



Union Bank of India

2/3, Raja Building, N.R Road, Bengaluru - 560 002.

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APPENDIX - IV - A

[See Provision to Rule 8(6) of Security Enforcement Rules, 2002]

Notice of 15 Days for Sale of Immoveable Secured Assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

E-Auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with the provision of Rule 8(6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) mentioned below that the below described immoveable property Mortgaged / Charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Union Bank of India, Asset Recovery Branch, Bengaluru concerned branches. Secured Creditor will be sold on "As is Where is", "As is What is" and "Whatever there is" basis by Public E-Auction on 28-11-2025 from 12.00 PM to 5.00 PM for recovery of dues as mentioned below together with future interest and legal other expenses due to the Bank / Secured Creditor from respective borrowers. The Reserve Price for Property, the Earnest Money Deposit (EMD) and Description of Property etc., are given below.

SL. No.	Name and Address of the Borrower / Mortgagor / Guarantor	Description of Immoveable Secured Assets	Amount Due	Reserve Price	EMD Amount	SI. No.	Name and Address of the Borrower / Mortgagor / Guarantor	Description of Immoveable Secured Assets	Amount Due	Reserve Price	EMD Amount
1.	1. M/s Om Salam Enterprises, Prop. Mr. C O Sathyaranayana, No. 08, 1st Cross, BG Colony, Queens Road, Shivaji Nagar, HCKP Road, Bengaluru - 560 051 2. Mr. C O Sathyaranayana, No. 08, 1st Cross, B-1/8, Ground Floor, Queens Road (Sweeper Colony), Shivaji Nagar, HCKP Road, Bengaluru - 560 051 3. Mr. Vinod Kumar, No. 1, 2nd Cross, K G Layout, J C Road, Bengaluru - 560 002	SCHEDULE "A" PROPERTY :- All that piece and parcel of the rear portion of residential premises being corporation new no. B-1/8, Queens road (Sweepers colony) Formerly Corporation quarters No 8 Block 1, Thimmalaiah Road, Bangalore measuring East to west 12ft 6 inches, North to South 16ft 9 inches together with ground, first and second floor building standing thereon and bounded on the : East : Quarter No. 9, West : Passage, North : Quarter No. 7, South : Passage, SCHEDULE "B" PROPERTY :- All that piece and parcel of the property consisting of land and residential house in Ground floor bearing corporation quarters No 8 Block No. 1 Thimmalaiah road , Bangalore measuring East to West 12ft 6 inches, North to South: 16 ft 9 inches ad measuring 203.37 sq ft together with all rights, Appurtenances and 50% undivided right in the schedule equivalent to 69.78 sq ft schedule herein and bounded on East : Quarter No. 9, West : Passage, North : Quarter No. 7, South : Passage.	Rs. 42,51,570.41 (Rupees Forty Two Lakhs Fifty One Thousand Five Hundred Seventy Two and Forty One Paise only) as on 30.09.2025.	Rs. 10,00,000.00 (Rupees Ten Lakhs only)	Rs. 1,00,000.00 (Rupees One Lakh only)	9.	1. Mr. Nagesh Appaya Nayak S/o. Appaya Nayak Ground Floor, 82477, 6th D Cross, 3rd Main Road, Prakash Nagar, 3rd Stage, Rajaji Nagar, Bangalore - 560021. 2. Geetha Shenoy W/o Nagesh Appaya Nayak. Ground Floor, 82477, 6th D Cross, 3rd Main Road, Prakash Nagar, 3rd Stage, Rajaji Nagar, Bangalore-560021.	All that piece and parcel of property of Entire Ground Floor building measuring 830 Sq.Ft of Super Built up area together with 386.66 Sq.Ft of undivided share, Right, Title and Interest in the property situated at BDA No. 824, New Municipal No 82477, P.D. No. 23-43-7, 6th D Cross, Prakashnagar, 3rd Stage, RajajiNagar, BBMP Ward No. 32, Bangalore, measuring East to west 29 ft, North to South 40 ft, totally measuring 1160 Sq.Ft with Common Rights Over Passages, Staircase, Open Terrace, Lobbies etc, Flooring : Granite and bounded on : East by : Property No. 823, West by : Property No. 825, North by : Road, South by : Property No. 904 and 905.	Rs. 42,86,741.17 (Rupees Forty Two Lakhs Eighty Six Thousand Seven Hundred Forty One and Seventeen Paise only) as on 30/09/2025	Rs. 22,60,000 (Rupees Twenty Two Lakhs Twenty Six Thousand only)	Rs. 2,26,000 (Rupees Two Lakhs Twenty Six Thousand only)
2.	1. Mr. Ashwin L S/o. Lakshminathan, No. 984, Vijayaranga BCCHS Layout, Vajarahalli, Bangalore - 560062. 2. Mrs. K Gowthami W/o. Ashwin L S/o. Lakshminathan, No. 984, Vijayaranga BCCHS Layout, Vajarahalli, Bangalore - 560062.	SCHEDULE "A" PROPERTY (Description of the entire property) :- COMPOSITE PROPERTY : All that piece and parcel of the Residential property bearing Vacant Site No. 15/1 and 15, Situated at 5th Cross, Avahalli Layout, Bangalore . Presently comes under the limits of BBMP, Bangalore & bearing BBMP New Municipal No. 15/1 and 15, situated at 5th Cross, Avahalli Layout, Bangalore, Ward no. 41, Ganjaniyana Temple, New P.D No. 41-111-51 and P.D No. 41-111-15, Bangalore. Measuring East to West On Northern Side 51'-0" Feet , on the Southern Side 49'-0" Feet and Northern Side 51'-0" Feet on the Southern Side 49'-0" Feet and North to South : On the Eastern Side 49 Feet and On the Western Side 50'-0" Feet in all measuring 2475 Sq.Feet, and bounded as follows : East by : Road, West by : Property No. 13, North by : Property No. 14, South by : A.K.Y.W.Colony. SCHEDULE "B" PROPERTY (Description of the Undivided Interest in the land herein) :- 250 Sq. Feet of Undivided share, right, title and interest in the land comprising in Schedule "A" Property.	Rs. 1,07,14,055.89 (Rupees One Crore Seven Lakhs Forty Thousand Five Fifty and Eighty Nine Paise only) as on 30/09/2025	Rs. 80,75,000 (Rupees Eighty Lakhs Seventy-Five Thousand only)	Rs. 8,07,500 (Rupees Eight Lakhs Seven Thousand Five Hundred only)	10.	1. Mr. Nayan Ahmed S/o. Farooq Ahmed No. 11, 3rd, Mohammadan Block Chamrajpet, Bangalore - 560018. 2. Mrs. Sumayya Anjum W/o. Nayan Ahmed No. 11, 3rd, Mohammadan Block Chamrajpet, Bangalore - 560018.	Schedule A Property :- All that piece and parcel of the property bearing New No. 8, Plot No. 95-349-8, 4th Cross 2nd Block Shampura, Old Ward No. 95, New Ward No. 32, BBMP/ Site No. 43, in Assessment No. 11/1 and 12/3, Khata No.1378, measuring East to West 60 ft and North to South 40 ft in all total 2400 sq ft and contiguous property bearing Site No 43A in Assessment No.11/1 and 12/3, Khata No. 1379 measuring East to West 68-09 and North to South 48-01 in all total 3307.2 sq ft and total bounded on the East by : Road, West by : Property No.40 and 41, North by : Property No.44, South by : property No.42. Schedule B Property :- 205 Sq.Ft of undivided share, right, title and interest in the Schedule "A" property. Schedule C Property :- Residential apartment bearing flat no:104, on the First Floor, in the building constructed, known as "UNIK PARADISE" with super built up area of 900 Sq.Ft, containing rooms, along with one covered Two Wheeler Parking space in the Ground floor, including proportionate share in common areas such as passages, lobbies, stair case etc. constructed in Schedule A property. The building is RCC roofed, vitrified tiled flooring, aluminium windows and wooden doors.	Rs. 51,78,684.94 (Rupees Fifty-One Lakhs Seventy-Eight Thousand Six Hundred Eighty-Four and Ninety Four Paise only) as on 30.09.2025	Rs. 25,66,000 (Rupees Twenty-Five Lakhs Fifty-Six Thousand and Six Hundred only)	Rs. 2,56,600 (Rupees Two Lakhs Fifty-Six Thousand and Six Hundred only)
3.	1. Mr. Raghu Patil, No. 177, 2nd Floor, N Residency, 4th Main Road, Saptashiri Nagar, Hosakerehalli, Banashankari, 3rd Stage, Near Tata Promont, Bangalore - 560085. 2. Mr. Raghu Patil, No. 3/10, Neeladri Nilaya, 2nd Floor, 1st C Main, Vivekanandnagar, Kethguppe, Bangalore - 560085. 3. Mr. Raghu Patil, Flat No. 211, "A" Block, Mahaghar's Vaja Apartment, 2nd Floor, Vajarahalli Village, Hemmigepura, Uttarahalli Hobli, Bangalore South Taluk, Bangalore - 560062.	Schedule "A" Property :- All that piece and parcel of the property bearing No.120, Site bearing No.120, Ward No. 40, Road, North by : Property together with all rights, South by : Road, West by : Residential apartment bearing No. A211, Block "A" situated on the Second Floor of "Mahaghar's Vaja", measuring 1020 Sq.Ft of built up area together with one covered car parking area in the basement constructed on BBMP Khatha No. 31041, located at Schedule A property and bounded on the East by : Flat No. A212, West by : Flat No. A210, North by : 40.FL Road, South by : Flat No. A205.	Rs. 68,44,106.65 (Rupees Sixty Eight Lakhs Forty Four Thousand One Hundred Six and Sixty Five Paise only) as on 30.09.2025	Rs. 43,00,000 (Rupees Forty Three Lakhs Thirty Thousand only)	Rs. 4,30,000 (Rupees Four Lakhs Thirty Thousand only)						
4.	1. Mr. Richard Kumar E No. 47, Ground Floor, Sri Venkateswara Nilaya, 2nd cross, Head master layout, Chandrapura, Anekal Taluk Bangalore - 560099. 2. Mr. Jai Prakash, No. 47, Ground Floor, Sri Venkateswara Nilaya, 2nd cross, Head Master layout, Chandrapura, Anekal Taluk Bangalore - 560099.	Schedule A of the Property :- All that piece and parcel of Residential Converted Site bearing No.122, Present village panchayat property No.15202010320020117240/112 Old 30.03.2015, Site bearing No.113, Present Village Panchayat Property No.15202010320020117240/113, Old 30.03.2015 as BMRDA approved layout, situated at "CELEBRY LAKE VIEW" carved out in Survey No. 56,72,732,741 & 74/2 of Rajapura Village, Jigani Hobli, Anekal Taluk, Bangalore District measuring East to West : 65 Feet and North to South : 80 Feet in all measuring 2300 Sq.Ft and bounded on East by : Site No.120 & 121, West by : 40.0 Feet Road, North by : Site No. 114, South by : Site No. 111. Schedule-B Property :- 231 Sq.Ft of undivided share, right, title and interest in the Schedule A property.	Rs. 49,21,507.50 (Rupees Forty Nine Lakhs Twenty One Thousand Five Hundred Seven and Fifty Paise only) as on 30/09/2025	Rs. 18,10,000 (Rupees Eighteen Lakhs Ten Thousand only)	Rs. 1,81,000 (Rupees One Lakhs Eighty One Thousand only)						
5.	1. Sri. Basavaraj M Yaragal S/o. Sri Mallikarjun N Yaragal No. 107, Neelaganga Nilaya, Raju Layout, Near St. Peters School, Nagadevanahalli, Bengaluru - 560056. 2. Estate of the deceased M. Mallikarjun Yaragal represented by 2a) Smt. Sumithra M Yaragal W/o. Late Mallikarjun N Yaragal, All are residing at No. 107, Neelaganga Nilaya, Raju Layout, Near St. Peters School, Nagadevanahalli, Bengaluru - 560056. 2b) Sri. Neelakantappa N Yaragal, Late Mallikarjun N Yaragal, No. 107, Neelaganga Nilaya, Raju Layout, Near St. Peters School, Nagadevanahalli, Bengaluru - 560056. 2c) Sri. Basavaraj M Yaragal S/o Sri Mallikarjun N Yaragal No. 107, Neelaganga Nilaya, Raju Layout, near St. Peters School, Nagadevanahalli, Bengaluru - 560056. 2d) Other Legal Heirs of M Mallikarjun Yaragal if any.	Schedule "A" Property (Description of the Entire property) :- All that piece and parcel of Residential Property bearing Corporation No.11A, P.D No.:33-85-11/A, (Site No.:17 formed in Sy No.:212, Matadahalli Village, Kasaba Hobli, Bangalore North Taluk) situated at 3rd Cross, 5th Main, Rahamath Nagar, Ward No.97(33), Bengaluru-560 032 measuring East to West : 30'-0" Feet and North to South : 40'-0" Feet and in total measuring 1200 Square Feet and Bounded on : North by : Others Property, South by : Others Property, East by : Road, West by : Road. Schedule "B" Property (Description of the Undivided Share) :- 268.0 Square Feet of Undivided Share, Right, Title and Interest in the Land of Schedule 'A' Property. Schedule of the "C" Property (Description of an Apartment) : All that piece and parcel of Residential Apartment bearing Flat No.:F1, on the First Floor, measuring Super Built up area of 1340.0 Square Feet and with one Car Parking Space, including proportionate share in common areas such as Lobbies, Passages, Lift, Staircase, Terrace contained with Apartment knowns as "S EXOTICA" constructed in the Schedule 'A' Property and the Building is of R.C.C Roofing, Solid Concrete Blocks, Main Door with Teak Wood and other doors and Frames with Solid Wood Frames inside flush doors and Aluminum Windows, Flooring with vitrified Tiles with separate Electricity and common Water and Sanitation, including all common Rights, Common Areas, Privileges and Flat Bounded as follows : East by : Forest, West by : Flat No. F6, North by : Site No. 1, South by : Flat No. F2.	Rs. 63,95,209.38 (Rupees Sixty Three Lakhs Ninety Five Thousand Two Hundred Nine and Thirty Eight Paise only) as on 30.09.2025	Rs. 55,00,000 (Rupees Fifty Five Lakhs Fifty Thousand only)	Rs. 5,50,000 (Rupees Five Lakhs Fifty Thousand only)	13.	Mr. Robin Antony D Cruze S/o Pradeep D Cruze Residing at No.26, Purushotham Road, Ulsoor, Bangalore, Kamatpura-560 008 Also at : Mr. Robin Antony D Cruze S/o Pradeep D Cruze No. 316, Aashraya Eternia Apartments, Begur Road, Bangalore - 560066.	Schedule "A" Property :- All that piece and parcel of property bearing the Residentially converted Land measuring 2 Acres and 8 Gunta as per Survey No.:1063/3 previously portion of Sy No.:1082, Kachanayakanahalli Village, Jigani Hobli, Bangalore South Taluk, Bangalore District, bearing RDPR No. 15202010320020820885, Property No. 522/1083, situated at Kachanayakanahalli Village, Hemmigepura, Anekal Taluk, Bangalore District (Land converted for Non-Agricultural purposes vide Official Memorandum dated 11.11.1992 vide No.BDIS/ALN/SR/103/1992-88, issued by Special Deputy Commissioner, Bangalore City) together with 200 Residential Apartment known as "GARDEN RESIDENCY", Units in A,B,C,D & F Blocks together with Car parking slots and bounded on the East by : Land in Sy No.:1082, West by : Road, Carved out of Kharab Land, North by : Road, Carved out of Kharab Land, South by : Common Corridor. Schedule "C" Property :- All that piece and parcel of Residential property comprising One Apartment unit no. Flat bearing no.:BE-407, measuring a super built up area of 1089 Sq.Ft in the Third Floor in 'E' Block, along with one covered Car parking space in the Basement/Surface/Still Floor and 400 Sq.Ft of Undivided Share, Rights, Title and Interest situated at Apartment building known as "GARDEN RESIDENCY", Kachanayakanahalli Village, Hemmigepura, Panchayat, Anekal Taluk, Bangalore District and Bounded as under : East by : Residential Apartment privately numbered as E-408 in the Third Floor of 'E' Block, West by : Area Open to Sky of the Apartment Building, North by : Area Open to Sky of the Apartment Building, South by : Common Corridor.	Rs. 75,85,517.24 (Rupees Seventy Five Lakhs Eighty Five Thousand Five Hundred Seventeen and Twenty Four Paise only) as on 30.09.2025	Rs. 28,86,000 (Rupees Twenty Eight Lakhs Eighty Six Thousand Six Hundred only)	Rs. 2,88,600 (Rupees Two Lakhs Eighty Eight Thousand only)
14.	1. Sri. Ajit Kumar R S/o. Late Ramappa, Flat No. 303, 2nd Floor, No.20, "Ramanayogi Apartment", Opp. CMTI, Tumkur Main Service Road, Bengaluru - 560022 measuring approximately 13,250 Sq.Ft. East to West: 91 Feet 2 inches and North to South: 145 feet 5 inches, which is bounded on the East by : Portion of Site No. 20, West by : 4th Main Road, North by : Service Road, South by : Portion of Site No. 20. 2. Sri. Harshajith R S/o. Late Ramappa, Flat No. 303, 2nd Floor, No.20, "Ramanayogi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru. 3. Mr. M Ramappa S/o Mr. Maraiash Since decreased representation by his legal heirs, 3A. H.K. Saraswathi W/o. Late M Ramappa, Flat No. 404, B, 3rd Floor, No.20, "Ramanayogi Apartment" Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru. 3b. Sri. Ajit Kumar R S/o Late Ramappa, Flat No. 303, 2, 2nd Floor, No.20, "Ramanayogi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru. 3c. Sri. Harshajith R S/o Late Ramappa, Flat No. 303, B, 2nd Floor, No.20, "Ramanayogi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru.	Schedule "A" Property :- All that piece and parcel of immovable property bearing No.123, Present village panchayat property No.1083/3 previously portion of Sy No.:1082, Kachanayakanahalli Village, Jigani Hobli, Bangalore South Taluk, Bangalore District, bearing RDPR No. 15202010320020820885, Property No. 522/1083, situated at Kachanayakanahalli Village, Hemmigepura, Anekal Taluk, Bangalore District (Land converted for Non-Agricultural purposes vide Official Memorandum dated 11.11.1992 vide No.BDIS/ALN/SR/103/1992-88, issued by Special Deputy Commissioner, Bangalore City) together with 200 Residential Apartment known as "GARDEN RESIDENCY", Units in A,B,C,D & F Blocks together with Car parking slots and bounded on the East by : Land in Sy No.:1082, West by : Road, Carved out of Kharab Land, North by : Road, Carved out of Kharab Land, South by : Common Corridor. Schedule "B" Property :- Flat No. 404, in 3rd Floor of Block B in the building constructed vide L.P. No. BDA/LE/PLANN/115/88-89, dated 19/5/1989, in the property described in the Schedule "A" property including one half portion in depth of the joints between the ceiling of the flat and the floors of the flat above it and internal walls and external walls between such level, containing one bed room measuring 634.61 sq ft super built up area with concealed wiring, mosaic flooring, modern sanitary fitting in toilets as per plan annexed to the sale dated 29/3/1995 and also Undivided Share of 142 square feet in Schedule "A" property.	Rs. 5,30,04,372.39 (Rupees Five Crores Thirty Lakhs Four Thousand Three Hundred Seventy Two and Thirty Nine Paise only) as on 30/09/2025	Rs. 28,40,000 (Rupees Twenty Eight Lakhs Forty Thousand only)	Rs. 2,84,000 (Rupees Two Lakhs Eighty Four Thousand only)						
15.	1. M/s Bhavani Consultant & Construction, No. 2, 1st Cross, Opposite to Ganesh Temple, Hegganahalli, Bangalore - 560091 2. M/s S Raghunath, No. 48, 1st cross, Hegganahalli Main Road, Behind Ganesh Temple, Hegganahalli, Bangalore - 560091 3. Mrs. Kanthamma Shamanna No.48, 1st cross, Hegganahalli Main Road, Behind Ganesh Temple, Hegganahalli, Bangalore - 560091	All that piece & parcel of the property bearing Khaneshwari No 18/267, New No 129/267 Hegganahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk now comes under BBMP limit ward No 71 Bangalore, Measuring East to West : 64 Feet and North to South : 25 Feet and Bounded on : On the North by : Thimmanna Property, On the South by : Govindappa Property, On the East by : Road, On the West by : Hanumanthappa Property.	Rs. 1,11,43,038.69 (Rupees One Crore Eleven Lakhs Forty Three Thousand Thirty Eight and Sixty Nine Paise only) as on 30/09/2025	Rs. 1,20,00,000 (Rupees One Crore Twenty Lakhs Only)	Rs. 12						