



CITY UNION BANK LIMITED

Credit Recovery and Management Department
Administrative Office : No. 24-B, Gandhi Nagar, Kumbakonam - 612 001.
E-Mail id : crmd@cityunionbank.in, Ph : 0435-2432322, Fax : 0435-2431746

RE-TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following properties mortgaged to City Union Bank Limited will be sold in Re-Tender-cum-Public Auction by the Authorised Officer of the Bank, under Rule 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002, under the SARFAESI Act, 2002, for recovery of the undermentioned security debts due to the Bank, together with further interest and other expenses, any other dues to the Bank by the borrowers / guarantors mentioned herein below:

PART - 1

Name of the Borrowers: No.1) M/s. Balaji Steel and Pipes, Nos. 4, 16 & 17, Sy. No. 68, Mylasandra, Uttarahalli, Kengeri, Bangalore - 560060. No.2) Mr. P. Venugopal Naidu, S/o. Late P.G. Kannaiah Naidu, No.77/5, 2nd Cross, 2nd Main, Banashankari 2nd Stage, Padmanabha Nagar, Bangalore - 560070. No.3) Mrs. P. Subbamma, W/o. P. Venugopal Naidu, No. 77/5, 2nd Cross, 2nd Main, Banashankari 2nd Stage, Padmanabha Nagar, Bangalore - 560070.

Outstanding Liability Amount : Rs.4,40,79,136/- (Rupees Four Crore Forty Lakh Seventy Nine Thousand One Hundred and Thirty Six only) as on 09-03-2025 plus accrued interest to be charged from 10-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 109-Bengaluru-Koramangala Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080093439) dated 07-10-2022 requested by No.1 of you represented by Nos. 2 and 3 of you as Partners for which Nos.2 and 3 of you stood as Co-obligants and Nos. 2 and 3 of you stood as Guarantors for the facility for a total amount of Rs.35,00,000/- at a ROI of 12.5%. The same has been also classified as NPA on 25-01-2023 and the outstanding balance as on 09-03-2025 is Rs.3,87,399/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 10-03-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
Schedule - A : (Property Owned by Mr. P. Venugopal Naidu, S/o. Late P.G. Kannaiah Naidu) All that piece and parcel of the Vacant Property bearing Block No.13, in Sy. No.107 measuring 11.5 Guntas (Totally Measuring 12,523.5 Sq. feet), converted as per the conversion Order No. BDS. ALN(s)SR.(KT)15/2004-05, dated 20-05-2004 situated at Hemmigeppura Village, Kengeri Hobli, Bangalore South Taluk now Coming under the Bruhath Bangalore Mahanagara Palike, Hemmigeppura, Ward No.198, in BBMP Khatha No.571/255/13 and bounded by : East by : Block No.12 in Sy. No. 107, West by : Road, North by : Road and South by : Road.	₹ 4,00,00,000/- (Rupees Four Crore only)	07-05-2025 at 01.00 p.m.
Schedule - C : (Property Owned by Mrs. P. Subbamma, W/o. P. Venugopal Naidu) All that piece and parcel of the Residential Land and building Property bearing Site No.77/8, BBMP Khatha No.61/6, PID No.55-124-11, Measuring : East to West 40 Feet, North to South towards Eastern Side 12, Western Side 36 feet, along with Residential Building, situated at Kadirenahalli Village, Uttarahalli Hobli, Bangalore South Taluk and bounded on : East by : Remaining Portion of same Property, West by : Road, North by : Property belongs to Dr.Ballal and South by : Smt. Neelamma Property.	₹ 1,00,00,000/- (Rupees One Crore only)	07-05-2025 at 01.00 p.m.

PART - 2

Name of the Borrowers: No.1) M/s. Muddu Communications, No.119, Railway Gate Road, Patharapalya, Mysore Road, Bangalore - 560039. Also at M/s. Muddu Communications, No.4, Basavalingappa (Janatha) Colony, Nayandahally Mysore Road, Bangalore - 560039. No.2) Mr. P. Muniramu, S/o. Mr. Puttappa, No.4, Basavalingappa Colony, Nayandahally, Bangalore - 560039. No.3) Mrs. M. Mahalakshmi, W/o. Mr. P. Muniramu, No.4, Basavalingappa Colony, Nayandahally, Bangalore - 560039. No.4) Mr. Seetharamaiah, S/o. Mr. Puttiah, No.4, Janatha Colony, Nayandahally, Mysore Road, Bangalore - 560039.

Outstanding Liability Amount : Rs.68,09,011/- (Rupees Sixty Eight Lakh Nine Thousand and Eleven only) as on 09-03-2025 plus accrued interest to be charged from 10-03-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Notes:- (1) That our 109 - Bengaluru -Koramangala Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR: 501812080062995) dated 31-03-2020 requested by No.1 of you represented by No.2 of you as Proprietor for which Nos.2 & 3 of you stood as Co-Obligants and No.4 of you stood as Guarantor for the facility for a Total Amount of Rs.2,70,000/- at a ROI of 16.50%. The same has been also classified as NPA on 31-05-2021 and the outstanding balance as on 09-03-2025 is Rs.5,39,588/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 10-03-2025 till the date of realization.

(2) That our 109 - Bengaluru - Koramangala Branch has also extended Financial Assistance (FITL - ADHOC: 501912090016192) dated 04-09-2020 requested by No.1 of you for the facility for a Total Amount of Rs.1,77,000/- at a ROI of 14.50%. The same has been also classified as NPA on 31-05-2021 and the outstanding balance as on 09-03-2025 is Rs.3,31,511/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 10-03-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
(Property Owned by Mr. Seetharamaiah, S/o. Mr. Puttiah) All that piece and parcel of the Property, Bearing KK.No.997/968 situated at Gangondanahalli, Lawyerapalya, Yeswanthpura Hobli, Bangalore North Taluk, Bangalore, Measuring:- East to West 60 feet and North to South 45 feet, Along with 1.5 Square Sheet House and Bounded on the:- East by - Road, West by - Property of Mr. Munnthayappa, South by - Portion of Property belonging to the Seller and North by - Road.	₹ 45,00,000/- (Rupees Forty Five Lakh only)	07-05-2025 at 02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Bengaluru-Koramangala Branch, 92, Z Square, Ground Floor, Jyothi Nivas College Road, Industrial Layout, 5th Block, Koramangala, Bengaluru, Bengaluru Urban-560034.
Telephone No.080-25630439, Cell No.9342874657.

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

(1) The intending bidders should be present in person for the auction and participate personally and give a declaration in writing to the effect that he/she is bidding for himself / herself. (2) The intending bidders may obtain the Tender Forms from The Manager, City Union Bank Limited, Bengaluru-Koramangala Branch, 92, Z Square, Ground Floor, Jyothi Nivas College Road, Industrial Layout, 5th Block, Koramangala, Bengaluru, Bengaluru Urban-560034. (3) The intending bidders should submit their bids only in the Tender Form prescribed in sealed envelopes addressed to The Authorised Officer, City Union Bank Ltd., together with a Pay Order / Demand Draft for an EMD of 10% of the Reserve Price, drawn in favour of "City Union Bank Ltd.", on or before 12.00 Noon for PART - 1 & on or before 01.00 p.m. for PART - 2. (4) For inspection of the property and other particulars, the intending purchaser may contact : Telephone No.080-25630439, Cell No.9342874657. (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-there is" basis. (6) The sealed Tenders will be opened in the presence of the intending bidders at 01.00 p.m. for PART - 1 & 02.00 p.m. for PART - 2 properties on the date of Tender-cum-Auction Sale hereby notified. Though in general the Sale will be by way of closed Tenders, the Authorised Officer may, at his sole discretion, conduct an open auction among the interested bidders who desire to quote a bid higher than the one received in the closed Tender process, and in such an event, the Sale shall be conferred on the person making highest bid. The sale, however, is subject to confirmation of City Union Bank Limited. (7) The successful bidder shall have to pay 25% (inclusive of EMD paid) of sale amount immediately on completion of sale and the balance amount of 75% within 15 days from the date of confirmation of sale, failing which the initial deposit of 25% shall be forfeited. (8) The Sale Certificate will be issued by the Authorised Officer in favour of the successful purchaser only after receipt of the entire sale consideration within the time limit stipulated herein. (9) The successful purchaser shall bear the charges/fees payable for conveyance, such as stamp duty, registration fee etc., as applicable under law. (10) The successful bidder should pay the statutory dues (lawful house tax, electricity charges and other dues), TDS, GST if any, due to Government, Government Undertaking and local bodies. (11) The Authorised Officer shall have all the powers to accept or reject the bids or postpone or cancel the sale without assigning any reason whatsoever.

Place : Kumbakonam
Date : 11-04-2025

Authorised Officer
City Union Bank Ltd.

Regd. Office : 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District, Tamil Nadu - 612 001, CIN - L65110TN1904PLC001287, Telephone No. 0435-2402322, Fax : 0435-2431746, Website : www.cityunionbank.com

Size : 12 x 26 cm (Kalyan)
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D:\2025\Mar_25\CUB\CUB-Ten_(Bengaluru)_11-04-2025