



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar,
Kumbakonam - 612 001. E-Mail id : crmd@cityunionbank.in,
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RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of a sum of **Rs.10,38,02,629/- (Rupees Ten Crore Thirty Eight Lakh Two Thousand Six Hundred and Twenty Nine only)** as on 01-12-2023 together with further interest to be charged from 02-12-2023 onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) Mr. Mohamed Ali Jinnah, S/o. Mr. Mohamed Sultan, No.45, Kalif Nagar, Second Street, Pudukkottai - 622001. No.2) Mrs. M. Raihana, W/o. Mr. Mohamed Ali Jinnah, No.45, Kalif Nagar, Second Street, Pudukkottai - 622001.**

Note: 1) That our **040 - Pudukkottai Branch** has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080071873) dated **29-06-2020** requested by No.1 of you for which No.2 of you stood as Co-obligant and Nos.1 & 2 of you stood as Guarantors for the facility for a Total Amount of **Rs.20,00,000/-** at a ROI of **15.75%**. The same has been also classified as **NPA on 20-04-2021** and the outstanding balance as on **01-12-2023** is **Rs.33,14,095/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **02-12-2023** till the date of realization.

2) That our **040 - Pudukkottai Branch** has also extended financial assistance (FITL-ADHOC : 501912090019264) dated **29-01-2021** requested by No.1 of you for which No.2 of you stood as Guarantor for the facility for a Total Amount of **Rs.20,26,000/-** at a ROI of **14.50%**. The same has been also classified as **NPA on 20-04-2021** and the outstanding balance as on **01-12-2023** is **Rs.5,60,501/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **02-12-2023** till the date of realization.

3) That our **040 - Pudukkottai Branch** has also extended financial assistance (CUB OSL SPECIAL-BR : 501812080064176) dated **11-05-2020** requested by No.1 of you for which No.2 of you stood as Co-obligant for the facility for a Total Amount of **Rs.33,00,000/-** at a ROI of **16.50%**. The same has been also classified as **NPA on 20-04-2021** and the outstanding balance as on **01-12-2023** is **Rs.53,49,749/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **02-12-2023** till the date of realization.

4) That our **040 - Pudukkottai Branch** has also extended financial assistance (FITL-ADHOC : 501912090019280) dated **01-02-2021** requested by No.1 of you for which No.2 of you stood as Guarantor for the facility for a Total Amount of **Rs.22,54,000/-** at a ROI of **14.50%**. The same has been also classified as **NPA on 20-04-2021** and the outstanding balance as on **01-12-2023** is **Rs.35,15,099/-** plus further interest and penal interest of 2.00% with monthly rests to be charged from **02-12-2023** till the date of realization.

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. Mohamed Ali Jinnah, S/o. Mr. Mohamed Sultan)

RCC Residential Building Ground Floor 1,296 Sq.Ft., First Floor 1,296 Sq.Ft. and Part Second Floor 346 Sq.Ft. situated in Pudukkottai District & Taluk and Pudukkottai Registration District and Sub-Division, Town Municipality limits, Pudukkottai Town, Pillai Thaneer Panthal, Muslim Colony, Kalif Nagar 2nd Street, Northern side TS No.7794/31, East - West 24 Feet, South - North 80 Feet = Total 1,920 Sq.Ft. of Land. **Four boundaries:** North of Kalif Nagar 2nd Street and Thorana Vaikkal, South of Drainage Lane, West of Sulthan Rowther Vacant House Site, East of Mohamed Ali Jinnah House.

Reserve Price : Rs.1,65,00,000/-
(Rupees One Crore Sixty Five Lakh only)

Schedule - B : (Property Owned by Mr. Mohamed Ali Jinnah, S/o. Mr. Mohamed Sultan)

In Pudukkottai District, Pudukkottai Taluk and Pudukkottai RD and Sub-Registration District, Pudukkottai Town Municipal Limit, Pudukkottai Town, Pillai Thaneer Pandai, Kalif Nagar 2nd Street, Northern Stretch, To the North of Kalif Nagar 2nd Street and Thorana Vaikkal, To the South of Municipal Conservancy Lane, To the East of Mohamed Sultan House, To the West of House bearing T.S.No.7794/31, In which a House Site and RCC Roofed House built therein in T.S.No.7794/30. **Measurements:** East - West Southern side 24 Jadhayi, East - West Northern side 24 1/2 Jadhayi, South - North 80 Jadhayi. Totally 1,940 Sq.Feet. The New Town Survey Number for this Property is 9778. Very Old Ward No.31, Old Ward No.22, New Ward No.37 Revenue Block No.148.

Reserve Price : Rs.95,00,000/-
(Rupees Ninety Five Lakh only)

Schedule - C : (Property Owned by Mr. Mohamed Ali Jinnah, S/o. Mr. Mohamed Sultan)

RCC Residential Building Ground Floor 2,131 Sq.Ft., First Floor 2,131 Sq.Ft. and Second Floor 257 Sq.Ft. situated in Pudukkottai District and Taluk, Pudukkottai Registration District, Pudukkottai Sub-Registry, in Maruppin Road, All that piece and parcel of House Site bearing **Plot No.11** with an extent of 2,400 Sq.Feet (about 5 Cents) equal to 223 Sq.Mtr. out of 16 Acre and 26 Cents bearing Old Survey No.213/2 and Present New T.S.No.9922/2 & 3 having measurement of East - West 60 Jadhayi, South - North 40 Jadhayi. **Four Boundaries:** South of East - West Road, North of Plot No.12, West of South - North Road, East of Si.Ve.Le.Subramanian and Others Punja land.

Reserve Price : Rs.1,10,00,000/-
(Rupees One Crore Ten Lakh only)

Schedule - E : (Property Owned by Mr. Mohamed Ali Jinnah, S/o. Mr. Mohamed Sultan)

In Pudukkottai District and Taluk, Pudukkottai Registration District, Pudukkottai Sub-Registry, Pudukkottai Panchayat Union, Kavinadu Melavattam Village Panchayat.

Item No.1 : (Doc.No.5112/2009, 1587/2009 purchased by V.S.S. Syed Ibrahim) Survey No.37/2, Extent 0.03.0 out of 0.16.0 Hec./Ares, Nature - Nanja, Extent 0.07 out of 0.40 Acre/Cent. **Four boundaries:** North : Survey No.37/1, South : Survey No.41, East : Survey No.36/1, West : Railway Line.

Item No.2 : (Doc.No.1683/2009, 1684/2009 purchased by R.M. Kalaiselvi & M. Rajamohamed) (1) Survey No.35/1A, Extent 0.69.5 Hec./Ares, Nature - Nanja, Extent 1.72 Acre/Cent, Old Survey No.35/1. (2) Survey No.35/2, Extent 0.07.5 Hec./Ares, Nature - Nanja, Extent 0.19 Acre/Cent, Old Survey No.35/2. (3) Survey No.35/3, Extent 0.09.5 Hec./Ares, Nature - Nanja, Extent 0.24 Acre/Cent, Old Survey No.35/3. (4) Survey No.35/8, Extent 0.14.0 Hec./Ares Nature - Nanja, Extent 0.34 Acre/Cent, Old Survey No.35/8. Totally 1.00.5 Hec./Ares 2.49 Acre/Cent.

Item No.3 : (Doc.No.1588/2009, 1684/2009 purchased by S. Jahir Hussain) (1) Survey No.36/2 Extent 0.57.0 out of 0.72.5 Hec./Ares Nature - Nanja, Extent 1.41 out of 1.79 Acre/Cent. (2) Survey No.37/1 Extent 0.04.0 Hec./Ares, Nature - Nanja, Extent 0.10 Acre/Cent - Totally 0.61.0 Hec./Ares 1.51 Acre/Cent. **Four boundaries:** North : Survey No.35/1A, 35/2 and 35/3, South : Survey No.36/1 and 36/2, East : Survey No.36/3 and 36/5A, West : Survey No.36/1, 37/1.

Item No.4 : (Doc.No.1587/2009 and 1589/2009 purchased by V.S.S. Syed Ibrahim and Surfunnisa Begam) New survey No. 36/1 Extent- Undivided 0.70.0 out of 1.39.0 Nature - Nanja Extent - Undivided 1 Acre 73 Cents out of Total 3.43 Acre/Cents. Thus in the Total of above 4 items with an extent of 5 Acre 81 Cents, only an extent of 5 Acre 80 Cents has been laid out, sub-divided into House Site Plots, in the name and style of "Vairam Nagar" and the same got approval by Proceedings of President of Kavinadu West Panchayat of Pudukkottai Panchayat Union under Proceedings No.27 dated 19-09-2011 and got lay out Approval under Resolution No.23/2011-2012 dated 19-09-2011.

In the above said Vairam Nagar, **Plot No.10** with the following **Measurement:** East - West both the sides 30 Jathiyadi, South - North both the sides 40 Jathiyadi. Totally 1,200 Sq.Ft. = 111.48 Sq.Mtr. **Four boundaries:** East of Plot No.11 West of Plot No.9 North of Plot No.14 South of 20 Feet lay out road New Survey Sub-Division No.35/1A In the above said Vairam Nagar, **Plot No.28** with the following **Measurement:** East - West both the sides 30 Jathiyadi South - North both the sides 62 Jathiyadi. Totally 1,860 Sq.Ft. = 172.8 Sq.Mtr. **Four boundaries:** East of Plot No.29, West of Plot No.27, North of Plot No.33, South of East - West 20 Feet layout Road. New Survey Sub-Division No.35/1A.

In the above said Vairam Nagar, **Plot No.32** with the following **Measurement:** East - West both the sides 30 Jathiyadi, South - North on East 62 Jathiyadi on West 61 Jathiyadi. Totally 1,854 Sq.Ft. = 172.2 Sq.Mtr. **Four boundaries:** East of Plot No.31, West of Plot No.33, North of East - West 23 Feet Layout Road, South of Plot No.29.

In the above said Vairam Nagar **Plot No.64** with the following **Measurement:** East - West on the North 27 Jathiyadi, on the South 30 Jathiyadi, South - North both the sides 50 Jathiyadi. Totally 1,425 Sq.Ft. = 132.4 Sq.Mtr. **Four boundaries:** East of 61A Borewell and Site allotted for Shop Buildings, West of Plot No.65, North of East - West 23 Feet Road, South of Plot No.61.

In the above said Vairam Nagar, **Plot No.65** with the following **Measurement:** East - West both sides 30 Jathiyadi, South - North both the sides 50 Jathiyadi. Totally 1500 Sq.Ft. = 139.4 Sq.Mtr. **Four boundaries:** East of Plot No.64, West of Plot No.66, North of East - West 23 Feet Layout Road, South of Plot No.60. In the above said Vairam Nagar, **Plot No.66** with the following **Measurement:** East - West both the sides 30 Jathiyadi, South - North both the sides 50 Jathiyadi. Totally 1,500 Sq.Ft. = 139.4 Sq.Mtr. **Four boundaries:** East of Plot No.65, West of Plot No.67, North of East - West 23 Feet Layout Road, South of Plot No.59.

Reserve Price : Rs.39,00,000/-
(Rupees Thirty Nine Lakh only)

Schedule - F : (Property Owned by Mr. Mohamed Ali Jinnah, S/o. Mr. Mohamed Sultan)

Thanjavur District, Thanjavur Taluk, Registration District Thanjavur, Sub-Registration District Thanjavur, Vattam & Village, Neelagiri Therukotham, Nature - Punjai, Vacant House Site, Old Survey No.21/11, New Survey No.21/18, Extent : 2,400 Sq.Ft. out of 1 Acre, Neelagiri Village & Village Panchayat, Approval No. : Proceedings No.2/1986 Dated 14-06-1986 of Neelagiri Village, Location : Varjitha Nagar, House Site, **Plot No.8**. **Four boundaries:** West of Plot No.7, East of Plot No.9, South of East - West Layout Road, North of Plot No.13. **Measurement:** East - West on both the sides 40 Jathiyadi, South - North on both the sides 60 Jathiyadi. Totally 2,400 Sq.Ft. = 223.048 Sq.Mtr. This Plot situated in New Sub-Division Survey No.21/18A2.

Reserve Price : Rs.15,00,000/-
(Rupees Fifteen Lakh only)

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
29-12-2023	City Union Bank Limited, Pudukkottai Branch, No.9954/3A2B, Marthandapuram 3rd Street, Alangudi Road, Pudukkottai - 622001. Telephone No.04322-267133, Cell No. 9344037583.

Terms and Conditions of Re-Tender-cum-Auction Sale :

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from **The Manager, City Union Bank Limited, Pudukkottai Branch, No.9954/3A2B, Marthandapuram 3rd Street, Alangudi Road, Pudukkottai - 622001.** (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to **The Authorised Officer, City Union Bank Ltd.**, together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before **12.00 Noon** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.04322-267133, Cell No. 9344037583.** (5) The properties/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever there is" basis. (6) The sealed tenders will be opened in the presence of the intending bidders at **01.00 p.m.** on the date of Tender-cum-Auction Sale hereby notified. Though in general the sale will be by way of closed tenders, the Authorised Officer may, at his sole discretion, conduct an Open Auction among the interested bidders who desire to quote a bid higher than the one received in the closed tender process, and in such an event, the sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay **25% (inclusive of EMD paid)** of the sale amount immediately on completion of sale and the balance amount of **75%** within **15 days** from the date of confirmation of sale, failing which the initial deposit of **25%** shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam, Date : 02-12-2023 **Authorised Officer**

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, **CIN - L65110TN1904PLC001287,**
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Size : 16 x 25 cm.