



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

The following property/ies 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 a sum of **Rs.3,07,60,170/- (Rupees Three Crore Seven Lakh Sixty Thousand One Hundred and Seventy only)** as on **25-05-2025** together with further interest to be charged from **26-05-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Aravind Infracon India Private Limited, No.1208, 2nd Floor, 41st Cross, 26th Main, Jayanagar 9th Block, Bangalore - 560092. No.2) Mr. J.V. Krishna Reddy, S/o. Lakshmi Reddy Janke, No.502, SARVAJIT HEIGHTS Apartment, Gottigere, Bannerghata Road, Bangalore - 560083. No.3) Mrs. J. Padmaja Reddy, W/o. J.V. Krishna Reddy, No.502, SARVAJIT HEIGHTS Apartment, Gottigere, Bannerghata Road, Bangalore - 560083.**

**Notes :** 1) That our **236 - Bengaluru-J.P. Nagar Branch** has also extended Financial Assistance (FITL - ADHOC : 501912090016369) dated **04-09-2020** requested by No.1 of you represented by No.2 of you as Director for which No.2 of you stood as Co-Obligant for the facility for a total amount of **Rs. 11,64,000/-** at a ROI of **13%**. The same has been also classified as **NPA** on **31-03-2021** and the outstanding balance as on **25-05-2025** is **Rs.21,80,581/- (Rupees Twenty One Lakh Eighty Thousand Five Hundred and Eighty One only)** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **26-05-2025** till the date of realization.

2) That our **236 - Bengaluru-J.P. Nagar Branch** has also extended Financial Assistance (OTHER HOUSING LOAN > 25 L : 501312030005641) dated **29-10-2015** requested by No.3 of you for which No.2 of you stood as Co-obligant for the facility for a total amount of **Rs.35,50,000/-** at a ROI of **12%** outstanding balance as on **25-05-2025** is **Rs. 56,03,154/- (Rupees Fifty Six Lakh Three Thousand One Hundred and Fifty Four only)** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **26-05-2025** till the date of realization No.3 of you had mortgaged Reg.MOD dated **29-10-2015**.

### Immovable Properties Mortgaged to our Bank

#### **Schedule - B : (Property Owned by Mrs. J. Padmaja Reddy, W/o. J.V. Krishna Reddy)**

##### **Schedule - A**

All that piece and parcel of the land bearing Sy.No. 121/1 present BBMP Khatha No.850/ 4464/1, 4444/21 duly converted for Non-Agricultural Residential purpose by the Deputy Commissioner Bangalore District Bangalore vide conversion order No.B.DIS.ALN.SR(S)31/ 1997-98 dated 20-10-1997 and renewed Conversion Order No. B.DIS.ALN.SR3/2006-07 dated 13-02-2017 V.P.Khatha No. 4444-49 & 4464-67 situated at Gottigere Village Uttarahalli Hobli Bangalore South Taluk Bangalore measuring East to West 145 ft. and North to South in the Western side 64 ft. and Eastern side 65 ft. and bounded on : East by : Property in Sy. No. 122/1, West by : Road, North by : Private Property, South by : Property Nos. 20, 15 & 3.

##### **Schedule - B**

All that residential flat bearing No. T1 in the terrace floor in the apartment building known as SARVAJIT HEIGHT having a super built up area of 2,800 Sq. ft. constructed on the Schedule A property and together with 900 Sq. ft. undivided Share, Right, Title and interest in the Schedule A property consisting of One living room, One dining hall, Three bed rooms, One meditation room, One Kitchen, Two toilets and bathrooms with all civic amenities like Water Sanitary Electricity with Lift and Common Power back Generator facilities along with right to use, Car Parking No.T 1 area at Basement Floor and other amenities in the Schedule A- property.

**Reserve Price : Rs.72,00,000/-**

**(Rupees Seventy Two Lakh only)**

#### **RE-AUCTION DETAILS**

Date of Re-Tender-cum-Auction Sale	Venue
<b>25-06-2025</b>	<b>City Union Bank Limited, Bengaluru - J.P. Nagar Branch,</b> 253, 16th Cross, 5th Phase 24th Main, J.P. Nagar, Bengaluru, Bengaluru Rural - 560078. Telephone No.080-26581910, Cell No. 7483060907.

#### **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 J.P. Nagar Branch, 253, 16th Cross, 5th Phase 24th Main, J.P. Nagar, Bengaluru, Bengaluru Rural - 560078.** (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** on the date of Tender-cum-Auction Sale hereby notified. (4) For inspection of the property and other particulars, the intending purchaser may contact **Telephone No.080-26581910, Cell No. 7483060907.** (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.** 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 the 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 : 27-05-2025**

**Authorised Officer**

**Regd. Office:** 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur District,  
Tamil Nadu - 612001, **CIN - L65110TN1904PLC001287,**

**Telephone No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com**