



**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 : 12 x 25 cm.



## 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. Sree Someshwara Enterprises, RMC Yard, Tiptur-572201 No.2) Mrs. Chaya (Also Legal Heir of Late S.Shylesh), W/o. Late S. Shylesh, No.283, 2nd Main Road, 3rd Cross, Gopaldas Building, Gandhinagar, Tiptur - 572201. Also at Mrs.Chaya (Also Legal Heir of Late S.Shylesh), W/o. Late S. Shylesh, at No.1536, Thamilu Colony, Tiptur - 572201. No.3) M/s.Tenguraja Enterprises, No.1536, Someshwara Nilaya, 21st Cross, Gandhi Nagar, Tiptur, Tumkur - 572201. No.4) Mr.Somesh (Legal Heir of Late S.Shylesh), S/o.Late S.Shylesh, No.283, 2nd Main Road, 3rd Cross, Gopaldas Building, Gandhinagar, Tiptur - 572201. No.5) Mr. Yogesh (Legal Heir of Late S.Shylesh), S/o.Late S.Shylesh, No.283, 2nd Main Road, 3rd Cross, Gopaldas Building, Gandhinagar, Tiptur - 572201.

**Outstanding Liability Amount :** Rs.49,44,387/- (Rupees Forty Nine Lakh Forty Four Thousand Three Hundred and Eighty Seven only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

**Note:** That our 093-Tiptur Branch has also extended Financial Assistance (CUB OSL TERM EMI-BR:501812080082352) Dated : 29-11-2021 requested by No.3 of you represented by No. 2 of you as Proprietrix for which No.2 & Late S.Shylesh (Now represented by Nos.2,4 & 5 as his Legal Heirs) of you stood as Co-Obligants for the facility for a Total Amount of Rs.11,80,000/- at a ROI of 11% and the outstanding balance as on 08-04-2025 is Rs. 12,13,346/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Late S. Shylesh (Now represented by Mrs. Chaya W/o.Late S. Shylesh, Mr.Somesh S/o. Late S. Shylesh, Mr.Yogesh S/o.Late S.Shylesh as his Legal Heirs)</b> Land and building situated at Kh No.4880/40/12, Site No.12, Ward No.29/6, T.L.Palya, Rangapura Road, Tiptur, Tumkur District, an extent of 30 feet x 40 feet (1,200 sq. ft.) of land within the Following Boundaries: East : Site No.13, West : S.C. Nandeesh Property, North : Site No.11, South: 30 Feet Road.	<b>₹ Rs.27,00,000/-</b> (Rupees Twenty Seven Lakh only)	<b>12-06-2025</b> at <b>01.00 p.m.</b>
<b>Schedule - B : (Property Owned by Late S. Shylesh (Now represented by Mrs. Chaya W/o.Late S.Shylesh, Mr.Somesh S/o. Late S. Shylesh, Mr.Yogesh S/o. Late S. Shylesh as his Legal Heirs)</b> Land and Building situated at Kh No.4881/40/13, Site No.13, Ward No.29/6, T.L.Palya, Rangapura Road, Tiptur, Tumkur District, an extent of 30 feet x 40 feet (1,200 sq. ft.) of land within the following Boundaries: East : Site No.14, West : Site No.12, North : Site No.10, South : 30 feet Road.	<b>₹ Rs.27,00,000/-</b> (Rupees Twenty Seven Lakh only)	<b>12-06-2025</b> at <b>01.00 p.m.</b>

### PART - 2

**Name of the Borrowers:** No.1) Mr. T.B. Venkataramana, S/o. Balavenkataiah, at River Bank Road, Holenarsipura, Hassan District - 573 211. No.2) Mr. T.B. Chandrashekar, S/o. Balavenkataiah, at River Bank Road, Holenarsipura, Hassan District - 573 211. No.3) Mr. Fakeerappa Sidlabhavi, S/o. Mr. Sidlabhavi (Legal heir of late T.B. Alamelu) Sri Sangappa, Sri Sangameshwara Sadana, Brundavana Nagara, Near Govinda Koppa Hospital, Koppala Taluk, Koppala District.

**Outstanding Liability Amount :** Rs.77,01,444/- (Rupees Seventy Seven Lakh One Thousand Four Hundred and Forty Four only) as on 08-04-2025 plus accrued interest to be charged from 09-04-2025 plus other expenses, any other dues to the Bank by the borrowers / guarantors.

**Note :** That our 093-Tiptur Branch has also extended Financial Assistance (CUB OSL SPECIAL-BR : 501812080053755) dated 29-06-2019 requested by No.1 of you for which Late T.B.Amelu of you stood as Co-obligant and No.1 & Late T.B. Alamelu of you stood as Guarantors for the facility for a total amount of Rs. 47,00,000/- at a ROI of 17.00%. The same has been also classified as NPA on 29-11-2019 and the outstanding balance as on 08-04-2025 is Rs. 1,28,48,885/- plus further interest and penal interest of 2.00% with monthly rests to be charged from 09-04-2025 till the date of realization.

Description of the Immovable Property Mortgaged to our Bank	Reserve Price	Date & Time of Auction
<b>Schedule - A : (Property Owned by Mr. T.B. Venkataramana, S/o. Balavenkataiah)</b> Residential building bearing Khatha No.6801, Site No.HIG 7, Ward No.13, Chittanahally Housing Board Extension, H.N.Pura, Hassan Dist. Measuring : 60 ft. x 40 ft. Boundaries : East : Road, West : Site No.86, 87, North - HIG Site No.6, South - HIG Site No.8 - Situated at Chitnahalli, KHB Colony, Holenarsipura, as per actual, the property extent is 2,324.16 sq.ft.	<b>₹ 75,00,000/-</b> (Rupees Seventy Five Lakh only)	<b>12-06-2025</b> at <b>02.00 p.m.</b>

**Venue of Re-Tender-cum-Auction:** City Union Bank Limited, Tiptur Branch, Ramamandir Road (Opp. Prabath Coffee Depot), Tiptur, Tumkur, Karnataka - 572201. Telephone No.08134-250282, Cell No.9343220166.

### 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, Tiptur Branch, Ramamandir Road (Opp. Prabath Coffee Depot), Tiptur, Tumkur, Karnataka - 572201**. (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.08134-250282, Cell No.9343220166**. (5) The property/ies are sold on "As-is-where-is", "As-is-what-is" and "whatever-ther 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 :** 15-05-2025

**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