



# CITY UNION BANK LIMITED

**Credit Recovery and Management Department**

Administrative Office: No.24-B, Gandhi Nagar,

Kumbakonam - 612001. E-Mail id: crmd@cityunionbank.in,

Phone: 0435-2432322, Fax: 0435-2431746

**CUB**  
TRUST AND EXCELLENCE  
SINCE 1904

Size : 8 x 28 cm.

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice For Sale of immovable Assets Under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Read with Proviso to 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) / Guarantor (s) / Mortgagor (s), that the below described immovable / property mortgaged / charged to the City Union Bank Ltd., Physical Possession of which has been taken by the **Authorised Officer of the City Union Bank Ltd.**, Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without recourse basis" on **22-06-2026 at 01.00 p.m.** for Recovery of **Rs.3,56,92,387/- (Rupees Three Crore Fifty Six Lakh Ninety Two Thousand Three Hundred and Eighty Seven only)** as on **24-05-2026**, together with further interest thereon from **25-05-2026** and Other Incidental Expenses, etc. due to the Secured Creditor from **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.**

The Sale is proposed to be conducted through "**Swiss Challenge Method**", based on an existing offer from a prospective bidder who is designated as Anchor Bidder for the reserve price. Further bids are invited in challenging the Anchor Bidder with an incremental amount mentioned below. The Anchor Bidder/ (Original Offeror) does have a right to match the same. However, the challenging bidder does not have the second chance to re- challenge the Anchor Bidder. In case, if the original offeror (Anchor Bidder) fails to match the highest bid made by the challenging bidder, the property will be sold to the Challenging highest bidder.

**Date of Inspection : 20-06-2026 (working days only) between 11.00 a.m. to 04.00 p.m.**

**Last Date for Submission of Bid & EMD : 22-06-2026 by 12.00 Noon**

**Place of Auction : City Union Bank Limited, Bengaluru-J P Nagar Branch, No.253, 16th Cross, 5th Phase, 24th Main, J P Nagar, Bengaluru, Bengaluru Rural - 560078.**

**The Reserve Price will be Rs.60,00,000/- (Rupees Sixty Lakh only)**

**The Earnest Money Deposit will be Rs.6,00,000/- (Rupees Six Lakh only)**

**Incremental amount : Rs. 1,00,000/- (Rupees One Lakh only)**

### **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. T1 area at Basement Floor and other amenities in the Schedule A- Property.

**Details of Authorised Officer :** Cell No. 9703676865. Email : crmd@cityunionbank.in

**For Further Details Contact :** 1) The Branch Manager, Bengaluru-J P Nagar Branch, Cell Nos : **7483060907, 9341664360, 8925964904.** Email : cub236@cityunionbank.in  
2) Authorised Officer : Cell No. 9703676865. Email: crmd@cityunionbank.in

### **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, No.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 branch **Cell Nos.7483060907, 9341664360, 9703676865, 8925964904.** (5) The property/ies are sold on "As-is-where- is", "As-is-what-is" and "whatever there is" "Without recourse" basis. (6) The bid price to be submitted shall be above the reserve price/ anchor bid and during the auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the auction shall be closed. (7) **After conclusion of auction :** ● The "Anchor Bidder" will be informed of the highest bid and shall have right to match the highest bid on the same day of the Auction after being informed by the Authorised officer about the highest bid. ● Once the "Anchor Bidder" matches the highest quote, the Anchor bidder shall be declared as successful bidder and he has to deposit 25% of the highest bid amount (inclusive of EMD) with the Bank on the same day or latest by the next day of the exercise of ROFR. In such an event the EMD submitted by other bidders will be returned forthwith. It is to be clarified that already deposited amount by the Anchor bidder would be considered towards 25% of the bid amount. ● In the event "Anchor bidder" does not wish to increase his offer by matching the highest bid, the highest bidder shall be declared as successful bidder and he shall have to deposit 25% of the bid amount (inclusive of EMD amount) as per the terms of notice, failing which the EMD deposited by him will be forfeited. ● In case the successful bidder fails to deposit the balance 75% of bid amount within 15 days from the date of confirmation of sale, the initial deposit made by the successful bidder shall be forfeited by the Authorised Officer without any notice. ● The successful bidder would bear the charges/ fees payable for conveyance such as Stamp duty, Registration fee, etc. & Taxes as applicable as per law. ● The Authorised Officer will not be held responsible for any charge, lien, encumbrance, property tax or any other dues/ Taxes to the Govt. or anybody in respect of the property under Sale. ● The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason therefore. (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 bidder should pay the statutory dues TDS,GST if any, due to Government, Government undertaking and local bodies. (10) 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.

**For Detailed Terms & Conditions of the Auction Sale, Please refer to the link provided on City Union Bank Ltd., Website: <https://www.cityunionbank.bank.in>**

**Place : Kumbakonam, Date : 27-05-2026**

**Authorised Officer**

Regd. Office: 149, T.S.R. (Big) Street, Kumbakonam, Thanjavur Dt., Tamil Nadu - 612001,

CIN - L65110TN1904PLC001287, Ph. No.0435-2402322, Fax: 0435-2431746, Website: www.cityunionbank.com