यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Asset Recovery Branch, Bengaluru

NO. 10/4,1ST FLOOR, MITHRA TOWERS, KASTURBA ROAD, BANGALORE-560001

Mail Id:arb.bengalurunorth@unionbankofindia.bank.in

By Regd Post

ARB/491/SN30/___/2026-27 **Date :24.08.2026**

To,

Borrower/Guarantor/ Mortgagor:

1. Mrs. Bharathi R
   Add: Flat No 175, Ground Floor
   Vijay Classic Apartment, 3rd cross Road
   Central Excise Layout, Bhoopasandra
   RMV Extension II Stage
   Bengaluru - 560094

2. **Also at Add:** Mrs. Bharathi R
   Flat No A – 103, A-Block, 1st Floor
   NA Central Heights Apartment
   Goolimangala Village, Sarjapura Hobli
   Anekal Taluk, Bengaluru – 560100

3. **Also at Add:** Mrs. Bharathi R
   Flat No A – 104, A-Block, 1st Floor
   NA Central Heights Apartment
   Goolimangala Village, Sarjapura Hobli
   Anekal Taluk, Bengaluru – 560100

Sir/Madam,

Sub: Notice of 30 days for sale of immovable secured assets under Rule 8 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, Uttarahalli Branch, Uttarahalli Main Road, Uttarahalli, Bengaluru – 560061, (Now transferred to ARB, Bengaluru), The secured creditor, caused a demand notice dated **04-02-2025** under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply with the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002. Possession notice dated **08-05-2025** issued by the Authorised Officer, as per Appendix IV to the Security Interest (Enforcement) Rules, 2002 was delivered to you and the same was also affixed to the properties mortgaged with the Secured Creditor, apart from publication of the same in newspapers. Please note that as per the said demand notice you were informed about your right

to redeem the property within the time available under Section 13(8) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

2. As you have failed to clear the dues of the secured creditor, the immovable secured assets that have been taken possession of by the Authorized Officer, will be sold by holding public E-auction on **29.09.2026** timing 12.00 Noon to 5.00 pm by inviting Bids from the public through online mode on **https://**baanknet.com

3. You are also requested to ensure participation by parties interested in buying the immovable secured assets in the sale as proposed above.

4. A copy of the terms of sale is enclosed for your reference. Please note that the Auction will be conducted through E-Auction mode on the date and time mentioned in the enclosed terms of sale.

Place: Bangalore

Date: 24.08.2026

For Union Bank of India

AUTHORISED OFFICER

Encl: Sale Notice and Terms of Sale

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[Appendix – IV-A]

[See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical** possession of which has been taken by the Authorized Officer of Secured Creditor-Union Bank of India, will be sold on "As is where is", "As is what is", and "Whatever there is" on 29/09/2026 timing 12.00 Noon to 5.00 pm for recovery of **Rs. 75,57,057.10** (Rupees Seventy Five Lakhs Fifty-Seven Thousand Seven Hundred Fifty-Seven and Paisa Ten only) as on interest debited till 31.07.2026 + Future interest + Other expenses due to Secured Creditor, Union Bank of India from **Ms. Bharathi R.**

The reserve price will be:

Property 1 : Rs. 56,00,000/- (Rupees Fifty Six Lakhs Only)

Property 2 : Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only)

And the EMD Payable is:

Property 1: Rs. 5,60,000/- (Rupees Five Lakhs Sixty Thousand only)

Property 2: Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand only)

Description of Immovable Property

3. Description of Property:

Property 01

All that piece and parcel of Residential Semi-finished Flat bearing no. A-103, A-Block, 1st Floor, E-Khatha No. 150200103000520102, NA CENTRAL HEIGHTS Apartment, E-Khatha No 150200103000520052, PID No. 39/68/3/139/5/7, Previously S No 68/3, New S No. 139/5, Situated at Goolimangala Village, Sarjapura Hobli, Anekal Taluk , Bengaluru - 560100 admeasuring built up area of 990 Sq Ft consisting of 2 BHK with proportionate undivided right, in the common area, and 1 covered car parking in the basement area of the share 356.89 Sq Ft of undivided right, title and interest in the Scheduled property.

Boundaries:
East – Set Back 6M Wide of S No 139/5
West – Duct and Flat No. A-104,
North – Block A Corridor and Staircase
South – Duct and Flat No. A-107

Property 02)

All that piece and parcel of Residential Semi-finished Flat bearing no. A-104, A-block, 1st Floor, E-Khatha No. 150200103000520103, NA CENTRAL HEIGHTS Apartment, E-Khatha No 150200103000520052, PID No. 39/68/3/139/5/7, Previously S No 68/3, New S No. 139/5, Situated at Goolimangala Village, Sarjapura Hobli, Anekal Taluk , Bengaluru – 560100 admeasuring built up area of 980 Sq Ft consisting of 2 BHK with proportionate undivided right, in the common area, and 1 covered car parking in the basement area of the share 353.29 Sq Ft of undivided right, title and interest in the Scheduled property.

Boundaries:
East – Duct and Flat No. A-103
West – Duct and Flat No. A-105
North – Block - A Corridor and Staircase
South – Duct and Flat No. A-106

List of Encumbrances:

NIL

For detailed terms and conditions of the sale, please refer to the link provided in https://www.unionbankofindia.bank.in/auction-property/viewauction-property.aspx . The same is also enclosed herewith.

Place : **Bangalore**

Date : **24/08/2026**

FOR UNION BANK OF INDIA

कृते यूनियन बैंक ऑफ इंडिया/For UNION BANK OF INDIA
AUTHORISED OFFICER

Encl: Terms of sale

सहायक महा प्रबंधक /Asst. General Manager
आस्ति वसूली शाखा / Asset Recovery Branch
बेंगलूरु / BENGALURU-560 001

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Asset Recovery Branch, Bengaluru

NO. 10/4,1ST FLOOR, MITHRA TOWERS, KASTURBA ROAD, BANGALORE-560001

Mail Id:arb.bengalurunorth@unionbankofindia.bank.in

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

1. Name and address of the Borrower, Co-Applicant and Guarantor	1. Mrs. Bharathi R **Add:** Flat No 175, Ground Floor Vijay Classic Apartment, 3rd cross Road Central Excise Layout, Bhoopasandra RMV Extension II Stage Bengaluru - 560094 2. **Also at Add:** Mrs. Bharathi R Flat No A – 103, A-Block, 1st Floor NA Central Heights Apartment Goolimangala Village, Sarjapura Hobli Anekal Taluk, Bengaluru – 560100 3. **Also at Add:** Mrs. Bharathi R Flat No A – 104, A-Block, 1st Floor NA Central Heights Apartment Goolimangala Village, Sarjapura Hobli Anekal Taluk, Bengaluru – 560100
2. Name and address of the Secured Creditor:	UNION BANK OF INDIA, UTTARAHALLI BRANCH, NOW TRANSFERRED TO UNION BANK OF INDIA ASSET RECOVERY BRANCH, BENGALURU, NO. 10/4,1ST FLOOR, MITHRA TOWERS, KASTURBA ROAD, BANGALORE-560001.

3. Description of Property:

Property 01

All that piece and parcel of Residential Semi-finished Flat bearing no. A-103, A-Block, 1st Floor, E-Khatha No. 150200103000520102, NA CENTRAL HEIGHTS Apartment, E-Khatha No 150200103000520052, PID No. 39/68/3/139/5/7, Previously S No 68/3, New S No. 139/5, Situated at Goolimangala Village, Sarjapura Hobli, Anekal Taluk , Bengaluru – 560100 admeasuring built up area of 990 Sq Ft consisting of 2 BHK with proportionate undivided right, in the common area, and 1 covered car parking in the basement area of the share 356.89 Sq Ft of undivided right, title and interest in the Scheduled property.

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Boundaries:
East – Duct and Flat No. A-103
West – Duct and Flat No. A-105
North – Block - A Corridor and Staircase
South – Duct and Flat No. A-106

4.The details of encumbrances, if any known to the Secured Creditor	NIL, **However, the intending bidders should make their own independent enquiry regarding the encumbrances, any pending court cases against the property, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. Once the sale is confirmed /Auction is concluded, no request will be considered for cancellation of the sale/ refund of the sale price paid by H1 bidder, whatsoever.**
5. Details of Stay / Status Quo /Litigation pending against the property, if any, known to the secured creditor in Courts/Tribunals etc.,	NIL, **However, the intending bidders should make their own independent enquiry regarding the encumbrances/litigation, any pending court cases against the property, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. Once the sale is confirmed /Auction is concluded, no request will be considered for cancellation of the sale/ refund of the sale price paid by H1 bidder, whatsoever.**
6. Last Date & Time for submission of EMD	EMD shall be deposited and Linked/Map the EMD amount with the Property ID before End Time of Auction as per clause 7 below. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.
7. Date & Time of auction	**29.09.2026** (12:00 Noon to 5:00 P.M.) (with 10 min unlimited auto extensions) E-auction website- https://baanknet.com
8.The secured debt for the recovery of which the immovable secured asset is to be sold:	**Rs. 75,57,057.10** (Rupees Seventy Five Lakhs Fifty-Seven Thousand Seven Hundred Fifty-Seven and Paisa Ten only) as on Interest debited till **31.07.2026** plus applicable interest and charges
9.1. Reserve price for the properties below which the immovable property may not be sold:	**Property 01 – Rs. 56,00,000.00** **Property 02 – Rs. 55,00,000.00**
9.2 EMD Payable	**Property 01 – Rs. 5,60,000.00** **Property 02 – Rs. 5,50,000.00**

9.3. Status of Possession	Physical Possession

10.1. Registration

The Online E-Auction will be held through web portal/website https://baanknet.com on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers required to register through https://baanknet.com (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the website

10.2. KYC Verification

On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

10.3. EMD Payment

On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate.

10.4. Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

10. 5. Help Desk

- For queries contact Number: 8291220220 & email ID support.BAANKNET@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com
- ***For auction related queries e-mail to*** Mail Id: arb.bengalurunorth@unionbankofindia.bank or contact **Union Bank Of India, Asset Recovery Branch, Bengaluru No. 10/4,1st Floor, Mithra Towers, Kasturba Road, Bangalore-560001.**
  Contact Details:

Chief Manager - S K VASANTHA KUMAR, Contact No. **97869 33456**

Senior Manager –Mr. Narendra Chaurasia, Contact No. **91790 39394**.

10.6. Steps Involved

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

Bidders are advised to go through the website: https://baanknet.com and https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail by PSB Alliance Pvt. Ltd after the closing of the e-Bidding Process

11. The intending bidders may, if they choose, after taking prior appointment from the Authorized Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction.

It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

12.(a) In case of bidding, a. the bid increment shall not be less than Rs.50,000/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 50,000/- (Rupees Fifty Thousand Only)

12.(b) **Invariably, the first bid of the property/ies will be Reserve Price + one Increment. This amount will be the minimum bid amount to participate in bidding process.**

13. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

14. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction, mentioned herein will result in forfeiture of the amount paid by the bidder.

15. The successful bidder so declared by the Authorized Officer shall deposit 25% of the Sale Price (inclusive of EMD), immediately on the sale day or not later than next working day with the Bank in the account bearing Number **800001980050000, Ac. Name: Inward RTGS** of Union Bank of India, Asset Recovery Branch Bengaluru-North , IFSC code **UBIN0580007** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by the bidder shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the amount already deposited by the auction purchaser shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

16. The Authorized Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him. On such deposit of money for discharge of encumbrances, the Authorized Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

17. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorized Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

18. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

19. As per provision of Section 194-IA of Income Tax Act, 1961, TDS @ 1 % will be applicable on the sale proceeds or stamp duty value of such property, whichever is higher, where either sale proceeds or stamp duty value is Rs. 50,00,000/-(Rupees fifty lakhs) and above. The successful bidder/ purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department quoting Bank's name and PAN as a seller and submit the original receipt of the TDS certificate to the Bank (Applicable for immovable property, other than Agricultural land). In case of movable/plant & machinery/stocks/goods etc. GST charges will be applicable as per the prescribed norms over & above the sale price.

20. The Authorized Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

21. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

22. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorized Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with https://baanknet.com The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

23. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

24. In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank.

25. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

26. The above movable/immovable secured assets will be sold in **"As is where is"**, **"As is What is"** and **"whatever there is"** condition.
27. The entire sale consideration shall be exclusively available for appropriation towards dues to the bank and it is exclusive of encumbrances of all statutory dues and other dues such as Electricity Bill, Water Bill, Pending CAM Charges, Pending Charges with respect to Association, Transfer of Khata and Property Tax etc. if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorized Officer, there is no encumbrance on the property except as stated above in point No.4 & 5. However, the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property such as Electricity Bill, Water Bill, Pending CAM Charges, Pending Charges with respect to Association, Transfer of Khata and Property Tax etc prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

Place: Bangalore

Date : 24.08.2026

For Union Bank of India

Authorized Officer

सहायक महा प्रबंधक /Asst. General Manager
आस्ति वसूली शाखा / Asset Recovery Branch
बेंगलूरु / BENGALURU-560 001