



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) Mr. P. Sandeep, S/o. N.H. Puttegowda, No.59, 1st D Cross, 3rd Stage, 4th Block, Sathyanarayana Layout, Basaveshwara Nagar, Bangalore - 560079. No.2) Mr. N.H. Puttegowda, S/o. Puttanna Hanumaiah, No.59, 1st D Cross, 3rd Stage, 4th Block, Sathyanarayana Layout, Basaveshwara Nagar, Bangalore - 560079. No.3) Mrs. Gayathri, W/o. N.H. Puttegowda, No.59, 1st D Cross, 3rd Stage, 4th Block, Sathyanarayana Layout, Basaveshwara Nagar, Bangalore - 560079.

Outstanding Liability Amount : Rs.1,48,45,853/- (Rupees One Crore Forty Eight Lakh Forty Five Thousand Eight Hundred and Fifty Three only) as on 31-08-2025 plus accrued interest to be charged from 01-09-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note : That our 533-Bengaluru - HSR Layout Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080063264) dated 13-04-2020 requested by No.1 of you for which Nos.2 and 3 of you stood as Co-obligants for the facility for a total amount of Rs. 5,00,000/- at a ROI of 13.25%. The same has been also classified as NPA on 28-12-2020 and the outstanding balance as on 31-08-2025 is Rs. 10,71,528/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 01-09-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank

Reserve
Price

Date & Time
of Auction

Schedule - A : (Properties Owned by Mr. P. Sandeep, S/o. N.H. Puttegowda)

All that piece and parcel of immovable property bearing New Municipal No.27, (Old property No.21/7, then 7), in PID No.53-79-27 and Residential property bearing New No.21/6, in PID No.53-79-21/6, measuring East to West Northern Side 70 feet, Southern Side 60 feet, North to South Eastern side 60 feet, Western side 70 feet in all measuring 4,225 Sq.ft., situated at 7th Cross, Raghavendra Block, Srinagar, Bangalore, BBMP Ward No.53 and bounded on the: East by : Private property, West by : Private property, North by : Road, South by : Private Property.

Schedule - B : Property 232 Sq.feet undivided Right, Title and Interest in the immovable property mentioned in Schedule A Property.

Schedule - C : Property Flat bearing No.004, in Ground Floor, measuring about 995 sq.feet Super built-up area containing Two Bed Rooms, together with RCC Roofing, Granite Flooring together with one Covered Car Parking Space, including proportionate share in Common Area such as Passages, Lobbies, Staircase, Lift, etc. in the multistoried Residential Building known as "Shri Salla Residency" constructed over the Schedule A Property.

₹ 50,00,000/-
(Rupees
Fifty Lakh
only)

29-09-2025
at
01.00 p.m.

Schedule - B : (Properties Owned by Mr. P. Sandeep, S/o. N.H. Puttegowda)

All that piece and parcel of immovable property bearing New Municipal No.27, (Old property No.21/7, then 7), in PID No.53-79-27 and Residential property bearing New No.21/6, in PID No.53-79-21/6, measuring East to West Northern Side 70 feet, Southern Side 60 feet, North to South Eastern side 60 feet, Western side 70 feet in all measuring 4,225 Sq.ft., situated at 7th Cross, Raghavendra Block, Srinagar, Bangalore, BBMP Ward No.53 and bounded on the: East by : Private property, West by : Private property, North by : Road, South by : Private Property.

Schedule - B : Property 239 Sq.feet undivided Right, Title and Interest in the immovable property mentioned in Schedule A Property.

Schedule - C : Property Flat bearing No.001, in Ground Floor, measuring about 1,022 Sq.ft. super built-up area containing Two Bed Rooms, together with RCC Roofing, Covered Car Parking Space, including proportionate share in Common Areas such as Passages, Lobbies, Staircase, Lift, etc. in the multistoried Residential Building known as Shri Salla Residency constructed over the Schedule A Property.

₹ 50,00,000/-
(Rupees
Fifty Lakh
only)

29-09-2025
at
01.00 p.m.

PART - 2

Name of the Borrowers: No.1) Mr. B.S. Sridhar, S/o. B.V. Sathyanarayana, No.10/1, Obalappa Cross, Chikkamavalli, Basavangudi, Bangalore - 560004. No.2) Mrs. B.S. Chithra, W/o. B.S. Sridhar, No.10/1, Obalappa Cross, Chikkamavalli, Basavangudi, Bangalore - 560004.

Outstanding Liability Amount : Rs.72,63,415/- (Rupees Seventy Two Lakh Sixty Three Thousand Four Hundred and Fifteen only) as on 01-09-2025 plus accrued interest to be charged from 02-09-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

Note:- That our 533 - Bengaluru - HSR Layout Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080063263) dated 13-04-2020 requested by No.1 of you for which No.2 of you stood as Co-Obligant for the facility for a Total Amount of Rs.2,10,000/- at a ROI of 13.25%. The same has been also classified as NPA on 14-12-2020 and the outstanding balance as on 01-09-2025 is Rs.4,50,206/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 02-09-2025 till the date of realization.

Description of the Immovable Properties Mortgaged to our Bank

Reserve
Price

Date & Time
of Auction

Schedule - A (Properties Owned by Mr. B.S. Sridhar, S/o. B.V. Sathyanarayana)

All that piece and parcel of the Property bearing New Municipal No.27, (Old Property No.21/7 then 7), in PID No.53-79-27 and Residential Property bearing New No.21/6, in PID No.53-79-21/6, measuring East to West Northern side 70 feet, Southern side 60 feet, North to South Eastern side 60 feet, Western side 70 feet in all measuring 4,225 Sq.Ft., situated at 7th cross, Raghavendra Block, Srinagar, Bangalore, BBMP Ward No.53, presently coming under the administrative jurisdiction of BBMP, and bounded on : East by : Private property, West by : Private property, North by : Road, South by : Private property.

Schedule - B Property

244 Sq.ft. Undivided Right, Title and Interest in the Immovable Property mentioned in Schedule - A property.

Schedule - C Property

Flat bearing No.003, in Ground Floor measuring about 1,044 Sq.ft. super built up area containing Two Bed Rooms, together with RCC Roofing, Granite Flooring together with One Covered Car Parking Space, including proportionate share in Common Areas such as Passages, Lobbies, Staircase, Lift, etc. in the Multi-storied Residential Building known as Shree Shaila Residency constructed over the Schedule - A Property.

₹ 40,00,000/-
(Rupees
Forty Lakh
only)

29-09-2025
at
02.00 p.m.

Venue of Re-Tender-cum-Auction: City Union Bank Limited, Bengaluru-HSR Layout Branch, No.1672/A, 14th Main Road, Ground Floor, Sector VII (Near BDA Complex, Opp. MAX Showroom), HSR Layout, Bengaluru, Karnataka - 560102.
Telephone No.080 25726365, Cell Nos.7813026080, 8925964904.

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-HSR Layout Branch, No.1672/A, 14th Main Road, Ground Floor, Sector VII (Near BDA Complex, Opp. MAX Showroom), HSR Layout, Bengaluru, Karnataka - 560102.** (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 and 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 25726365, Cell Nos.7813026080, 8925964904. (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 and 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 : 06-09-2025

**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 29 cm.