

यूनियन बैंक **Union Bank of India**
एकता में विकास
A Government of India Undertaking

Asset Recovery Branch, Bangalore North, No.1234, 1st Floor, 4th Main, Opp: Chandra Layout Bus Stop, Chandra Layout, Bengaluru – 560 040. Mail Id:arb.bangaluru@unionbankofindia.bank, Mobile: 9825766633

E-AUCTION SALE NOTICE

E-Auction Sale Notice for 15 days Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8 of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, Possession which has been taken by the Authorised Officer of Union Bank of India (secured Creditor) will be sold on **"As is where is", "As is what is" and "whatever there is basis"** on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

1. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: Estate of the deceased borrower Mr. Mahesh. L Represented by Legal heirs: (a) Mrs. Devaki W/o Late Mahesh L No.1760, 4th Cross, 3rd Block, HRBR Layout, Hennur Main Road, Bangalore-560084. (b) Minor Children's represented by Guardian :- Mrs. Devaki W/o Late Mahesh L No.1760, 4th Cross, 3rd Block, HRBR Layout, Hennur Main Road, Bangalore-560084. Guarantors :- (a) Mr. Harish Kumar S/o Mr. Lakshmi Narayana, No.25, 4th Cross, Sampige Road, Malleshwaram, Bangalore-560003. (b) Mrs. Rathamma W/o Mr. Lakshmi Narayana, No.25, 4th Cross, Sampige Road, Malleshwaram, Bangalore-560003.

Amount due: Rs. 7,36,74,800.72 (Rupees Seven Crore thirty six lakh seventy four thousand eight hundred and paise seventy two Only) as on 30.09.2025 + Future interest + Other expenses.

Description of immovable secured assets to be Sold: ITEM No.1: All that piece and parcel of the Commercial Property bearing Old Survey No.43, New Survey No.43/2, of Hanumanthapura Village, Bangalore Taluk, then Corporation Municipal No.230, thereafter Corporation Municipal No.174, Subedar Chatram Road, Bangalore City, Now corporation Municipal No.174/2, Nataka Rathana Gubbi Veeranara Road, Corporation Ward No.27, P I D No.27-13/74/2, Bangalore, (being Commercial Property), measuring on the East: 141'(One Hundred and Forty One Feet), On the West: 145' (One Hundred and Forty Five Feet), On the North: 40'(Forty Feet) and on the South: 13'(Thirteen Feet) and bounded as follows: East by : 13 feet Road, West by : Portion of the property bearing Old Survey No.43, New Survey No.43/2, belonging to Sri N Balakrishnaiah, North by : Subedar Chatram Road, South by : Property comprised in old Survey No.43, New Survey No.43/2, belonging to Sri M O Parthasarathy.

ITEM No.2: Schedule 'A' property : (1) All that piece and parcel of property bearing No. 51(New No. 51/2) situated at Rajmahal Vilas Extension, Bangalore, and bounded on : East by : Road, West by : Site No. 54, North by : Site No. 52, South by : Site No. 50. (2) All that piece and parcel of property bearing No. 52 (New No. 52/22) situated at Rajmahal Vilas Extension, Bangalore, and bounded on : East by : Road, West by : Site No. 53, North by : Road, South by : Site No. 51.

(3) All that piece and parcel of property bearing No.53 (New No. 53/23) situated at Rajmahal Vilas Extension, Bangalore, and bounded on : East by : Site No. 52, West by : Road, North by : Road, South by : Site No. 54.

(4) All that piece and parcel of property bearing No.54 (New No. 54/9) situated at Rajmahal Vilas Extension, Bangalore, and bounded on : East by : Site No. 51, West by : Road, North by : Site No. 53, South by : Site No. 55. Totally admeasuring 33,380 (an extent of 6,805 Sqft of undivided right, title and interest out of the total extent of 7,332.60 sq mtr was retained by B.K Sreenivas) **Schedule 'B' Property :** 58.435 Sq Mtr of undivided right, title and interest in the Schedule 'A' property, which works out to 629 Sq.ft.

Schedule 'C' Property : Apartment bearing No. G-2 (Municipal No. 22/1) 9th Main, Rajmahal Vilas Extension, BBMP Bangalore, on the Ground Floor of the residential building known as 'Palace Orchards Apartments', Sadashivanagar, having a super builtup area of 1,700 Sqft, alongwith one car park, constructed on the Schedule 'A' Property, of proportionate share in common areas, passages lobbies, staircases and other areas of common use with one top covered car parking area in the basement in the Schedule 'A' Property.

Schedule 'D' Property : Exclusive right to use and enjoy private garden area of 540 Sqft, situated adjacent to the Schedule 'C' apartment and has exclusive entry from the Schedule 'C' property.

Reserve Price : Property No.1: Rs. 6,87,00,000/- EMD : Rs. 68,70,000/- Bid Multiplier : Rs. 2,00,000/-
Property No.2: Rs.2,62,00,000/- EMD : Rs.26,20,000/- Bid Multiplier : Rs. 2,00,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

2. Branch : Asset Recovery Branch, Bangalore North : Name and address of the Borrower, Co-Applicant and Guarantor: (1) Mr. Inayatullah Abdurahman Askari S/o Abdurahman Askari, No. 37/1, Askari House, Dongeripally, Bhatkal, Karwar, Karnataka-581320. (2) Co-Obligant/Guarantors (Also GPA Holder) : Syed Mastahbeeb S/o Syed Mohsin Bafakki, No.13, 2nd Floor, 5th Main Road, Opp: CSI Church, JC Nagar, Bengaluru Urban- 560006.

Amount due: Rs. 3,85,04,264.03 (Rupees Three crore eighty five lakh four thousand two hundred sixty four and paise three only) as on interest debited till 31.09.2025 + Future interest + Other expenses.

Description of immovable secured assets to be Sold : SCHEDULE -A: All that piece and parcel of the property bearing converted Sy.No 119/2, Present Katha No. 92/180 (Converted vide the conversion order dated 21.10.2011, No.ALN (A) (S/H) SR-98a/2011-12 issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at S.Madehalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District Measuring about 1 Acre 32 Guntas and bounded on : East by : Property bearing Sy.No 119/3, West by : Property bearing Sy.No 119/1, North by : Road, South by : Property bearing Sy.No 117.

SCHEDULE -B: (Property hereby acquired by the borrower): An Undivided 2314.15 square feet right title and interest in schedule 'A' Property.

SCHEDULE -C: (Description of the Villament corresponding to the acquisition of schedule "A" Property): Villament bearing No. 180/1A also known as "A" presently having RDPR PID No. 150200102701020432, in the project known as "VAISHNAVI ANANTYA" constructed in the schedule "A" property with 5079 square feet of super built up area, (built up area / plinth area is 3780.59 square feet) consisting of basement , Ground, First and Second Floors with vitrified flooring, together with covered car parking space, including proportionate share in common areas in the Villament Property constructed over Schedule 'A' property along with in exempted amenities. The said villament bearing No. 180/1A also known also known as "A", is bounded on: East by : Boulevard Mayur Daffodils, West by: Villament No.180/14B, North by : Passage Gated Community, South by : Villament No. 180/2A.

Name of the Property Owner: Inayatullah Abdurahman Askari

Reserve Price : Rs. 2,11,50,000/- EMD : Rs. 21,15,000/- Bid Multiplier : Rs.2,00,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

3. Branch : Asset Recovery Branch, Bangalore North : Name and address of the Borrower, Co-Applicant and Guarantor: (1) Mr. Mahesh Ponnamm S/o Ponnamm Malleshham, Flat No.001, Ground Floor, E Block, B M Magnolia Park Apartment, Hagadur Village, Immadahalli Main Road, K R Puram, Ramagondanahalli, Bengaluru-560066. (2) Smt. Ponnamm Ganga Jemuna W/o Ponnamm Mahesh, No.2-2-67, Shivalayam Street, Mallial Karimnagar, Telangana-505452. (3) Guarantors: Mr. Seena, No.170.24th Cross, Old Bagalur Layout, St. Thomas Town, Bangalore North, Bengaluru-560084.

Amount due: Rs. 70,86,340.14 (Rupees Seventy lakh eighty six thousand three hundred forty and Paise fourteen only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property : Schedule 'A' Property: All that piece and parcel of converted land bearing: **Item No 1:** Survey No 30/2, measuring 39(Thirty Nine) Guntas, **Item No 2:** Survey No 30/6, Measuring 7(seven) guntas (out of 32 Guntas), **Item No 3:** Survey No 42/2, measuring 13(Thirteen) Guntas, **Item No 4:** Survey No 42/8 measuring 1(one) acre 17 (seventeen) Guntas, **Item No 5:** Survey No 42/1, measuring 25 (Twenty Five) Guntas, **Item No 6:** Survey No 42/8, measuring 05 (Five) Guntas, **Item No 7:** Survey No 43, measuring 2 ¼ (Two and Three Fourth) Guntas, **Item No 8:** Survey No 42/3, measuring 34 (Thirty Four) Guntas, **Item No 9:** Survey No 42/4, measuring 06 (Six) Guntas.

All together totally measuring 4(Four) Acres 28 ¾ (Twenty Eight & Three Fourth) Guntas i.e. Item No 1 to 4 and 6 to 9 of the said properties have been converted from agricultural use to non-agricultural residential purposes vide the Official Memorandum dated 17-02-2012 in No.ALN(E.K.H.W) SR:126/2011-12 issued by the Deputy Commissioner, Bangalore District, Bangalore and the rectified official memorandum dated 17-02-2012 in No ALN(E.K.H.W) SR: 126/2011-12 issued by the Deputy Commissioner, Bangalore District, Bangalore and further Item No 5 of the said property has been converted from agricultural use to non-agricultural residential purposes vide the Official Memorandum dated 17-10-2008 in No. BDSALNE SR:KH: 83/07-08 issued by the Special District Commissioner, Bangalore District Bangalore, present BBMP khata no 1054/46 situated at Hagadur Village, Krishnarajapuram Hobli, Bangalore East Taluk and bounded on: East By: Remaining land in Sy No 42/8 and 43 & Road, West By: Land in Survey No 19 & 30/1 and Remaining Land in 30/6, North By: Mangandahalli Village Boundary and Remaining land in Sy No 42/1, South By: Land in Survey No 30/3, 30/7, 42/4 and remaining land in survey no 42/8 and 42/7.

Schedule 'B' Property: 349.98 Sq Ft of Undivided right, title and interest in the immovable property mentioned in Schedule 'A' above.

Schedule 'C' Property: Apartment/Flat No 001, on ground Floor of "E" Block in "Unit-1-Cedar", measuring 1190 Sq Ft super built up area containing Two (2) Bed Rooms, together with RCC roofing, vitrified flooring, along with One Covered car parking space, including 349.98 Sq Ft of Undivided right proportionate share in common areas such as passages, lobbies, staircase etc in the multistoried residential building known as "B.M.Magnolia Park" constructed in the Schedule "A" property in the name of Mr. Mahesh Ponnamm, East: Entrance to the Flat, West: Open to Sky, North: Open to Sky, South: Corridor.

Reserve Price : Rs. 44,00,000/- EMD : Rs. 4,40,000/- Bid Multiplier : Rs.50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

4. Branch : Asset Recovery Branch, Bangalore North : Name and address of the Borrower, Co-Applicant and Guarantor: (1) Ms P L P. Reps by Its Proprietor Mr.M Darshan Gowda, H.No.23, Deepa, 9th Main, Shambavi Dance School Road, Kengeri Satellite Town, Bengaluru-560060. (2) Proprietor Mr.M Darshan Gowda, H.No.23, Deepa, 9th Main, Shambavi Dance School Road, Kengeri Satellite Town, Bengaluru-560060. Guarantors: (3) Mr.Sunil Kumar V S/o Varadaraju M, No.67.7th Cross, Azad Nagar, Chamarajpet, Bangalore-560018. (4) Ms.Shashikala R K, W/o B Ramakrishna, No.61/62, 7th Main, Nagendra Block, Near PES College, BSK 3rd Stage, Basavanagudi, Bangalore-560050.

Amount due: Rs. 1,07,28,699.70 (Rupees One Crore Seven Lakhs Twenty-Eight Thousand Six Hundred and Ninety-nine and Paise Seventy only) as on 31.10.2025 plus applicable interest and charges

Description of Property : All that piece and parcel of residential cum commercial converted land & building bearing E Khatha No.152100407201000185, Panchayathi Khatha no 150 Sy No.70/416, "Panchalinga Darshana Sawmill" situated at Maralinganadoddi Village, (Mandya - Koppa Main Road), Karagodu Gram Panchayath, Karagodu Hobli, Mandya Taluk (District) and measuring East to West: 17.373 mtrs, North to South: 78.638 mtrs, in total measuring 1366.23 Sq mtrs belonging to Mr.M. Darshan Gowda. Bounded On: East by : Highway and property belonging to Kundegowda and Chikkagowda, West by : Land belonging to Chikkagowda and Muddegowda, North by : 5 feet Road and property belonging to Siddagowda. South by: Property belonging to Lingegowda alias Jongegowda.

Reserve Price : Rs.62,50,000/- EMD : Rs.6,25,000/- Bid Multiplier : Rs.50,000/-

Type of Possession : Physical Possession
Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc., : SA/Diary No./2350/2025 Pending before DRT-1, Bengaluru.

5. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) M/s Ajith Civil Contractor Prop. Mr. Prabhudas Ajith Kishore S/o Mr. K.Prabhudass, No. 445, 14th Main, 17th Cross, Ejipura, Vivekanagar post Bengaluru 560047. (2) Mr. Prabhudas Ajith Kishore S/o K.Prabhudass, No. 9-1, Kammappalle HW Thanebanda, Chittoor, Andhra Pradesh-517004. Alternate Address: Site No: 25, Katha No: 57, SI No: 325, Singena Agrahara Village Sarjapura Hobli, Anekal Taluk Muthanallur Village Panchayat Limits, Bangalore-560100.

Amount due: Rs. 44,53,929.71 (Rupees Forty-Four Lakh Fifty-Three Thousand Nine Hundred Twenty-Nine and Paise Seventy-One only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property : Schedule 'A' property : All that piece and parcel of property bearing vacant Site No.25, as per form 9 & 11, Sl. No. 325, Khatha No.57, Situated at Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, comes under Muthanallur Village panchayat Limits, measuring East to West 40 feet and North to South 30 feet in all totally measuring 1200 Square feet and bounded by: East by : Site No. 12, West by : Road, North by : Site No. 26.

Property owner Name: Mr. P Ajith Kishore.

Reserve Price : Rs.36,00,000/- EMD : Rs.3,60,000/- Bid Multiplier : Rs. 50,000/-

Type of Possession : Symbolic Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

6. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) Mr. Ramaswamy Rajesh, (2) Mrs. Nandini TN, Both are residing at : # 65/1, 7th Cross, 3rd Main, Ranganathpura Kamakshipalya, Bagalore-560079.

Amount due: Rs. 83,69,562.69 (Rupees Eighty-Three Lakh Sixty-Nine Thousand Five Hundred Sixty-Two and Paise Sixty-Nine only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property: Schedule 'A' property : All that piece and parcel of immovable converted land property measuring 15329.75 Sq ft comprised in Survey No. 308 of Begur Hobli, Bangalore South Taluk, Pin : 560078 Bounded on: East by : Private Property, West By: Private Property, North By: Road, South By: Private Property.

Schedule 'B' property: 267 Sq. feet of undivided share, title, interest in Schedule 'A' property.

Schedule 'C' property : Flat No. SF-214, Second floor, "Sanjana Supreme", Sy.No.308, 4th Cross Road, Duo heights Layout, Devarachikkannahalli, Begur village, Begur Hobli, Bengaluru-560076 Having a super built up area of 1430 Sq. Ft. Boundaries: North By : Open Duct, South By : Open Duct, East By : Passage, West By : Passage.

Reserve Price : Rs. 32,50,000/- EMD : Rs. 3,25,000/- Bid Multiplier : Rs. 50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

7. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) Mr. Jaiprakash A S/o A M Bhat, (2) Mrs. Sushma W/o Mr. Jaiprakash A, Both are residing at: No. 151, Ramya Residency, Flat. No. 302, 80 Feet Double Road, Rajarajeshwari Nagar, Bangalore-560098.

Amount due: Rs. 41,01,140.97 (Rupees Forty-One Lac One Thousand One Hundred Forty and Paise Ninety-Seven Only) as on 31.10.2025 + Future interest + Other expenses.

Description of Property: SCHEDULE 'A' PROPERTY: All that piece and parcel of the immovable property bearing Site No.151 and 151/A, present BBMP Khata No. 6195/151, measuring an extent of East to West 90 feet and North to South 110 feet and East to West 90 feet and North to South (6+18+2)+12 feet, totally measuring an extent of 10,980square feet, situated at Sachidanandanagar, Halagevadarahalli Village, Kengeri Hobli, Bangalore South Taluk, Bangalore in the layout formed by Vishwabharathi House Building Co- Operative Society Limited, presently comes in the limits of BBMP and Bounded on the : East by : Private Property, West by : Site No. 154, North by: Site No. 152, South by: Road.

SCHEDULE 'B' PROPERTY: All that piece and parcel of the Residential apartment bearing Flat No. 302, 3rd Floor, (2BHK)measuring 1035 Sq. Ft. of super built up area put in the property forming part of apartment building known as "RAMYA RESIDENCY" more fully described in the schedule A herein above, together with 235 Sq. Ft. undivided share, right, title interest and ownership and viral area comprising of the flat and one car parking marked as at the basement floor in Schedule 'A' property.

Reserve Price : Rs.32,50,000/- EMD : Rs. 3,25,000/- Bid Multiplier : Rs. 50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : In EC some transactions are showing after our Banks' mortgage charge.

8. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) Mr. Ranganatha Selvakumar, (2) Mrs. Bhuvaneshwari A, Both are residing at: No.18, 1st Floor, Rajammal Muniswamy Nilaya, Nagappa Block, Sriurampur, Bangalore-560021.

Amount due: Rs. 74,47,183.58 (Rupees Seventy-Four Lac Forty-Seven Thousand One Hundred Eighty-Three and Paise Fifty-Eight Only) as on 31.10.2025 + Future interest + Other expenses.

Description of Property: SCHEDULE 'A' PROPERTY: All that place and parcel of the immovable property bearing Nos. of 5,6,7,8,9,14,15,22,23,24,16,17,18,19,20,21,25A,26,27 and 28 BBMP Khata No. 1324/866/5 situated at Maruthi Nagar, Kogilu Village, Yelahanka Hobli, Bangalore North measuring East to West (183.5+165.3)/2 feet and North to South (223+147)/2 feet and bounded on the : East by : Private Property, West by : Road, North by Road and Maruthi Nagara Housing Board Layout, South by: Property belonging to Vijayamma.

SCHEDULE 'B' PROPERTY: 418.6 square feet undivided right, title and interest in the schedule A property.

SCHEDULE 'C' PROPERTY: A Two-bedroom Apartment bearing Flat No. 205. Situated in 1st floor measuring 1495 Sq. Ft. in the building known as "MIDHILA DELUXE" at Maruthi Nagar, Kogilu Village, Yelahanka Hobli, Bangalore and bounded on the: East by: Flat No.206, West by : Passage Area, North by: Open to Sky, South by: Common Area.

Owner: Mr. Ranganatha Selvakumar.

Reserve Price : Rs.46,00,000/- EMD : Rs. 4,60,000/- Bid Multiplier : Rs. 50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

9. Branch : Asset Recovery Branch, Bangalore North : Name and address of the Borrower, Co-Applicant and Guarantor: Borrower: (1) M/s Sree Basaveshwara Traders, Proprietor Mr. S Viswanath, No. 21/1, 2nd Main Road, APMC Yard, Yeshwanthpur, Bangalore-560022 (2) Mr.S Vishwanath, Flat No 110, 1st floor, Red Stone Fortune, Apartment, Doddagollahalli Village, Nagadevalhalli, Bangalore-560056 (3) Mrs. H. C. Gowri Alias Gowrammani, W/o Sri.Udayashankar, Door No.74, Temple Road, Ravandoor Village & Post, Periyappatna Taluk, Mysore Dist, Karnataka-571108.

Amount due: Rs. 54,87,035.11 (Rupees Fifty-Four Lac Eighty-Seven Thousand Thirty-Five and Paise Eleven only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property : Vacant site no 553 formed by the Vishwabharathi House Building Co-operative Society Ltd. In the V Phase of the Vishwabharathi Housing Complex Layout, Sachidanandanagar, Halagevadarahalli, Kengeri Hobli, Bangalore South Taluk Bounded by: North-Road, South-B E M L Layout, West-Site No 552, East-Site no 554.

Reserve Price : Rs. 67,00,000/- EMD : Rs. 6,70,000/- Bid Multiplier : Rs.1,00,000/-

Type of Possession : Symbolic Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

10. Branch : Asset Recovery Branch, Bangalore North : Name and address of the Borrower, Co-Applicant and Guarantor: Borrower: (1) Mr. Hemaraj Seeravi S/o Mr. Gomaj Seeravi, (2) Ms. Kanchan Seeravi W/o Hemaraj Seeravi, Both are residing at: Site no. 39, khatha no. 607, Property no. 31/P54, Shyanubhoganahalli Village, Bannerghatta Panchayath, Jigani Hobli, Anekal Taluk, Bangalore 560083.

Amount due: Rs. 71,85,277.15 (Rupees Seventy-One Lakh Eighty-Five Thousand Two Hundred Seventy-Seven and Paise Fifteen Only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property : Schedule A property: All that piece and parcel of the property bearing no. site no. 39, Khatha no. 607, Property no. 31/P54 situated at Shyanubhoganahalli village, Bilwaradahalli Dhakale, Bannerghatta Panchayath, Jigani Hobli, Anekal Taluk, Bangalore district presently under the limits of Bannerghatta Gram Panchayat admeasuring East to West 40 ft and North to South 30 feet, totally measuring 1200Sq.ft and bounded on : East by : Road, West by: Site no. 42, North by : Site no.39, South by : Site no. 40.

Building has been constructed on the above mentioned site along with site no. 42 of Ms. Kanchana Seerave who is also one of the Borrower/Guarantor in the account. As the building can not be bifurcated as such, the bidders/intended buyers have to bid for both the properties. Hence the confirmation of the sale is subject to the buying both the properties i.e., 1. Mr. Hemaraj Seeravi Property ID : UBINBLRABN9833, 2. Ms. Kanchana Seeravi Property ID : UBINBLRABN9950. Bank reserves the right to reject the sale if bids are not received for both the properties.

Reserve Price : Rs. 29,50,000/- EMD : Rs. 2,95,000/- Bid Multiplier : Rs.50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

11. Branch : Asset Recovery Branch, Bangalore North : Name and address of the Borrower, Co-Applicant and Guarantor: Borrower: (1) Ms. Kanchan Seeravi W/o Hemaraj Seeravi, (2) Mr. Hemaraj Seeravi S/o Mr. Gomaj Seeravi Both are residing at: Site no. 39, khatha No. 607, Property no. 31/P54, Shyanubhoganahalli Village, Bannerghatta Panchayath, Jigani Hobli, Anekal Taluk, Bangalore 560083.

Amount due: Rs.74,24,270.05 (Rupees Seventy-Four Lakh Twenty-Four Thousand Two Hundred Seventy and Paise Five only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property : Schedule A property: All that piece and parcel of the property bearing no. site no. 42, Khatha no. 607, Property no. 31/P54 situated at Shyanubhoganahalli village, Bilwaradahalli Dhakale, Bannerghatta Panchayath, Jigani Hobli, Anekal Taluk, Bangalore district presently under the limits of Bannerghatta Gram Panchayat admeasuring East to West 40 ft and North to South 30 feet, totally measuring 1200Sq.ft and bounded on: East by : site no. 39, West by : Road, North by : Site no. 43, South by : Site no. 41.

Building has been constructed on the above mentioned site along with site no. 39 of Mr. Hemaraj Seeravi who is also one of the Borrower/Guarantor in the account. As the building can not be bifurcated as such, the bidders/intended buyers have to bid for both the properties. Hence the confirmation of the sale is subject to the buying both the properties i.e., 1. Mr. Hemaraj Seeravi Property ID : UBINBLRABN9833, 2. Ms. Kanchana Seeravi Property ID : UBINBLRABN9950. Bank reserves the right to reject the sale if bids are not received for both the properties.

Reserve Price : Rs. 37,50,000/- EMD : Rs. 3,75,000/- Bid Multiplier : Rs.50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

12. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1A) M/s Tharun Interiors Prop. Mr. Jagjeevan Tharun, No 17, 1st Cross, Vivekanagar Post, Bangalore-560047. (1B) Mr. Jagjeevan Tharun S/o Jagjeevan, D No:9-59, Kammappalle VTC: Thanebanda, Chittoor District, Andhra Pradesh-517004.

Amount due: Rs. 45,74,032.73 (Rupees Forty-Five Lakh Seventy-Four Thousand Thirty-Two and paise Seventy-Three only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property: Vacant Site No.26, Khata No. 26 & 57, Singena Agrahara Village, Sarjapura Hobli, Comes under Muthanahalli Village Panchayath, Anekal Taluk, Bangalore-560100. And property in the name of Mr. Jagjeevan Tharun measuring East to West 40 feet and North to South 30 feet in all measuring 1200 Sq.ft and Bounded by: East: Site No.11, West: Road, North: Site No 25, South: Site No 27.

Reserve Price : Rs. 38,00,000/- EMD : Rs. 3,80,000/- Bid Multiplier : Rs. 50,000/-

Type of Possession : Physical Possession
The details of encumbrances, if any known to the Secured Creditor : Nil.

13. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1A) M/s Vennela Infra Prop. Ms. Vennela D/o K David, No 6, 10th Street, A Cross, Neelasandra, Bangalore-560047. (1B) Ms. Vennela D/o K David, D No: 9-66/1, Kammapalle HW, VTC: Thanebanda, Chittoor District Andhra Pradesh-517004.

Amount due: Rs. 45,64,179.42 (Rupees Forty-Five Lakh Sixty-Four Thousand One Hundred Seventy-Nine and paise Forty-Two only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property: Vacant Site No.24, Property No 24, Form 9 and 11, Sl. No 119, Situated at Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, Comes under Muthanahalli Village Panchayat limits, Measuring East to West 40 feet and North to South 30 feet in all measuring 1200 Sq.ft in the name of Ms. Vennela and Bounded by: East: Site No. 13, West: Road, North: Site