



CITY UNION BANK LIMITED

Credit Recovery and Management Department

Administrative Office : No. 24-B, Gandhi Nagar,
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CUB
TRUST AND EXCELLENCE
SINCE 1904

Size : 8 x 26 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.3,33,59,892/- (Rupees Three Crore Thirty Three Lakh Fifty Nine Thousand Eight Hundred and Ninety Two only)** as on **21-02-2023** together with further interest to be charged from **22-02-2023** onwards and other expenses, any other dues to the Bank by the borrowers / guarantors **No.1) M/s. Growers Agri Reach Pvt. Ltd., Represented by its Director Mr. K.B. Udhaya Kumar, No.17 & No.20, No.8297/17 & 8300/20, Vishveswaraiah Layout, 4th Layout, Hoskote Town, Bengaluru Rural District, Bangalore - 562114. No.2) Mr. K.B. Udhaya Kumar, S/o. Kodoth Madhavan Bhaskar, No.593/9-1, Deepa Mansion, 5th Main, 7th Cross, Malleshpalya, Thippasandra, Bangalore - 560075. No.3) Mrs. V.G. Mini, W/o. K.B. Udhaya Kumar, No.593/9-1, Deepa Mansion, 5th Main, 7th Cross, Malleshpalya, Thippasandra, Bangalore-560075.**

Immovable Properties Mortgaged to our Bank

Schedule - A : (Property Owned by Mr. K.B. Udhaya Kumar, S/o. Kodoth Madhavan Bhaskar)

All that portion of converted land bearing Survey No.19/1, (South-Western Corner Portion) measuring 3.5 Guntas (out of a total extent of 23 Guntas in Survey No.19/1) situated in Bidare Agrahara at Chennagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore together with all the ways, paths, roads, rights, lights, liberties, easements, predicaments, advantages and tanks, other legal incidents thereof, wells, water, water-sources, water ways, water barriers and appurtenances thereto now or herein before occupied, enjoyed, reputed or known as part and parcel of them or any of them or appurtenant thereto **Boundaries :** East by : Demarcated Road of 25 feet in the remaining portion of the property in survey No.19/1, West by : Property belonging to Sri Venkateshappa, North by : Remaining portion of the property in Survey No.19/1, South by : Private property in Survey No.17. Situated in Bidare Agrahara at Chennagenahalli Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore. Registered as Document No.476/09-10 at SRO Bidharahalli, Bangalore.

Reserve Price : Rs.45,00,000/-

(Rupees Forty Five Lakh only)

Schedule - B : (Property Owned by Mr. K.B. Udhaya Kumar, S/o. Kodoth Madhavan Bhaskar)

Site bearing No. 09 : All that piece and parcel of residentially converted site bearing No. 09, Old HASB Katha No. 543/9, Property No. 121/3, New Corporation No. 543/9, situated at formerly known as Kaggadasapura, now known as Maruthi Nagar, Malleshpalya, Ward No. 83, Banasvadi Sub-Division, Bangalore, East to West 53 + 55/2 Feet, North to South : 32 Feet, totally measuring 1,620 Square Feet and **Site bearing No. 10,** Old HASB Katha No. 544/120/3, Property No. 121/3, Now known as Maruthi Nagar, Malleshpalya, Ward No. 83, Banasvadi Sub-Division, Bangalore, East to West 55 + 56/2 Feet North to South 40 Feet totally measuring 2,220 Square Feet which both the properties have been given property Identity No. (PID) as 83-351-543/9 by Bangalore Mahanagara Palike, totally measuring 3,840 Square Feet. **bounded on the :** East by : Road, West by : Private Property, North by : Site No. 11, South by : Site No. 8. **Flat bearing No.001 :** In First Floor of the Apartment building Known as "DEEPA MANSION" bearing Municipal No. 543/9-1, PID No. 83-351-543/9-1, having a super built up area of 1,300 Square Feet containing Three bed rooms, one hall, dining hall, kitchen, together with 295 Square Feet undivided share of the land comprised in Schedule-A Property and covered Car Parking, situated at formerly known as Kaggadasapura, now known as Maruthi Nagar, Malleshpalya, Ward No. 83, Banasvadi Sub-Division, Bangalore. Registered as Document No.23231/2005-06 at SRO K.R. Puram, Bangalore.

Reserve Price : Rs.60,00,000/-

(Rupees Sixty Lakh only)

RE-AUCTION DETAILS

| Date of Re-Tender-cum-Auction Sale | Venue |
|------------------------------------|--|
| 06-10-2023 | City Union Bank Limited, Bengaluru-Vijay Nagar Branch, 23/1, 17th Cross, M.C. Layout, Near Maruthi Mandir, Vijay Nagar, Bengaluru, Bengaluru Rural - 560040. Telephone No.080-23504001, Cell No.7483060906. |

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-Vijay Nagar Branch, 23/1, 17th Cross, M.C. Layout, Near Maruthi Mandir, Vijay Nagar, Bengaluru, Bengaluru Rural - 560040.** (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:080-23504001, Cell No.7483060906.** (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 : 15-09-2023

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