify or cancel the sale without assigning any reason whatsoever.
- 12)** The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.
- 13)** Decision of the Authorised officer regarding declaration of successful bidder shall be final and binding on all the bidder/s.
- 14)** The successful bidder shall deposit 25% of the bid amount (including the EMD amount) immediately on the same day or not later than next working day, failing which the EMD/any part amount remitted by the bidder shall be forfeited without any notice by Authorised officer of the Bank, as the case may be on the remittance of 25% of bid amount, the confirmation of sale will be issued by Authorised officer in his / her favour of the successful bidder through e- mail / Address specified in the bid form.
- 15)** The EMD of unsuccessful bidders will be returned to the bidders only.
- 16)** The balance 75% of the bid amount shall be paid by the successful bidder within 15 days from the date of sale by RTGS/NEFT/fund transfer to the credit of account number specified by the Authorised officer or by DD/pay order favoring "City Union Bank Ltd." to the Authorized Officer, to the address mentioned in the paper publication, failing which the amount deposited by the successful bidder shall be forfeited automatically without any notice by the Authorised officer and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
- 17)** The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc. including those having priority under any law for the time being in force. The property may be subject to pending litigation, claims, or proceedings before any Court, Tribunal, or Authority of City Union Bank Ltd., shall not be responsible for the same.
- 18)** The City Union Bank Ltd is not liable to pay any interest/ refund EMD or any such amount in case of any delay in issue of confirmation of sale/ Sale certificate by virtue of any Court Order received after auction is completed or any other reasons whatsoever.
- 19)** Sale certificate will be issued by the Authorised officer in favor of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.

- 20)** Participation in the E-Auction/ Tender Cum Auction sale shall be deemed unconditional acceptance of all terms and conditions. Objection shall not be entertained after bid submission.
- 21)** In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.
- 22)** In an event of failure of the E-Auction/ Tender cum auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.,
- 23)** In the event where a bidder is declared as the successful bidder in the e-auction / Tender cum auction sale conducted and subsequently, if the auction proceedings gets stayed and/or set aside by any Court/Tribunal, at any stage even after issuance of the sale certificate or handing over the possession. then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD/amount so deposited by him/her. The Bank at its sole discretion will process refund the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at later stage he particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer/Secured Creditor, but the Authorized Officer/Secured Creditor shall not be answer-able for any error, misstatement or omission in this proclamation.,
- 24)** As per Section 194-IA of the Income Tax Act, 1961, If the sale consideration exceeds Rs.50.00 lakh and above the bidder has to deduct 1% of the sale consideration and remit/deposit the said amount with Income Tax department, the challan , Form 141 evidencing deposit of Tds has to be submitted onwards to issue and register the sale certificate
- 25)** City Union Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale.,
- 26)** In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus remov-ing the ambiguity.
- 27)** It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Authorised officer to effectuate the sale.