



Union Bank of India

2/3, Raja Building, N.R Road, Bengaluru - 560 002.
Contact No.: 8369255990 | Email ID: ubin055991@unionbankofindia.bank

Asset Recovery Branch
Bengaluru - South

APPENDIX - IV - A

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

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

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 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 immovable 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, 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 Immovable Secured Assets	Amount Due	Reserve Price	EMD Amount
1.	M/s Om Salram Enterprises, Prop. Mr. C O Sathyanarayana, No. 984, Vijayaranga, BCCHS Layout, Vajarahalli, Bangalore - 560062. 2. Mr. C O Sathyanarayana, No. 08, 1st Cross, B-G Colony, Queens Road, Shivaji Nagar, HKP 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 bearing corporation new No. B-1/8, Queens road, (Sweepers colony) Formerly Corporation quarters No 8 Block 1, Thimmaiah 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 Thimmaiah road , Bangalore measuring East to West 12ft 6 inches, North to South:16 Ft 9 Inches ad measuring 209.37 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 and Forty One Paisa only) as on 30.09.2025.	Rs. 10,00,000.00 (Rupees Ten Lakhs only)	Rs. 1,00,000.00 (Rupees One Lakh only)
2.	1. Mr. Ashwin L S/o. Lakshminikanth, No. 984, Vijayaranga, BCCHS Layout, Vajarahalli, Bangalore - 560062. 2. Mrs. K Gowthami W/o. Ashwin L S/o. Lakshminikanth, 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, Avalahalli Layout, Bangalore, Presently comes under the limits of BBMP, Bangalore & bearing BBMP New Municipal No. 15/1 and 15, situated at 5th Cross, Avalahalli Layout, Bangalore, Ward No. 41- Gallianjaneya Temple, New PID No. 41-111-15/1 and PID 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. SCHEDULE "C" PROPERTY :- Three Bed Rooms Residential Apartment / Flat bearing Unit No.T-2 , in the Third Floor in the residential apartment building known as "MSR NIGAM", with Super Built up Area of 1500 Sq. Feet , having Vitrified tiles flooring , one covered car parking in the stilt floor , water , electricity and sewerage amenities together with common areas such as passages , lobbies lifts , staircase and other areas of common use and bounded as follows : East by : Common Passage, West by : Others Property, North by : Others Property, South by : Flat No. T-1.	Rs. 1,07,14,055.89 (Rupees One Crore Seven Lakhs Fourteen Thousand Fifty Five and Eighty Nine Paisa only) as on 30/09/2025	Rs. 80,75,000 (Rupees Eighty Lakhs Seven Thousand and Five Hundred only)	Rs. 8,07,500 (Rupees Eight Lakhs Seven Thousand Five Hundred only)
3.	1. Mr. Azeez Khan S/o. Late Galban Khan, No. 4, 3rd Cross, 5th Main, Rahamath Nagar, R.T Nagar, Bangalore - 560 032 2. Mrs. Shabeen Taj W/o. Mr. Azeez Khan, No. 4, 3rd Cross, 5th Main, Rahamath Nagar, R.T Nagar, Bangalore - 560 032 3. Mrs. Shahista Khanam (Guarantor) Residing at No. 26, Opp. ESI Quarters, 1st Block, R.T Nagar, Bangalore - 560 032.	All that part and parcel of Residential Property bearing Corporation No.11/A, PID No.33-85-11/A, (Site No.17 formed in Sy No.21/2, Matadahal 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 : Others Property, West by : Road.	Rs. 63,95,209.38 (Rupees Sixty Three Lakhs Three Thousand Six Hundred Eighty Seven and Thirty Three Paisa only) as on 30.09.2025	Rs. 55,00,000 (Rupees Fifty Five Lakhs only)	Rs. 5,50,000 (Rupees Five Lakhs Fifty Thousand only)
4.	1. Sri. Basavaraj M Yaragal S/o. Sri Mallikarjun N Yaragal No. 107, Neelaganga Nilaya, Raju Layout, Near St Peters School, Nagadevanahalli, Bengaluru - 560 056. 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 - 560 056. 2b) Sri Neelakantappa N Yaragal, S/o. Late Mallikarjun N Yaragal, No. 107, Neelaganga Nilaya, Raju Layout, Near St. Peters School, Nagadevana halli, Bengaluru - 560 056. 2c) Sri. Basavaraj M Yaragal S/o. Sri Mallikarjun N Yaragal No. 107, Neelaganga Nilaya, Raju Layout, near St. Peters School, Nagadevanahalli, Bengaluru - 560 056. 2d) Other Legal Heirs of M Mallikarjun Yaragal if any.	All that piece and parcel of the property bearing No. 107, Panchayath Khata No. 150, Asst. No. 41/1 & 44/2, CMC Katha No. 3481, BBMP Kata No. 1583/3481/1504/1/107, situated at Nagadevanahalli Village, Kengeri Hobli, Bangalore South Taluk, Bangalore, Measurement (as per sale deed) East to West (60 + 45/2 Feet, North to South 60 Feet, Measurement (as per Mortgage Document) East to West: (50 + 45/2 Feet, North to South 60 Feet, together with building standing thereon, bounded on the : East by : Property bearing No. 106 & 106A, West by : 50 Feet Road, North by : Property bearing No. 105, and South by : Property bearing No. 107/A.	Rs. 2,43,77,687.33 (Rupees Two Crores Forty Three Lakhs Seventy Seven Thousand Six Hundred Eighty Seven and Thirty Three Paisa only) as on 30.09.2025	Rs. 1,32,44,000 (Rupees One Crore Thirty-Two Lakhs Forty Four Thousand only)	Rs. 13,24,400 (Rupees Thirteen Lakhs Twenty Four Thousand Four Hundred only)
5.	Mr. VB Chandramohan Chowdary S/o. V Bhakthavachalam Naidu, Residing at No. 758, Thallagundipalli Village, Nampalli Post, Iralla Mandalam, Chittoor District, Andhar Pradesh - 517 130 Mr.V Sreedhara Chowdary S/o. V Chinnaswamy Naidu Residing at No.7, Flat No. 406, R.S Happy Homes, Balaji Layout, Golihalli, Electronic City Phase-1, Bangalore, Karnataka	Schedule of the 'A' Property (Description of the Entire property) : All that Piece and Parcel of the Property bearing Sit no.2(Two), BBMP Katha No.1234/Sy.No.254, BBMP Present Katha No.1250/1234/2 Sy.No.254, formed in converted Sy.No.254 measuring 0.31 Guntas (Converted vide No.8.D/IS/ALN/SR(S) 509/2003-04 dated 11.03.2004, issued by the Special Deputy Commissioner, Bangalore District, Bangalore), situated at PUTTENAHALLI VILLAGE, Uttarahalli Hobli, Bangalore South Taluk, Bangalore. Previously within the limits of Bommanahalli CMC, Presently within the limits of BBMP, Bangalore and Measuring: East to West : on the Northern Side 80.00(Eighty) Feet, On the Southern Side 74.0(Seventy Four) Feet, North to South: On the Eastern Side :103.0(One Hundred and Three) Feet, On the Western Side:111.0(One Hundred and Eleven) Feet, in all measuring 3239.0 Square Feet. And Bounded as Follows : East by : Forest, West by : Site No. 3, Road and Site No. 7, North by : Site No. 1, South by : Land in Sy.No. 34/1. Schedule of the '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.F.1, 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 "R.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 Sal Wood Frames inside flush doors and Aluminum Windows, Flooring with vitrified Tiles with separate Electricity and common Water and Sanitations, including all common Rights. 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. 83,54,703.78 (Rupees Eighty-Three Lakhs Fifty-Four Thousand Seven Hundred and Three and Seventy Eight Paisa only) as on 30.09.2025	Rs. 49,73,000 (Rupees Forty Nine Lakhs Seventy Three Thousand Only)	Rs. 4,97,300 (Rupees Four Lakhs Ninety Seven Thousand Three Hundred only)
6.	1. Yamuna M S W/o. Renukumar, Communication Address : No. 55 1st Floor, Gridhama Layout, 5th Main BEML 3rd Stage, Rajarajeshwari Nagar, Bangalore - 560098 Permanent Address : No. 22, Gattigere Extn, 2nd Stage, BEML Layout, Rajarajeshwari Nagar, Bangalore - 560098 2. Chinmayi Enterprises Shop No.3/2, 1 & 2 Main Road, 80 feet Road SBM Colony, Near Prashanth Hospital, BSK 1st Stage, Bangalore - 560098. 3. Renu Kumar No.55, 5th Main, BEML 3rd Stage, Gridhama Layout, Rajarajeshwari Nagar, Bangalore - 560098 Permanent Address : No. 22, Gattigere Extn., 2nd Stage, BEML Layout, Rajarajeshwari Nagar, Bangalore - 560098.	All the piece and parcel of immovable vacant site No. 61/2 old no. 66/2 village khata no. 66/2(61/2 present BBMP Katha no. 348/66/2(61/2) situated at Halagadevanahalli Village,Kengeri hobli,Bengaluru South Taluk Presently under BBMP Bengaluru measuring East to West 30 feet, North to South 40 feet total measuring 1200 sqft and bounded by East By : Property No. 61/1, West By : Property No. 61/3, North By : Road, South By : Property No. 62/1.	Rs. 64,82,800.60 (Rupees Sixty Four Lakhs Eighty Two Thousand Eight Hundred and Sixty Paisa only) as on 30/09/2025	Rs. 50,49,000 (Rupees Fifty Lakhs Forty Nine Thousand only)	Rs. 5,04,900 (Rupees Five Lakhs Four Thousand Nine Hundred only)
7.	1. Mr. Gandgharaiha T S, No. 53, 2nd D Cross, 3rd Block, Nagarbhavi, 2nd Stage, Near Nagarbhavi BDA Complex, Nagarbhavi, Bangalore - 560072. 2. Mrs. Kavyashree A P W/o. Mr. Gandgharaiha T S, No. 53, 2nd D Cross, 3rd Block, Nagarbhavi, 2nd Stage, Near Nagarbhavi BDA Complex, Nagarbhavi, Bangalore - 560072.	Schedule A Property :- All that place and parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy No.108/3/ previously portion of Sy.No. 108/2, Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District, bearing RDPN No. 15020010320020865, Property No.522/108/3, situated at Kachanayakanahalli Village, Hennagara Village Panchayat, Anekal Block, Bangalore District/ Land converted for Non-agricultural residential purposes vide official Memorandum dated 11-11-1992 vide no.B/D/IS/ALN/SR(A)/103/1988-89, issued by Special Deputy Commissioner, Bangalore District, Bangalore and Bounded on the : East by : Land in Sy. No.108/2, West by : Road, carved out of Kharab Land, North by : Road, carved out of Kharab land, South by : Tank Bed. Schedule B Property :- 400 Sq.Ft of undivided share, right, title and interest of Land in the 'A' schedule Property Schedule C Property :- All that piece and parcel of property bearing Flat No. BE-205, totally measuring a super built up area of 1089 Sq.Ft in the First Floor in 'F' Block along with covered Car Parking space in the Basement/Surface/Silt Floor numbered as BE-205 along with 400 Sq.Ft of undivided interest in land comprising schedule A property is one of such apartment units/flats in the said Apartment Building " Garden Residency", situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bengaluru District, Bengaluru and bounded on : East by : Lift Area, West by : Residential Apartment privately numbered as E-206 in First Floor of E Block, North by : Common Corridor, South by : Area open to sky of the Apartment building.	Rs. 80,62,269.66 (Rupees Eighty Lakhs Sixty Two Thousand Two Hundred Sixty Nine and Sixty Six Paisa only) as on 30.09.2025	Rs. 28,86,000 (Rupees Twenty-Eight Lakhs Eighty Six Thousand only)	Rs. 2,88,600 (Rupees Two Lakhs Eighty Eight Thousand Six Hundred only)
8.	1. Mr. G.M Suresh, No.34, M M Layout, Near Janapriya Apartment, Chikkabannavara Post, Bangalore - 560090. Also at : Mr. G.M Suresh, No. 34, 2nd Floor, Shop No.35, Eureka Junction, T B Road, Near Sangeetha Theater, Deshpande nagar,HUBLI- 580029, Dharwad Dist, Karnataka State	Schedule 'A' Property :- All that piece and parcel of Property residentially converted land measuring 2 Acres 8 Guntas in Sy No.108/3/Previously portion of Sy.No.108/2,Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District) bearing RDPN No.15020010320020865, Property No.522/108/3, situated at Kachanayakanahalli Village, Hennagara Village Panchayat, Anekal Block, Bangalore District/ Land converted for Non-Agricultural residential purpose vide Official Memorandum did 11.11.1992 vide No.B/D/IS/ALN/SR(A) 103/1988-89, issued by Special Deputy Commissioner, Bangalore District, Bangalore and bounded on the : East by : Land in Sy.No.108/2, West by : Road, carved out of Kharab Land, North by : Road, carved out of Kharab Land, South by : Tank Bed. Schedule 'B' Property :- 400 Sq. Ft of undivided share right, title and interest of land in the Schedule 'A' property. Schedule 'C' Property :- All that piece and parcel of property bearing Flat No.BF-406 totally measuring a Super built-up area of 1089 Sq.Ft in the third floor in "F" Block along with covered car parking space in the Basement/Surface/Silt Floor numbered as BF-406 along with 400 Sq.Ft of undivided interest in land comprising Schedule-A property is one of the such apartment units/flats in the said Apartment Building "GARDEN RESIDENCY" situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District, Bangalore and bounded on : East by : Residential Apartment privately numbered as F-405 in the Third Floor of " F" Block, West by : Area open to sky of the Apartment building, North by : Common corridor, South by : Area open to Sky of the Apartment building.	Rs. 89,59,024.06 (Rupees Eighty Nine Lakhs Fifty Nine Thousand and Twenty Four and Six paisa only) as on 30/9/2025	Rs. 28,86,000 (Rupees Twenty-Eight Lakhs Eighty Six Thousand only)	Rs. 2,88,600 (Rupees Two Lakhs Eighty Eight Thousand and Six Hundred only)

Sl. No.	Name and Address of the Borrower / Mortgagor / Guarantor	Description of Immovable Secured Assets	Amount Due	Reserve Price	EMD Amount
9.	1. Mr. Nagesh Appayya Nayak S/o. Appayya Nayak Ground Floor, 62477, 6th D Cross, 3rd Main Road, Prakash Nagar, 3rd Stage, Rajaji Nagar, Bangalore - 560021. 2. Geetha Shenoy W/o Nagesh Appayya Nayak. Ground Floor, 62477, 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 824/7, PID No. 23-43-7, 6th D Cross, Prakashnagar, 3rd Stage, Rajajinagar, BBMP Ward No. 23, 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 Paisa only) as on 30/09/2025	Rs. 22,60,000 (Rupees Twenty Two Lakhs Sixty Thousand and Six Hundred only)	Rs. 2,26,000 (Rupees Two Lakhs Twenty Six Thousand and Six Hundred only)
10.	1. Mr. Nayaz Ahmed S/o. Farooq Ahmed No. 11, 3rd, Mohammadn Block Chamarajpet, Bangalore - 560018. 2. Mrs. Sumaiya Anjum W/o. Nayaz Ahmed No. 11, 3rd, Mohammadn Block Chamarajpet, Bangalore - 560018.	Schedule A Property :- All that piece and parcel of the property bearing New BBMP No.8, PID No.95-349-8, 4th Cross 2nd Block Shampura, Old Ward No.95, New Ward No.32, BBMP/Formerly 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 8-0 feet in total 551.2 sq.ft and another piece adjoining the same property on northern portion on the western side, measuring East to West 8-09 and North to South 40 ft, in total 356 sq.ft situated at Shampura village, Kasaba hobli, Bangalore North taluk, Bangalore total measuring East to West: 68-09 and North to South:48-0 ft 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 aluminum windows and wooden doors.	Rs. 51,78,684.94 (Rupees Fifty-One Lakhs Seventy-Eight Thousand Six Hundred Eighty-Four and Ninety Four Paisa only) as on 30.09.2025	Rs. 25,66,000 (Rupees Twenty-Five Lakhs and Sixty-Six Thousand only)	Rs. 2,56,600 (Rupees Two Lakhs Fifty-Six Thousand and Six Hundred only)
11.	1. Mr. Raghu Patil, No. 177, 2nd Floor, S N Residency, 4th Main Road, Saphagin Nagar, Hosakerehalli, Banashankari, 3rd Stage, Near Tata Promont, Bangalore - 560085. 2. Mr. Raghu Patil, No. 3/10, Neeladri Nilaya, 2nd Floor, 1st C Main, Vivekanandanagara,Kathriguppe, Bangalore - 560085. 3. Mr. Raghu Patil, Flat No. 211, "A" Block, Mahaghar's Vajra Apartment, 2nd Floor, Vajarahalli Village, Hemmigeppura, Uttarahalli Hobli, Bangalore South Taluk, Bangalore - 560062.	Schedule 'A' Property :- All that piece and parcel of the residentially converted land being Southern portion of land bearing Sy.No.41, measuring 30 guntas, assigned with BBMP Khatha No.31041/1 (1847 Sq.Ft) and BBMP Khatha No.31041 measures (14023 Sq.Ft) situated at Vajarahalli Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore and Bounded on the East by : Property belonging to Bangalore City Co. Op. Housing Society Ltd. West by : 30 Ft.Road, North by : 40 Ft.Road, South by : 40 Ft.Road. Schedule 'B' Property :- 290 Sq.Ft of Undivided share in the Schedule "A" property together with all rights attached. Schedule 'C' Property :- Residential Apartment bearing No. A.211, Block "A" situated on the Second Floor of 'Mahaghar's Vajra', 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. A.212, West by : Flat No. A.210, North by : 40 Ft.Road, South by : Flat No. A.205.	Rs. 68,44,106.65 (Rupees Sixty Eight Lakhs Forty Four Thousand and Sixty Five Paisa only) as on 30.09.2025	Rs. 43,00,000 (Rupees Forty Three Lakhs Only)	Rs. 4,30,000 (Rupees Four Lakhs Thirty Thousand only)
12.	1. Mr. Richard Kumar E No. 47, Ground Floor, Sri Venkateshwara Nilaya, 2nd cross, Head master layout, Chandapura, Anekal Taluk Bangalore - 560099. 2. Mr. Jai Prakash, No. 47, Ground Floor, Sri Venkateshwara Nilaya, 2nd cross, Head Master layout, Chandapura, Anekal Taluk Bangalore 560099.	Schedule- A of the Property :- All that piece and parcel of Residential Converted Vacant Site bearing No.112.Present village panchayat property No.15020010320020117/1240/112 Dtd 30.03.2015, Site bearing No.113. Present Village Panchayat Property No.15020010320020117/240/113. Dtd. 30.03.2015 formed in BMRDA approved layout,situated at "CELEBRITY LAKE VIEW" carved out in Survey Nos 56,72,73/2,74/1 & 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 5200 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. Schedule-C Property :- Double bed Rooms (Two Bed Rooms Flat) Residential Flat at MIYANS GREEN RESIDENCY bearing Flat No.304, on the Third floor and measuring total super built area of 1145 Sq.Ft constructed on schedule-A property consisting of one living, one Kitchen,one Dining, Two Bed Rooms, One Toilet, Two Balcony, One Utility and Internal passage, including One Covered car Parking slot at stilt floor and inclusive of proportionate share in the common areas along with all rights, interest and privileges thereon and bounded on the : East By : Set back, West By : Flat No.303, North By : Lift / Staircase, South By : Set back.	Rs. 49,21,507.50 (Rupees Forty Nine Lakhs Twenty One Thousand Five Hundred Seven and Fifty Paisa 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)
13.	Mr. Robin Antony D Cruze S/o Pradeep D Cruze Residing at No.26, Purushotham Road, Ulsoor, Bangalore, Karnataka-560 008 Also at : Mr. Robin Antony D Cruze S/o Pradeep D Cruze No. 316, Aashrayaa Elermia Apartments, Begur Road, Bangalore -560068.	Schedule "A" Property :- All that piece and parcel of property bearing the Residentially converted Land measuring 2 Acres and 8 Guntas in Sy No.108/3/Previously portion of Sy No.108/2, Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District), bearing RDPN No.:15020010320020885, Property No.:522/108/3, situated at Kachanayakanahalli Village, Hennagara Village Panchayath, Anekal Block, Bangalore District (Land converted for Non-Agricultural Residential purposes vide Official Memorandum dated 11.11.1992 vide No.B/D/IS/ALN/SR(A)/ 103/1988-89 issued by Special Deputy Commissioner, Bangalore) together with 200 Residential Apartment known as "GARDEN RESIDENCY", Units in A,B,C,D,E & F Blocks together with Car parking slots and bounded on East by : Land in Sy.No.108/2, West by : Road, Carved out of Kharab Land, North by : Road, Carved out of Kharab Land, South by : Tank Bed. Schedule "B" Property :- 400 Sq. Ft of undivided Share, Rights, Title and Interest in the Schedule 'A' property which is the corresponding undivided share in respect of Schedule 'C' Apartment unit. Schedule "C" Property :- All that piece and parcel of Residential property comprising One Apartment unit i.e Flat bearing no.-BE-407, measuring a super built area of 1089 Sq.Ft in the Third Floor in 'E' Block, along with one covered Card Parking space in the Basement/Surface/Silt Floor and 400 Sq.Ft of Undivided Share, Rights, Title and Interest situated at Apartment building known as "GARDEN RESIDENCY", Kachanayakanahalli Village, Hennagara Village 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 Paisa only) as on 30.09.2025	Rs. 28,86,000 (Rupees Twenty Eight Lakhs Eighty Six Thousand only)	Rs. 2,88,600 (Rupees Two Lakhs Eighty Eight Thousand and Six Hundred only)
14.	1. Sri. Ajit Kumar R S/o. Late Ramappa, Flat No. 303, B, 2nd Floor, No.20, "Ramanajyothi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru. 2. Sri. Harshajith R S/o. Late Ramappa, Flat No. 303, B, 2nd Floor, No.20, "Ramanajyothi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru. 3. Mr. M Ramappa S/o Mr. Mariah Since deceased represented by his legal heirs, Jc, H.K Saraswathi W/o. Late M Ramappa, Flat No. 404, B, 3rd Floor, No.20, "Ramanajyothi Apartment" Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru. 3b. Sri. Ajit Kumar R S/o Late Ramappa, Flat No. 303, B, 2nd Floor, No.20, "Ramanajyothi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru 3c. Sri. Harshajith R S/o Late Ramappa, Flat No. 303, B, 2nd Floor, No.20, "Ramanajyothi Apartment", Opp. CMTI, Tumkur Road, Yeshwanthpura, Bengaluru.	Schedule "A" Property :- All that part and parcel of immovable property bearing Site No.20, situated at Industrial Suburb, Yeshwanthpura, 2nd stage, 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. Schedule "B" Property :- Flat No. 404, in 3rd Floor of Block B in the building constructed vide L.P.No.BDA/EP/PLAN/1115/88-89, dated 19/5/1989, in the property described in the Schedule 'A' property including one hall 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.feet super built up area with concealed wiring, mosaic flooring, modern sanitary fitting in toilets as per plan annexed to the sale deed 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 Paisa 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.	M/s Bhavani Consultant & Construction, No. 2, 1st Cross, Opposite to Ganesh Temple, Hegganahalli, Bangalore - 560091 2. Mr. S Ragunath, 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, Yeshwanthpur 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 : Thimanna Property, On the South by : Govindappa Property, On the East by : Road, On the West by : Hanumanthaiah Property.	Rs. 1,11,43,038.69 (Rupees One Crore Eleven Lakhs Forty Three Thousand Thirty Eight and Sixty Nine Paisa only) as on 30/9/2025	Rs. 1,20,00,000 (Rupees One Crore Twenty Lakhs Only)	Rs. 12,00,000 (Rupees Twelve Lakhs Only)
16.	1. M/s Prabhavathi Builders, No. 80, 2nd Floor, 1st Cross, 4th Main Sahakarsanga Layout, BTM 2nd Stage, Bangalore - 560076. 2. Mr. Praveen Kumar B E S/o Ekambaram, No. 65, Aruna Nilaya Yagana, 4th Cross 39th A Main Arshtrakavi, Kuvempu Nagar, BTM 2nd Stage, Bangalore - 560076. 3. Mrs. Nandini R W/o Mr. Praveen Kumar B E, No. 65, Aruna Nilaya Yagana, 4th Cross 39th A Main Arshtrakavi Kuvempu Nagar, BTM 2nd Stage, Bangalore - 560076.	Schedule A Property :- Item No.1 :- All that piece and parcel of the Commercial property bearing Old No. 331, New BBMP Municipal No. 13, Katha No. 331/13, PID No. 65/136/13, situated at 2nd Cross Road, Industrial Area , NS Palaya, Ward No. 65, BTM Layout, Bangalore measuring East to West 70 feet and North to South 98 feet in total measuring 6720 Sq.Ft and bounded as follows: East by : Land belongs to D Ashok Kumar and Copalappa. West by : Land belongs to Sulochana, North by : Land belongs to Vasanthi Kumar, South by : Road. Item No.2 :- All that piece and parcel of the Commercial property bearing Old No. 331, New BBMP Municipal No. 13, Katha No. 331/13, PID No. 65/136/13, situated at 2nd Cross Road, Industrial Area , NS Palaya, Ward No. 65, BTM Layout, Bangalore measuring east to West 35 feet and North to South 50 feet total measuring 1750 Sq.Ft and bounded as follows: East by : Site No. 331, West by : Land belongs to Manjunatha, North by : Land belongs to Vasantha Kumar, South by : Land belongs to Sulochana. Schedule B Property :- Item No.1 :- Entire 2nd Floor of the Commercial building known as "PRABHAVATHI CASTLE N.K" in Schedule A Property having super built up area of 8400 sq.ft carpet area of 6202 sq.ft with an undivided 2117 sq.ft of share, right, title and interest in the land/ schedule A property and proportionate car parking space in the still/basement floor being the part of the commercial building along with common areas and amenities and bounded as follows: East by : Private Property, West by : Private Property, North by : Private Property, South by : Road. Item No.2 :- Entire 3rd Floor of the Commercial building known as " PRABHAVATHI CASTLE N.K" in Schedule A Property having super built up area of 8400 sq.ft carpet area of 8202 sq.ft with an undivided 2117 sq.ft of share, right, title and interest in the land/ schedule A property and proportionate car parking space in the still/basement floor being the part of the commercial building along with common areas and amenities and bounded as follows: East by : Private Property, West by : Private Property, North by : Private Property, South by : Road. The total built up area shall be 16800 Sq.ft, carpet area shall be 12404 Sq.Ft along with 4234 Sq.Ft of undivided share, right, title and interest in the land with proportionate covered car parking space in the still/basement floor.	Rs. 22,97,09,957.10 (Rupees Twenty-Two Crores Ninety Seven Lakhs Nine Thousand Nine Hundred Fifty Seven and Ten Paisa only) as on 30/09/2025	Rs. 7,35,00,000 (Rupees Seven Crores Thirty Five Lakhs only)	Rs. 73,50,000 (Rupees Seventy Three Lakhs Fifty Thousand only)
17.	1. Sri Shivakumar K H S/o Hombi Chikkalaih, No.5, 1st Main, Uttarahalli Main Road, Saravahouma Nagar, Chikkalasandra, Bangalore - 560 061. 2. Smt. S Lakshmi W/o Shivakumar K H, No.5, 1st Main, Uttarahalli Main Road, Saravahouma Nagar, Chikkalasandra, Bangalore - 560 061.	Schedule 'A' of the Property : Property 1 :- All that piece and parcel of Site No. 89 and 90 bearing Khatha No. 89/2 and 90/2 both measuring East to West (105'x115')2 and North to South (75'x95')2, situated Doddabettahalli Village, Yelahanka Hobli, Bangalore North Taluk, presently under the Bruhat Bengaluru Mahanagara Palike and bounded on : East by : Road, West by : Property of Sri Varan & thereafter water channel, North by : Panchayathi Road, South by : Property belongs to Kalugundi Narayanappa. Schedule 'B' Property :- + 421.62 Square feet of undivided right, title and interest in the immovable Property and ownership in the Schedule 'A' Property Schedule 'C' Property :- Flat No. F-105 consists of Two bedrooms, situated on the 1st Floor, measuring 1150 Square Feet of Super Built-up area+50 Square Feet of common built-up, along with one Covered Car Parking space in the basement of the Residential Apartment known as "VRV ENCLAVE" constructed on Schedule 'A' Property, inclusive of proportionate share in common area such as passage, lobbies, staircase, lift, terrace, set-back area and other areas of common use, Mosaic/Vitrified Tiles flooring, doors and windows are made of ordinary wood having amenities like Electricity, Water and Sanitary, etc. (The said Flat has Vitrified Flooring, RCC Roof, Brick Walls, Honne Mathi Flush Doors and Aluminium Glazed Windows)	Rs. 1,55,06,435.71 (Rupees One Crore Fifty Five Lakhs Six Thousand Four Hundred Thirty Five and Seventy One Paisa only) as on 30/09/2025.	Rs. 30,88,000 (Rupees Thirty Lakhs Eighty Eight Thousand only)	Rs. 3,08,800 (Rupees Three Lakhs Eight Thousand and Eight Hundred only)
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