

APPENDIX -IV A
[RULE -8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
BY REGISTERED POST WITH AD, WITHOUT PREJUDICE

NAME & ADDRESS OF BORROWER:

1. **Mr. S Ramesha**
S/o Shivappa P R
Parasuramanapalli Village
Peddathumkepalli
Mallasandra
Bagepalli Taluk
Chikkaballapura-561207

2. **Mr. S Nagaraja**
S/o Shivappa P R
Parasuramanapalli Village
Peddathumkepalli
Mallasandra
Bagepalli Taluk
Chikkaballapura-561207

3. **Mr. Shivappa P R**
Parasuramanapalli Village
Peddathumkepalli
Mallasandra
Bagepalli Taluk
Chikkaballapura-561207

Sir/Madam,

Subject: Sale of Secured Asset being Immovable Property

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, UCO BANK the symbolic possession of which has been taken by the Authorized Officer of Secured Creditor, will be sold " **As is where is** ", " **As is what is** " and " **Whatever there is** " basis on **29.06.2026** for recovery of **Rs. 2,71,25,193.49/-** as on 30.06.2025 and further interest at contractual rate from 29.10.2022 with incidental expenses , costs, charges etc due to UCO Bank , the Secured Creditors **Mr. S Ramesha, Mr. S Nagaraja and Mr. Shivappa P R all residents of Parasuramanapalli Village Peddathumkepalli, Mallasandra, Bagepalli Taluk, Chikkaballapura-561207.**

The reserve price, earnest money deposit and bid increment amount will be as follows:

Description of Immovable Properties

Property I
TITLE DEED NO-1431/2017 Date:31.07.2017.

All the piece and parcel of the property bearing **site no.35**, House list No.468, Ghantamvaripalli Grama Panchayat, Ettagaddapalli Village Panchayath property No 152800102400720947 situated at Ghantamvaripalli Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District measuring East to West 12.19 meters and North to South 9.15 meters bounded by

- a) Reserve Price = Rs.16,20,000/-
b) EMD Amount= Rs. 1,62,000/-
c) Bid increase amount = Rs.25,000/-





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ASSET MANAGEMENT BRANCH (2117), BANGALORE

East by Site no 46
West by Road
North by Site No 36
South by Site No 34

IN THE NAME OF : 1. Mr. S Ramesha S/O Shivappa P R

Property II
TITLE DEED NO-1428/2017 Date:31.07.2017.

All the piece and parcel of the property bearing **site no.36**, House list No.468, Ghantamvaripalli Grama Panchayat, Ettagaddapalli Village Panchayath property No 152800102400720950 situated at Ghantamvaripalli Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District measuring East to West 12.19 meters and North to South 9.15 meters bounded by

East by Site no 44
West by Road
North by Site No 37
South by Site No 35

IN THE NAME OF : 1. Mr. S Ramesha S/O Shivappa P R

- a) Reserve Price = Rs.16,20,000/-
b) EMD Amount= Rs. 1,62,000/-
c) Bid increase amount = Rs.25,000/-

Property III
TITLE DEED NO-1429/2017 Date:31.07.2017.

All the piece and parcel of the property bearing **site no.37**, House list No.468, Ghantamvaripalli Grama Panchayat, Ettagaddapalli Village Panchayath property No 152800102400720951 situated at Ghantamvaripalli Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District measuring East to West 12.19 meters and North to South 9.15 meters and bounded by

East by Site no 41
West by Road
North by Site No 38
South by Site No 36

IN THE NAME OF : 1. Mr. S Ramesha S/O Shivappa P R

- a) Reserve Price = Rs.16,20,000/-
b) EMD Amount= Rs. 1,62,000/-
c) Bid increase amount = Rs.25,000/-

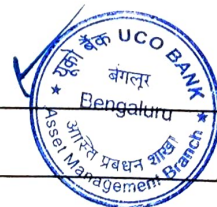
Property IV
TITLE DEED NO-1489/2014 Date:18.07.2014.

All the piece and parcel of the **House list no 480/39**, Ghantamvaripalli Village Panchayat **No 152800102400120224** situated at Ghantamvaripalli Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District measuring East to West 9.144mtr and North to South 12.192 mtr and bounded by

East by 20 feet road
West by Property of Ashwathappa
North by 20 feet road
South by Vacant site

IN THE NAME OF : 1. Mr. S Ramesha S/O Shivappa P R

- a) Reserve Price = Rs.5,94,000/-
b) EMD Amount= Rs. 59,400/-
c) Bid increase amount = Rs. 25,000/-



ASSET MANAGEMENT BRANCH (2117), BANGALORE

Property V

TITLE DEED NO-2068/2017 Date:28.09.2017.

All the piece and parcel of the House list No.480/39, Ghantamvaripalli Village Panchayat No 152800102400123836 situated at Ghantamvaripalli Village, Kasaba Hobli, Bagepalli Taluk, Chikkaballapura District measuring East to West 9.144mtr and North to South 12.192mtr and bounded by

East by :20 ft Road

West by: Property of Ashwathappa

North by :20 feet road

South by :Vacant Site

IN THE NAME OF : 1. Mr. S Ramesha S/O Shivappa P R

- a) Reserve Price = Rs.5,94,000/-
b) EMD Amount= Rs. 59,400/-
c) Bid increase amount = Rs. 25,000/-

For detailed terms and condition of the sale, please refer to the link provided in website
<https://baanknet.com/eauction-psb/home>

Place: Bengaluru
Date: 03.06.2026

कृते यूको बैंक / For UCO BANK
AUTHORISED OFFICER
UCO BANK
अधिकृत अधिकारी / Authorised Officer
शाखा / Branch

Terms & Conditions:

1. The auction sale will be "online e-auction" bidding through website: <https://baanknet.com/eauction-psb/home>
2. Date & time of inspection of Property: 25.06.2026 – 10: 00 AM to 5: 00 PM
3. Date and time of e-auction: 29.06.2026 between 1:00 PM to 05:00 PM as per Indian Standard Time.
4. Auction would be conducted for an initial period of 240 minutes followed by unlimited extensions of 10 minutes each, in case a valid bid is received in last 10 minutes.
5. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiples of Rs.25,000/- (Rupees Twenty Five Thousand Only).
6. Intending bidder shall register with the E-AUCTION portal to create their user ids and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by the service provider (BAANKNET). Once the KYC documents are verified by BAANKNET, the registration will be activated within a period of maximum two working days from the date of the submission of all KYC documents and registration fees.
7. Bidders are advised to go through the website: <https://baanknet.com/eauction-psb/home> for detailed terms and conditions, login Id & password, uploading data, submitting bid, Training/Demonstration, inter-se bidding etc. of e-auction sale before submitting their bids and taking part in e-auction Sale proceeding of service provider M/s PSB Alliance Private Limited. For further details you may contact at e-mail : support.baanknet@psballiance.com and Contact No. +91 8291220220.
8. Bids shall be submitted through online only in the prescribed format with relevant details.
9. Earnest Money Deposit (EMD) of 10% shall be deposited through NEFT/RTGS/Fund transfer to Credit of BAANKNET wallet by generating the challan through: <https://baanknet.com/eauction-psb/home>. Rest amount after successful bidding will be send to branch Account No.00240210007150 with UCO Bank Bangalore City Branch(0024), 13/22 K G Road Bangalore-560 0096. IFSC Code: UCBA0000024.





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10. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to the **Authorized Officer, UCO Bank** at above mentioned address or soft copies of the same by E-mail to banamb@ucobank.co.in.
11. The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid through wallet), immediately on closure of the E- Auction Sale proceedings on the same day or next day of the Sale in the same mode as mentioned above and the balance 75% of the purchase price shall have to be paid within 15 days or within the extended time from the date of confirmation of Sale by the Authorized Officer. In case of default at any time, all amounts deposited till then shall be forfeited including earnest money deposited.
12. The EMD of unsuccessful bidder will be returned on the closure of the E-auction Sale proceedings within 3 days and shall not carry any interest.
13. The Sale is subject to confirmation by the Bank, if the borrower pays in full before sale, No sale will be conducted.
14. The property is sold in "As is Where is" and "As is What is" and "Whatever there is" condition and the intending bidder should make discreet enquiries with regards to the property with any Authority(s) besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for Sale, charges encumbrances over the property on any other matter etc. will be entertained after submission of the online bid.
15. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the Sale /modify any terms and conditions of the sale without any prior notice and assigning any reasons.
16. The purchaser shall bear the stamp duties, charges including those of Sale Certificate registration charges, all taxes, and rates, statutory dues payable to Government or any Authority(s) etc. both existing and future and relating to the property. The Sale Certificate will be issued only in the name of successful bidder.
17. The intending purchaser can inspect the property on the date & time mentioned in **Newspapers i.e. The New Indian Express (Bangalore English Edition) and Kannada Prabha (Bangalore Kannada Edition)** Sale Notice published on **07.06.2026** against respective properties.
18. The Sale is subject to conditions prescribed in the **SARFAESI Act/Rules 2002** and the conditions mentioned above.
19. This publication is also **15 days' notice** to the above borrower/mortgagor/of the above said loan about holding auction sale in the above manner under Rule 9(1), SARFAESI Act 2002 on the abovementioned dates if the outstanding dues are not paid in full.
20. The successful bidder will pay **1% TDS** if property value exceeds 50 lakhs.
21. Last Date & Time of submission of EMD & Documents: **-As per BAANKNET guidelines.**

SPECIAL INSTRUCTION/CAUTION:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither UCO Bank nor the Service provider will be responsible for any lapses /failure (internet failure, power failure, etc.) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Bengaluru
Date: 03.06.2026

कृते यूको बैंक / For UCO BANK

अधिकृत अधिकारी / Authorised Officer
..... शाखा / Branch UCO BANK