WEDNESDAY [2.1].2025

Asset Recovery Branch, Bangalore North, No.1234, 1st Floor, 4th Main, Opp: Chandra Layout Bus Stop, Chandra Layout, Bengaluru - 560 040. Mail Id:arb.bengalurunorth@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 Bounded on the : East by : Private Property, West by : Site No. 154, North by : Site No. 152, South by : Road. (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 or India from the below mentioned Borrower(s) and Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder.

 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 No.1760, 4th Cross, 3rd Block, HRBR Layout, Hennur Main Road, Bangalore-560084. (b) Minor Children's represented by 8. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor Guardian :- Mrs. Devaki W/o Late Mahesh L, No.1760, 4th Cross, 3rd Block, HRBR Layout, Hennur Main Road, Bangalon 560084. Guarantors: (a) Mr. Harish Kumar S/o Mr. Lakshmi Narayana, No.25, 4th Cross, Sampige Road, Malleshwaran Bangalore-560003, (b) Mrs. Rathnamma W/o Mr. Lakshmi Narayana, No.25, 4th Cross, Sampige Road, Malleshwaram

Amount due: Rs. 7,36,74,800.72 (Rupees Seven Crore thirty six lakh seventy four thousand eight hundred and pais 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 a portion 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 Veeranna Road, Corporation Ward No.27, P I D No.27-13-174/2, Bangalon (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 t 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 Rajmaha 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, an 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 (ar extent of 6,805 Sqft of undivided right, title and interest out of the total extent of 3,732.60 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

Schedule 'C' Property: Apartment bearing No. G-2 (Municipal No. 22/1) 9th Main, Rajmahal Vilas Extension, BBMI 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, inclusive 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 '0 apartment and has exclusive entry from the Schedule 'C' property.

EMD: Rs. 68,70,000/-Bid Multiplier: Rs. 2.00,000/-Reserve Price: Property No.1: Rs. 6,87,00,000/-EMD: Rs.26,20,000/-Property No.2: Rs.2,62,00,000/-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 Abdurahaman Askari Sio Abdurahaman Askari, No. 37/1, Askari House, Dongerpally, Bhatkai, Karwar Kamataka-581320. (2) Co-Obligant/Guarantors (Also GPA Holder): Syed Mustaheeb 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 pair three only) as on interest debited till 30.09.2025 + 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 Khatha 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 for both the properties. Hence the confirmation of the sale is subject to the buying both the properties i.e., 1. Mr. Hemaraj 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

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 Project 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 Ponnam S/o Ponnam Mallesham, 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. Ponnam Ganga Jemuna W/o Ponnam 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 fourteer

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 3/4 (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 1/4 (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 agricultura use to non-agriculutral residential purposes vide the Official Memorandum dated 17-10-2008 in No. BDS ALNE SR:KH: 83/07 08- issued by the Special District Commissioner, Bangalore District Bangalore, present BBMP khata no 1054/46 situated a 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: Nagondanahalli 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 42/6 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 Ponnam, 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) M/s P L Groups, Rep 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 Khath No.152100407201000185, Panchayath Khatha no 150 Sy No.704/16, "Panchalinga Darshana Sawmill" situated a Maralinganadoddi Village, (Mandya - Koppa Main Road), Karagodu Gram Panchayath, Karagodu Hobli, Mandya Taluk (District) and measuring East to West: 17.373 mts, North to South: 78.638 mts, in total measuring 1366.23 Sq mtrs belonging to Mr.M. Darshan Gowda. Bounded On: East by : Highway and property belonging to Kundegowda and Chikkegowda, West by: Land belonging to Chikkegowda and Muddegowda, North by: 5 feet Road and property belonging

to Siddegowda, South by: Property belonging to Lingegowda alias Jongegowda. Reserve Price: Rs.62,50,000/-Bid Multiplier: Rs.50,000/-EMD: Rs.6,25,000/-

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.

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, Viveknagar post Bengaluru 560047. (2) Mr. Prabhudas Ajith Kishore S/o K Prabhudass, No: 9-1, Kammapalle HW Thanebanda, Chittoor, Andhra Pradesh-517004, Alternate Address: Site No: 25, Katha No: 57, SI No: 325, Singena Agrahara

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 &11, Sl. No. 325, Khatha No.57, Situated at Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, come under Muthanallur Village panchavat 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. 24, South by: Site No. 26.

Property owner Name: Mr. P Aiith Kishore. EMD: Rs.3,60,000/-Reserve Price: Rs.36.00.000/-Bid Multiplier: Rs. 50,000/-

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

Village Sarjapura Hobli, Anekal Taluk Muthanallur Village Panchayat Limits, Bangalore-560100.

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 Pais

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 : 560076 Bounded or

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

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' PROPERRTY: 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 Sachidanandanagara, Halagevadarahalli Village, Kengeri Hobli, Bangalore South Taluk, Bangalore in th layout formed by Vishwabharathi House Building Co-Operative Society Limited, presently comes in the limits of BBMP and

SCHEDULE 'B' PROPERRTY: 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.

(1) Mr. Ranganatha Selvakumar, (2) Mrs. Bhuvaneshwari A, Both are residing at: No.18, 1st Floor, Rajammal Muniswamy Nilaya, Nagappa Block, Srirampura, 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' PROPERRTY: All that piece 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' PROPERRTY: 418.6 square feet undivided right, title and interest in the schedule A property. SCHEDULE 'C' PROPERRTY: 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 Hobii, 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.

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, Doddagollaharat Village, Nagadevahalli, Bangalore-560056 (3) Mrs. H. C. Gowri Alias Gowrammani, W/o Sri. Udayashankar, Door No.74, Temple Road, Ravandoor Village & Post, Periyapatna 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 or interest debited till 31.10.2025 + Future interest + Other expenses.

Description of Property: Vacant site no 553 formed by the Viswabharathi House Building Co-operative Society Ltd. In the V Phase of the Vishwabharathi Housing Complex Layout, Sachidanandanagar, Halagevadeyarahalli, 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. Gomaji 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 Panchayat, 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. 38, 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 Seeravi Properti 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. Gomaji Seerav 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 Panchayat, Jigan 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. Hernaraj 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 Seeray Properti 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

Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor 1(A) M/s Tharun Interiors Prop. Mr. Jagjeevan Tharun, No 17, 1st Cross, Viveknagar Post, Bangalore-560047 1(B) Mr. Jagjeevan Tharun S/o Jagjeevan, D No:9-59, Kammapalle 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 1(A) M/s Vennela Infra Prop. Ms. Vennela D/o K David, No 6, North Street, A Cross, Neelasandra. Bangalore-560047, 1(B) Ms. Vennela D/o K David, D No: 9-66/1, Kammapalle HW, VTC; Thanebanda, Chittoor Distric 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 No. 23, South: Site No. 25.

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. 14. Branch: Asset Recovery Branch, Bengaluru North (Account transferred from Magadi Road Branch to Asset Recovery

Branch Bengaluru North): Name and address of the Borrower, Co-Applicant and Guarantor: Borrowers: (1) M/s NSP Metals Rep by Proprietor Mr. N Krishnaiah, No.3/5, Site No.1, Magadi Main Road, Herohalli (V), Vishwaneedam post Bangalore-560091. Alternate address: #15, S No.136/4, Kadabagere Cross, Machohalli Gate, Magadi Main Road Dasanapura Hobli, Bangalore-560091. 1A. Mr. N Krishnaiah, #12, 9th Main Road, 9th C Cross, Agrahara Dasarahalli Basaveshwara Nagar, Bangalore-560079. Co-Obligant/ Guarantors/ Mortgagor: 2) Smt. Mangalagowramma W/c Mr N Krishnaiah, #12, 9th Main Road, 9th Cross, Agrahara Dasarahalli, Basaveshwara Nagar, Bangalore-560079 Amount due: Rs. 29,06,272.92 (Rupees Twenty-nine lakh six thousand two hundred seventy two and paise ninety two

only) as on interest debited till 30.09.2025 + Future interest + Other expenses. Description of Property: All the piece and parcel of Vacant Land southern portion of plot bearing No 34 out of site no 19

and 34, Property Old Khata No 27/48, Present Katha No 560, Assessment No 85 and 91, PID No. 912/59/34 situated at Kittanahalli Village, Dasanapura Hobli, Bengaluru North, Pin: 562130. Property is in the name of Mrs. Mangalagowramma. Property measuring East to West 40 feet and North to South 15 Feet and is bounded as under: East: Site No.19, West: Road, North: Remaining portion of the same property, South: Site No.35. Reserve Price: Rs.9,00,000/-Bid Multiplier: Rs.50,000/-

Type of Possession : Symbolic Possession

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

15. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantol Borrowers: Mr. Mohammed Shayeed Ulla Khan S/o Mohammed Zakaulla Khan, Flat No. 101, 2nd Floor. BSR Sai Palace Apartment, Virat Nagar Main Road, Near CMC Office, Bommanahalli, Bangalore 560068. Mrs. Ahmeedi Tahseen Taj W/o Mohammed Shayeed Ulla Khan, Flat No. 101, 2nd Floor, BSR Sai Palaye Apartment, Virat Nagar Main Road, Near CMC Office Bommanahalli, Bangalore 560068.

Amount due: Rs. 36,11,749.60 (Rupees Thirty six Lakhs Eleven Thousand Seven Hundred Forty Nine and Paise Sixty) as on 31.09.2025 plus applicable interest and charges.

Description of Property: Schedule 'A' Property: All that piece and parcel of residential converted vacant site bearing No. 112 and 113, Village Panchayath Property No. 150200103200201171/240/112 and 150200103200201172/240/113 dated 30.03.2015 formed in B.M.R.D.A Approved layout situated at "CELEBRITY LAKE VIEW" carved out in Survey Nos 56,72,73/2,74/1 and 74/2 of Rajapura Village, Jigani Hobli, Anekal Taluk, Bangalore South, Bangalore 560105, measuring EAST to WEST 65 feet and NORTH to SOUTH 80 feet in all measuring 5200 Sq.ft and bounded on East by : Site Nos 121/120. West by: 40' wide road, North by: Site No.114, South by: Site No. 111.

Schedule 'B' Property: 231 Sq. ft of undivided share of right, title and interest and ownership in Schedule 'A' Property Schedule 'C' Property: All that piece and parcel of Two Bedroom Residential Apartment/Flat bearing No. 404 in Fourth Floor measuring 1155 Sq.ft of Super Built Up area inclusive of common areas, passages, lobbies, staircase, and other areas o common use with one covered Car Parking space in the basement floor situated at "MIYAN'S GREEN RESIDENCY" Rajapura Village, Jigani Hobli, Anekal Taluk, Bangalore South, Bangalore 560105 and bounded on East by : Open to Sky, West by Corridor, North by : Staircase and Apartment No. 405, South by : Open to Sky.

Bid Multiplier: Rs. 50,000/-

EMD: Rs. 1,80,000/-Reserve Price: Rs. 18,00,000/-The details of encumbrances, if any known to the Secured Creditor: Nil.

 Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) M/s Sri Nanjundeshwara Garments Prop. Mrs. Chandramma, (2) .Mr. Shiva S/o kanthappa, (3) Mrs. Chandramma W/o Shiva, All are residing at: #69/47, 1st Main, Veerabhadra Nagar, Hosakerehalli, Bangalore 560085.

Amount due: Rs. 26,09,231.39 (Rupees Twenty-Six Lakhs Nine Thousand Two Hundred and Thirty-One and Paise Thirty Nine only) as on interest debited till 31.10.2025 plus applicable interest and charges.

Description of Property: All that part and parcel of Residential land & building Situated at Site no 49, Khata No 49/74 Sy No 74, PID No 41-49-74, 1st main road, Veerabhadra Nagar, Hosakerehalli Village, BBMP ward no 158, Uttarahalli Hobli, Bangalore South, Kamataka, belonging to Mrs Chandramma W/o Shiva & Mr. Shiva s/o Kanthappa and measuring East to West 22.6 feet and North to South 35 feet totally measuring 787.50 sq. Ft and Bounded By: East: Site no 50, West: Site No 48, North: Government land, South: Road.

Reserve Price: Rs.29,00,000/- EMD: Rs.2,90,000/- Bid Multiplier: Rs. 50,000/-Type of Possession : Physical Possession

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

Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) Mrs. Chandramma W/o Shiva, (2) Mr.Shiva S/o kanthappa, Both are

residing at: #69/47, 1st Main, Veerabhadra Nagar, Hosakerehalli, Bangalore - 560085. Amount due: Rs. 18,77,252.75 (Rupees Eighteen Lakhs Seventy Seven

Thousand Two Hundred and Fifty two and Paise Seventy five only) as on interest debited till 30-09-2025 plus applicable interest and charges. Description of Property: All that part and parcel of Residential land & building Situated at Site no.47, Sv.No.74, PID No.41-74-47, 1st main road, Veerabhadra Nagar, Hosakerehalli Village, BBMP ward no.158, Uttarahalli Hobli, Bangalore

South, Karnataka, belonging to Mrs Chandramma and measuring East to West 15.00 feet and North to South 30.00 feet totally measuring 450 sqft and Bounded By East: Site no 48, West: Site No 46, North: Government land, South: Road.

Reserve Price: Rs. 19.00.000/- EMD: Rs.1,90,000/- Bid Multiplier: Rs. 50.000/-Type of Possession : Physical Possession

The details of encumbrances, if any known to the Secured Creditor: Nil. 18. Branch: Asset Recovery Branch, Bangalore North: Name and address of the Borrower, Co-Applicant and Guarantor: (1) M/s.Siddartha Enterprises, Proprietor: Mrs. A Eshwari, No-122-49, 27th Cross.7th Block, Jaya Nagar, Bangalore-560082 (2) Mrs. A Eshwari , W/o Mohan Raj, No-122-49, 27th Cross.7th Block, Jaya Nagar, Bangalore-560082. Guarantor: (3) Mrs. K Shashikala, #53, 9th Cross, 13th Main, J P

Amount due: Rs. 3,36,21,272.72 (Rupees Three Crores Thirty six Lakhs Twenty One Thousand Two hundred Seventy two and Paise Seventy two only) as on interest debited till 31.10.2025 + Future interest + Other expenses.

Vagar, Bangalore-560078.

Description of Property: Property No-1: All that piece and parcel of Ground Floor, in Block 'C' being the Eastern Wing of the Middle Building in the Main Schedule (All that piece and parcel of the Property bearing No. 122/49, 27th Cross, 7th Block, Jayanagar, Bangalore 560070, measuring East to West 77 feet and North to South 120 feet consisting of Three Blocks of building, namely 1) MAIN BUILDING 2) REAR RESIDENTIAL BUILDING 3) MIDDLE BUILDING) having a built up area approx. 700 sq ft together with an undivided 1/5 th share right, title, interest in the land measuring East to West 29 feet, North to South 24 feet situated in between the Main Building and Rare Residential portion including Common amenities Situated at Property bearing 122/49, 27th Cross, 7th Block, Jayanagar, Bangalore 560070. The Property comes under the limits of Bruhat Bangalore Mahanagara Palike, New BBMP Khatha No. 122-49/7 owned by Mrs A Eswari and bounded on : East by : Site no 123 & 123 A, West by: Same property Block D, North by : Main Building, South by : Same property Block A.

Property No-2: All that piece and parcel of Second Floor, in the Middle Building, Commercial Portion in Block 'C' being the Eastern Wing and Block D being the Western Wing together situated in between the Main Building and Rear Residential Building portion building in the Main Schedule (All that piece and parcel of the Property bearing No. 122/49, 27th Cross, 7th Block, Jayanagar, Bangalore 560070, measuring East to West 77 feet and North to South 120 feet consisting of Three Blocks of building, namely 1) MAIN BUILDING 2) REAR RESIDENTIAL BUILDING 3) MIDDLE BUILDING) having a build up area approx, 1400 sq ft together with an undivided 1/5 th share right, title, interest in the land measuring East to West 60 feet, North to south 24 feet including common amenities situated at Property bearing No 122/49 ,27th Cross 7th Block, Jayanagar, Bangalore -560070. The Property comes under the Limits of Bruhath Bangalore Mahanagara Palike, New BBMP Khatha No. 122-49/11 owned by Mrs. A Eswari and bounded on : East by : Site no 123 & 123 A, West by : 10 ft passage, North by : Main Building, South by : Same property Block A & B.

Property No-3: All that piece and parcel of Ground Floor, , Residential Portion in Block A' being the Eastern Wing of the Rear Residential Building in the Main Schedule (All that piece and parcel of the Property bearing No. 122/49, 27th Cross, 7th Block, Jayanagar, Bangalore 560070, measuring East to West 77 feet and North to South 120 feet consisting of Three Blocks of building, namely 1) MAIN BUILDING 2) REAR RESIDENTIAL BUILDING 3) MIDDLE BUILDING) having a build up area approx. 1300 sq ft together with an undivided 1/5 th share right, title, interest in the land measuring East to west 38.6 ft ,North to south 32 ft in Block 'A' including Common Amenities Situated at Property bearing No. 122/49, 27th Cross, 7th Block, Jayanagar, Bangalore 560070, The property comes under the limits of Bruhath Bangalore Mahanagara Palike owned by Mrs A Eswari and bounded on : East by : Site No.123 & 123/A, West by : Same property Block B, North by : Same property Block C, South by : Site No 113.

Property No- 4: All that piece and parcel of Ground Floor, Portion bearing Muncipal No. 122/49-8. BBMP PID No. 59-85-49/8, 27th Cross, 7th Block, Jayanagar, Bangalore 560070, Rear Residential Portion in Block 'B' being the Western Wing of the Rear Residential Building in the Main Schedule (All that piece and parcel of the Property bearing No. 122/49, 27th Cross, 7th Block, Jayanagar, Bangalore 560070, measuring East to West 77 feet and North to South 120 feet consisting of Three Blocks of building, namely 1) MAIN BUILDING 2) REAR RESIDENTIAL BUILDING 3) MIDDLE BUILDING) having built up area approx. 1300 sq ft along with an undivided 1/5 th share right, title, interest in the land measuring East to west 38.6 ft , North to south 32 ft in Block 'B' including Common Amenities, The property comes under the limits of Bruhath Bangalore Mahanagara Palike owned by Mrs A Eswari and bounded on : East by Property belongs to S Krishnamma, West by : Site No. 121, North by : Property belongs to MS Kanteshwara, South by : Site No. 113.

Property No- 5: All that piece and parcel of portion of the First Floor, Portion bearing Municipal No 122/49-9.BBMP PID no-59-85-49/9 in the Middle Building being Block 'D' Western Wing, measuring East to West 30 ft and North to south 24 ft having a built up area of 720 Sq feet in Block 'D' in the property bearing No 122/49-9 ,27th Cross , 7th Block, Jayanagar, Bangalore-560070 together with the 1/5 th share, right, title, interest in the said property owned by Mrs A Eswari and bounded on : East by : Balcony & Site No.123 & 123A, West by : M.S Vasudeva's portion in Block C, North by : Main Building and 27th Cross Road, South by : M S Girija's Portion in Block 'B'.

Reserve Price: Property No-1: Rs. 23.00,000/- EMD Rs. 2.30,000/- Bid Multiplier: Rs. 50,000/-Property No-2: Rs. 41.00.000/-Rs. 4,10.000/-Rs. 50,000/-Rs. 4,10,000/-Rs. 50,000/-Property No-3: Rs. 41,00,000/-Property No-4: Rs. 41,00,000/-Rs. 4,10,000/-Rs. 50,000/-Rs. 2,10,000/-Rs. 50,000/-Property No-5: Rs. 21,00,000/-Type of Possession : Physical Possession The details of encumbrances, if any known to the Secured Creditor: Nil

invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.

The intending bidders should make their own independent enquiry regarding the encumbrances, any pending court cases against the property, title of the property put to auction and the claims / rights/ dues affecting the property, such as Electricity Bill, Water Bill, Pending CAM Charges, Pending Charges with respect to Association, Transfer of Khata and Property Tax etc., prior to submitting their bid. Once the sale is confirmed / Auction is concluded no request will be considered for cancellation of the sale/refund of the sale price paid by H1 bidder, whatsoever. It is to be Noted that a successful bidder has to make his own arrangement for

getting the E - Khatha & subsequent registration of sale certificate Account bearing Number 800001980050000 A/C Name : Inward RTGS

IFSC Code: UBIN0580007

For auction related queries e-mail to eauctionhelpdesk@unionbankofindia.bank or arb.bengalurunorth@unionbankofindia.bank or contact Union Bank of India, Asset Recovery Branch, Bengaluru North, No.1234, 1st Floor, 4th Main, Opp: Chandra Layout Bus Stop, Chandra Layout, Bengaluru - 560040. Chief Manager Mr. Cyril Monteiro Contact No. 9825766633.

Last date of EMD submission:

On or before the commencement of e-auction Date & Time of E-auction: 28.11.2025 (Friday) from 12.00 P.M to 5.00 P.M with 10 min unlimited auto extensions

Note: (1) The intending purchaser required to register through https://baanknet.com (Buyer Registration - link provided in the home page of the website)

The amount of EMD (10%) should be paid through the Website https://baanknet.com and the balance amount of sale price should be paid through the Account Number mentioned in the Sale Notice. For detailed terms and conditions of the sale, please refer to the link provided as mentioned below banks website and e-auction agent website. Digital Signature is not mandatory.

www.unionbankofindia.co.in https://baanknet.com

Date: 10.11.2025 Sd/- Authorised Officer Place: Bengaluru Union Bank of India.