

UBINBLRARB171



Asset Recovery Branch Bangalore

2/3, Raja Building, N.R Road, Bengaluru -560 002.

ubin0555991@unionbankofindia.bank & Contact No: 8369255990

OR/UBI/ARB/BNG/ 19/2026-27

Date: 10.04.2026

By Regd Post -Ack Due

To:

- 1) M/s. MARSS BUILDERS,
Rep By Prop : Mr.T.G.Muralidhara,
No.1072/A, Basavanapura Main Road,
Lakhipura Layout, Devasandra ,
Bangalore-560091
- 2)Mr.T.G.Muralidhara,
No.6, 1stCross, Brindavanam Apartment,
Near Amar Jyothi Public School,
Basavannapura Main Road,
K.R.Puram, Bangalore- 560036.
- 3) M/s. ANMOL ENTERPRISES,
Rep By Prop : K.N.Chandra kala,
#178/3, Nidagahatta Village,
Jadagenahalli Hobli,
Hoskote taluk, Bangalore -562114.,
- 4) Mrs.K.N.Chandrakala,
W/o. Sri.Muralidhara T.G,
No.6, 1stCross, Brindavanam Apartment,
Near Amar Jyothi Public School,
Basavannapura Main Road,
K.R.Puram, Bangalore- 560036.

Dear Sir/Madam,

Sub: Notice of 15 days for sale of immovable secured assets under Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

1. Union Bank of India, (E Andhra Bank), Whitefield Branch, Bangalore (Now, The Account transferred to Union Bank of India , Asset Recovery Branch, Bangalore), the secured creditor, caused a demand notice dated 13/02/2025 and 11/02/2025 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 constructive possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 05/06/2025.



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 Authorised Officer, will be sold by holding public E-auction on **30.04.2026** From 12.00 PM to 5.00 PM by inviting Bids from the public through online mode on <https://baanknet.in>.
3. The Reserve Price will be Rs. 3,28,00,000/- (Rupees Three Crores Twenty Eight Lakhs only).
4. For detailed Terms and Conditions of the sale, please refer to the link provided in <https://www.unionbankofindia.bank.in/auctionproperty/viewauction-property.aspx> and the same is also enclosed herewith.



Place: Bangalore
Date : 10.04.2026

Encl: Sale Notice

कृते युनियन बैंक ऑफ इंडिया
For Union Bank of India

प्राधिकृत अधिकारी
Authorised Officer

Authorised Officer
For Union Bank of India
Asset Recovery Branch, Bangalore

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 constructive possession of which has been taken by the Authorised 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 30/04/2026 for recovery of Rs 60,04,892.44 (Rupees Sixty Lakhs Four Thousand Eight Hundred Ninety Two and Forty Four Paisa only) as on 31/03/2026, due to Secured Creditor, Union Bank of India from M/s. MARSS BUILDERS, Rep By Prop : Mr.T.G.Muralidhara, No.1072/A, Basavanapura Main Road, Lakhapura Layout, Devasandra , Bangalore-560091 2)Mr.T.G.Muralidhara, No.6, 1stCross, Brindavanam Apartment, Near Amar Jyothi Public School, Basavannapura Main Road, K.R.Puram, Bangalore- 560036. 3) M/s. ANMOL ENTERPRISES, Rep By Prop : K.N.Chandra kala, #178/3, Nidagahatta Village, Jadagenahalli Hobli, Hoskote taluk, Bangalore -562114., 4) Mrs.K.N.Chandrakala, W/o. Sri.Muralidhara T.G, No.6, 1stCross, Brindavanam Apartment, Near Amar Jyothi Public School, Basavannapura Main Road, K.R.Puram, Bangalore- 560036.

The reserve price will be Rs. 3,28,00,000/- (Rupees Three Crores Twenty Eight Lakhs only) and the earnest money deposit will be Rs. 32,80,000 (Rupees Thirty Two Lakhs Eighty Thousand only).

Description of immovable property/ies

All that Piece and parcel of property bearing Site No.150, Katha No.106/2, Property No.9/1, Situated at Sonnathammanahalli Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore. Now this property comes under the jurisdiction of Bruhat Bangalore Mahagara Palike, Bangalore. Measuring East to West (55+50)/2 Feet, North to South 60 Feet, in all totally measuring 3150 Sq.Ft and bounded on the :

East By : T.C.Palya Main Road & Mohan Lal's Property ; West By : Remaining Portion of Property No.9/1 ; North By : Remaining Property of Property No.9/1; South-By: Private property

List of Encumbrances:

Nil, However, the intending bidder 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, no request will be considered for cancellation of the sale/refund of the sale price paid by the H1 bidder, whatsoever.



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

Place : Bangalore
Date : 10.04.2026



Encl: Terms of sale

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

अधिकृत अधिकारी
Authorised Officer

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Asset Recovery Branch
 # 2/3, Raja Building, N.R Road, Bengaluru -560 002.
ubin0555991@unionbankofindia.bank **Contact No: 8369255990**

OR/UBI/ARB/BNG/ 19 /2026-27

Date: 10.04.2026

Regd Post & Ack Due.

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	To: 1) M/s. MARSS BUILDERS, Rep By Prop : Mr.T.G.Muralidhara, No.1072/A, Basavanapura Main Road, Lakhipura Layout, Devasandra , Bangalore-560091 2)Mr.T.G.Muralidhara, No.6, 1stCross, Brindavanam Apartment, Near Amar Jyothi Public School, Basavannapura Main Road, K.R.Puram, Bangalore- 560036. 3) M/s. ANMOL ENTERPRISES, Rep By Prop : K.N.Chandra kala, #178/3, Nidagahatta Village, Jadagenahalli Hobli, Hoskote taluk, Bangalore -562114., 4) Mrs.K.N.Chandrakala, W/o. Sri.Muralidhara T.G, No.6, 1stCross, Brindavanam Apartment, Near Amar Jyothi Public School, Basavannapura Main Road, K.R.Puram, Bangalore- 560036.
2. Name and address of the Secured Creditor	Union Bank of India Asset Recovery Branch # 2/3, Raja Building, N.R Road, Bengaluru -560 002.
3.Description of immovable secured assets to be Sold: - All that Piece and parcel of property bearing Site No.150, Katha No.106/2, Property No.9/1, Situated at Sonnathammanahalli Village, K.R.Pura Hobli, Bangalore East Taluk, Bangalore. Now this property comes under the jurisdiction of Bruhat Bangalore Mahagara Palike, Bangalore. Measuring East to West (55+50)/2 Feet, North to South 60 Feet, in all totally measuring 3150 Sq.Ft and bounded on the :	



East By : T.C.Palya Main Road & Mohan Lal's Property ; West By : Remaining Portion of Property No.9/1 ; North By : Remaining Property of Property No.9/1; South-By: Private property	
4.The details of encumbrances, if any known to the Secured Creditor	Nil, However, the intending bidder 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, no request will be considered for cancellation of the sale/refund of the sale price paid by the 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 bidder 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, no request will be considered for cancellation of the sale/refund of the sale price paid by the H1 bidder, whatsoever.
6. Last date 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	30.04.2026 from 12:00Noon to 05:00PM (with 10 minutes 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 60,04,892.44 (Rupees Sixty Lakhs Four Thousand Eight Hundred Ninety Two and Forty Four Paise only) as on 31/03/2026
9.1. Reserve price for the property / Properties below which the property will not be sold:	Rs. 3,28,00,000/- (Rupees Three Crores Twenty Eight Lakhs only)
9.2. EMD Payable	Rs. 32,80,000 (Rupees Thirty Two Lakhs Eighty Thousand only).
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 While registering as buyer/bidder, the intending bidder / purchaser are required to upload KYC documents and Bank account details. Further, for approval of the KYC documents the bidder/ purchasers should have "Digi Locker" facility. Registration 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 Classification: Internal 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, the intending bidders / purchasers will not be allowed to bid the property.

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 (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.baanknet.com one day prior to the date of auction.

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 ubin0555991@unionbankofindia.bank or contact Union Bank of India, Asset Recovery Branch, #2/3, Raja Building, N.R Road, Bengaluru - 560002 & Mail Id: ubin0555991@unionbankofindia.bank and also the Branch Manager Mr. Vasanthakumar S K for ascertaining the details of auction and inspection of property, Contact No.83692-55990.

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.
- Link/ Map the EMD amount with the property ID from the wallet of the bidder/ purchaser ID
- 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.bank.in/auction-property/viewauctionproperty.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 Authorised 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, the bid increment shall not be less than Rs.1,00,000/- each for both properties in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 1,00,000/- each for both properties (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 Authorised 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



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 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, maintenance charges and other dues/charges if any, shall be settled by the proposed purchaser out of his own sources.
28. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. 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, 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 Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.



Place: Bangalore
Date: 10.04.2026

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

प्राधिकृत अधिकारी
Authorised Officer

Authorised Officer
For Union Bank of India
Asset Recovery Branch, Bangalore.