

TENDER-CUM-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002

The following property/ies mortgaged to **City Union Bank Limited** will be sold in 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.10,17,190/- (Rupees Ten Lakh Seventeen Thousand One Hundred and Ninety Only)** as on **03-08-2025** together with further interest to be charged from **04-08-2025** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. De Zone Collection, 2nd Floor, Shop No.41, LUM Plaza D S Lane, Chickpet, Bangalore - 560053. Also At, M/s. De Zone Collection, No.26, 2nd Floor, D K Lane, Behind S S Jain, Chickpet Cross Bangalore - 560053. Also At, M/s. De Zone Collection, Shop No.9, Basement Floor, Sharma Complex, Chick Pet, Bangalore -560053, No.2) Mrs. Chouthi Devi, W/o. Bhundaram, No.11/5, C.K.C.Garden, Mission Road, Wilson Garden, Bangalore - 560027. Also At, Mrs. Chouthi Devi, W/o. Bhundaram, Flat No.301, 3rd Floor, Adviath Ashray, No.38/5 1st A Main, C.K.C.Garden, Doddabayalu Khane, Kasaba Hobli Sudhamanara, Bengaluru - 560027. Also At, Mrs. Chouthi Devi, W/o. Bhundaram, No.1045/750, Above Samsung Show Room, Choulyru Palya, Near G T World Mall, Magadi Road, Bangalore - 560023. No.3) Mr. Bhundaram, S/o. Joraramji, No.11/5, C.K.C.Garden, Mission Road, Wilson Garden, Bangalore - 560027. Also At, Mr. Bhundaram, S/o. Joraramji, Flat No.301, 3rd Floor, Adviath Ashray, No.38/5, 1st A Main, C.K.C.Garden, Doddabayalu Khane, Kasaba Hobli. Sudhamanara, Bengaluru - 560027. Also At, Mr. Bhundaram, S/o. Joraramji, No.1045/750, Above Samsung Show Room, Choulyru Palya, Near G T World Mall, Magadi Road, Bangalore – 560023.**

Note : That our **054-Bengaluru-Sultanpet Branch** has also extended Financial Assistance (SWAYAM GRIHA - SAL BR : 501312030012464) dated **25-10-2017** 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.35,00,000/-** at a ROI of **11.00%**. The same has been also classified as **NPA** on **06-02-2019** and the outstanding balance as on **03-08-2025** is **Rs.30,40,340/-** plus further interest and penal interest of **2.00%** with monthly rests to be charged from **04-08-2025** till the date of realization.

Immovable Properties Mortgaged to our Bank (Property Owned by Mr. Bhundaram, S/o. Joraramji)

Schedule - A

All that Piece and Parcel of the immovable Property Bearing Site No.38/5, Located at Bangalore, Doddabayalu Khane, Kasaba Hobli, Bangalore, C K C Garden, Old Ward No.48, New No.118, Measuring : East to West (65 + 66)/2 Feet and North to South (40 + 28)/ 2 Feet. Totally Measuring about 2,227 Sq.Ft. and Bounded on the : East by : Remaining Portion of Property Belongs to Mrs.Lalana, North by : Road, South by : Property of Chennamma School, West by : Private Property.

Schedule - B

Flat Bearing No.301, in Third Floor of the Apartment Building Known as Adviath Ashray Having a Super Built-up Area of 853 Sq.Ft., Vitrified and Semi Vitrified Flooring, Doors and Windows made out of Sal Wood with all amenities, Containing 2 Bedrooms, together with 263 Sq.Ft. Undivided Share of Land Comprised in Schedule A Property With one Car Parking Basement.

Reserve Price : Rs.61,00,000/-

(Rupees Sixty One Lakh only)

AUCTION DETAILS

Date of Tender-cum-Auction Sale	Venue
16-09-2025	City Union Bank Limited, Bengaluru-Sultanpet Branch, No.349, Komarala Towers, OTC Road, Chickpet Main Road, Bengaluru, Bengaluru Urban - 560053. Telephone No.080-22870328, Cell Nos.9342874656, 8925964904.

Terms and Conditions of 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-Sultanpet Branch, No.349, Komarala Towers, OTC Road, Chickpet Main Road, Bengaluru, Bengaluru Urban - 560053.** (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.080-22870328, Cell Nos.9342874656, 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.** 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 : 05-08-2025

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