

## J.C. FLOWERS ASSET RECONSTRUCTION PRIVATE LIMITED

Registered Office: 203-206, 2nd Floor, Wing A, Inspire BKC, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, India  
 CIN: U74999MH2015PTC264081 | Ph. No.-+91 22 6978 4100 | Email: teamjcfarc@jcfarc.com | website: www.jcfarc.com

### NOTICE FOR SALE OF IMMOVABLE PROPERTIES

#### APPENDIX IV-A [See proviso to Rule 8(6)]

**E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act") read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002 ("Rules").**

Notice is hereby given to the public in general and in particular to the Borrower, Co-borrower (s) and Mortgage (s) as mentioned in column (i) in the below table, that the below described immovable properties as mentioned in column (ii) below, mortgaged / charged in favor of the J.C. Flowers Asset Reconstruction Private Limited acting in its capacity as Trustee of JCF ARC Trust 2024-2531 ("Secured Creditor"), the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis, on 09th June, 2026 between 11.00 AM to 02.00 PM for recovery of the amounts mentioned in column (iii) herein below due to Secured Creditor together with further interest, costs and other expenses thereon. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

| DETAILS OF SECURED ASSET PUT FOR AUCTION |                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                        |                                                                 |                                                                    |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------------------------------------------------------|
| Sl. No.                                  | Name of Borrower / Co-Borrower / Guarantor                                                                                                  | Description of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Total Outstanding due as on August 19, 2023*                                                           | Reserve Price                                                   | Earnest Money Deposit (EMD)                                        |
| 1                                        | 1. Sangam International ("Borrower")<br>2. Mr. Zeeshan Uddin Yasser ("Co-Borrower")<br>3. Mr. Mishba Uddin Nasir ("Co-Borrower & Mortgage") | All that piece and parcel of property bearing house constructed on site No 302-HIG, in New Katha No. 351 of BBMP, Yelahanka Sub Zone, Old Katha No. 1218 of CMC Yelahanka, situated at 1st Phase, Sector A, 15th A Cross, Yelahanka New Town, Saripalade, -560064, and bounded on: East by: Site No 303; West by: Site No 301; North by: Road; South by: Site No. 305 Measuring East to West: 50 feet; North to South: 80 feet, in total measuring 4000 Sq.Ft. in the name of Mr. Mishba Uddin Nasir | Rs. 2,82,83,530/-<br>(Rupees Two Crore Eighty-Three Lakh Eighty-Two Thousand Five Hundred Thirty Only) | Rs. 6,77,00,000/-<br>(Rupees Six Crore Seventy-Seven Lakh Only) | Rs. 67,70,000/-<br>(Rupees Sixty-Seven Lakh Seventy Thousand Only) |

\*Due outstanding as per the Demand notice under SARFAESI Act, 2002 dated August 21, 2023, together with further interest, costs and expenses incurred from August 20, 2023 (Net of any amounts received by the Secured Creditor thereafter).

To the best of the knowledge of the Secured Creditor there are no other encumbrances on the above secured assets other than those of the Secured Creditor. Interested bidders are hereby advised that in order to view due diligence related to the Secured Asset before submission of bid. For detailed terms and conditions of the sale and the bid documents, please refer to the [website: www.jcfarc.com](http://www.jcfarc.com) and/or <https://www.auctionbazar.com>

This notice is also a Fifteen days' notice to the Borrower / Co-Borrower / Mortgage under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002. Please note that in case of any discrepancies, the notice for sale published in English will be considered as final.

**Date: May 15, 2026**  
**Place: Bengaluru**

**Sd/- Authorised Officer**  
**For J. C. Flowers Asset Reconstruction Company Pvt. Ltd.**  
 Acting in its capacity as Trustee of JCF ARC Trust 2024-2531

**Bank of Baroda**

# Bank of Baroda

PBB Branch No 332, Double Road,  
Near CMH Road Junction, Indira Nagar, Bengaluru- 560 038  
Tel: 080-25205427, E-mail: PBBBAN@bankofbaroda.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
**"APPENDIX- IV-A [See provision to Rule 6 (2) & 8 (6)]"**

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 6 (2) & 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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

| Sr. lot no. | Name & address of Borrower                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Description of the Properties                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Total Dues                                                                                                                                                                              | Date & Time of Auction                            | Reserve Price EMD Amount Increment amount                                                                                          | Status of Possession (Constructive/ Physical) | Property Inspection date & time                |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------|
| 1           | <b>1) Sri Rajesh Unnam, S/o Sri Purnachandra Rao Unnam, Flat No 19, Ground Floor, Block-B, Landstar Pinnacle, Hirandahalli Village, Rampura Main Road, Avalahalli, Bangalore - 560049.</b><br><br><b>2) Sri Rajesh Unnam, S/o Sri Purnachandra Rao Unnam, No 11/578, Opposite to Pragathi Krishna Gramin Bank, Near Devadurga Cross, Sirwar, Manvi Taluk, Raichur District, Karnataka - 584129,</b><br><br><b>3) Sri Rajesh Unnam, S/o Sri Purnachandra Rao Unnam, Flat No 006, Landstar Pinnacle Apartment, Hirandahalli Village, Virgonagar Post, Bidarahalli Hobli, Bangalore North, Bangalore - 560049.</b><br><br><b>4) Sri Rajesh Unnam, S/o Sri Purnachandra Rao Unnam, Door No 0000, Thimmasamudram Village and Post, Prakasam, Andhra Pradesh - 523185</b> | <b>Composite Schedule "A" Property:</b> All that piece and parcel of Property converted land hearing Old Sy No. 79, New Sy No. 79/2, measuring about 1 Acre, Sy No. 80/4, measuring about 23 Guntas. (converted for residential purpose vide Conversion Certificate No.ALN(E) (B)SR:112/2009-10, dated 06/04/2010, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore), situated at Hirandahalli Village, Bidarahalli Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, both the lands together totally measures about 1 Acre 23 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the East by: Land in Sy.No. 79, West by: Land in Sy. Nos 79 / 1 and No 80/3, North by: Road, South by: Land in Sy.No.79/1<br><br><b>Schedule "B" Property:</b> 429 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.<br><br><b>Schedule "C" Property:</b> Flat bearing No. 019, Block - B in the Ground Floor, Property SL No. 150200400100820213, measuring about 1289 Sq. ft. super built-up area, containing three bed rooms, together with RCC Roofing. Vitrified flooring together with one covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase, etc., in the multistoried residential building complex known as "PINNACLE" constructed over Schedule "A" Property. | <b>Rs 66,65,622.73</b><br>(Rupees Sixty Six Lakh Sixty Five Thousand Six Hundred Twenty Two and paisa Seventy Three) as on 14.10.2023<br>Plus Interest and Other Charges thereon        | <b>04.06.2026</b><br>between 02.00 PM to 06.00 PM | <b>Rs. 49,50,000/-</b><br><br><b>Rs.4,95,000/-</b><br><br><b>Rs. 25,000/-</b><br><br><b>Last Day of EMD 04.06.2026 (till 6 PM)</b> | <b>Physical Possession</b>                    | With prior appointment from Authorised Officer |
| 2           | <b>1) Sri B K Bhagath, S/o Sri Kalase Gowda, Flat No 06, Landstar Pinnacle, Hirandahalli Village, Rampura Main Road, Avalahalli, Near Geetha Hospital, Bangalore - 560049.</b><br><br><b>2) Sri B K Bhagath, S/o Sri Kalase Gowda, Flat No 421, 4th Floor, Block 'B', Landstar Pinnacle, Hirandahalli Village, BidarahalliHobli, Rampura Main Road, Avalahalli, Near Geetha Hospital, Bangalore - 560049.</b><br><br><b>3) Sri B K Bhagath, S/o Sri Kalase Gowda, No 17-23/2, Sambashiva Colony, Shad Nagar, Ferooq Nagar, Mahbub Nagar, Andhra Pradesh - 509216</b>                                                                                                                                                                                                | <b>Composite Schedule "A" Property:</b> All that piece and parcel of Property converted land bearing Old Sy No.79, New Sy.No. 79/2, measuring about 1 Acre, Sy.No.80/4, measuring about 23 Guntas. (converted for residential purpose vide Conversion Certificate No. ALN(E) (B)SR:112/2009-10, dated 06/04/2010 issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore), situated at Hirandahalli Village, BidarahalliHobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, both the lands together totally measures about 1 Acre 23 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the East by: Land in Sy.No. 78;West by: Land in Sy. Nos. 79/1 and No 80 /3, North by: Road; South by Land in Sy.No. 79/1;<br><br><b>Schedule "B" Property:</b> 330 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.<br><br><b>Schedule "C" Property:</b> Flat bearing No. 421, Block-B in the Fourth Floor, Property SL No. 150200400100820305, measuring about 992 Sq.ft. super built-up area, containing Two bed rooms, together with RCC Roofing. Vitrified flooring together with One covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase, etc., in the multistoried residential building complex known as "PINNACLE" constructed over Schedule "A" Property.          | <b>Rs 45,25,921.87</b><br>(Rupees Forty Five Lakh Twenty Five Thousand Five Hundred Twenty One and paisa Eighty Seven only) as on 09.09.2023<br>Plus Interest and Other Charges thereon | <b>04.06.2026</b><br>between 02.00 PM to 06.00 PM | <b>Rs. 39,60,000/-</b><br><br><b>Rs.3,96,000/-</b><br><br><b>Rs. 25,000/-</b><br><br><b>Last Day of EMD 04.06.2026 (till 6 PM)</b> | <b>Physical Possession</b>                    | With prior appointment from Authorised Officer |

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> And Also, prospective bidders may contact the Authorised officer on Tel No. 080-25205427/28/29 & Mobile 7801069362.

Date: 14.05.2026  
Place: Bengaluru

**Sd/-**  
**Authorised Officer,**  
Bank of Baroda, PBB Branch

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