



CUB
TRUST AND EXCELLENCE
SINCE 1904

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**

Size : 8 x 24 cm.

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.4,40,79,136/- (Rupees Four Crore Forty Lakh Seventy Nine Thousand One Hundred and Thirty Six only)** as on **09-03-2025** together with further interest to be charged from **10-03-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **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.**

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.

Immovable Properties Mortgaged to our Bank

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 Hemmigepura Village, Kengeri Hobli, Bangalore South Taluk now Coming under the Bruhath Bangalore Mahanagara Palike, Hemmigepura, 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.

**Reserve Price : Rs.4,00,00,000/-
(Rupees Four Crore only)**

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.

**Reserve Price : Rs.1,00,00,000/-
(Rupees One Crore only)**

RE-AUCTION DETAILS

Date of Re-Tender-cum-Auction Sale	Venue
07-04-2025	City Union Bank Limited, Bengaluru-Koramangala Branch, No.92, Z Square, Gr 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, No.92, Z Square, Gr 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** 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.080-25630439, 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.** 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 : 17-03-2025

Authorised Officer

**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