

ASSET MANAGEMENT BRANCH (2117), BANGALORE

#13/22, UCO Bank Building, 1st Floor, K.G Road, Bengaluru-560
009Error! Bookmark not defined.
Phone: (080) 43472712/25/70, E-mail: banamb@uco.bank.in

File

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

Date:18.07.2026

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

NAME & ADDRESS OF BORROWER:

To,
M/s Guru HVAC
Partners:
1. B. T. Srinivas Gowda
2. M. Anasuya

Address at:

No. 881, 2nd Stage, Dr. M.C. Modi Hospital Road, WOC Road,
Mahalakshampuram, Bengaluru – 560086.

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/or **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 on 25.09.2018, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **07.08.2026** for recovery of **Rs.7,71,98,055.36** as on 30.05.2026 and further interest at contractual rate from 30.08.2018 with incidental expenses, costs, charges etc due to UCO Bank, the Secured Creditor from the borrower(s) **B. T. Srinivas Gowda and M. Anasuya** with address at No. 881, 2nd Stage, Dr. M.C. Modi Hospital Road, WOC Road, Mahalakshampuram, Bengaluru – 560086.

Description of Immovable Property

Schedule Property:1

Land & Building mortgaged bearing Property No. 23, Sy. No. 78, 9th Cross Road, SBM Colony, Brindavannagar, Mathikere, Bangalore – 560054, in the name of Mrs. Anasuya, Area 1800 Sq. Ft., bounded as:	A) Date and Time for Inspection of Property 05.08.2026 Between 10:00 AM to 5:00 PM	A) Reserve Price Rs. 147.42 Lakhs B) EMD Amount Rs. 14,74,200/-
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West: By Road
North: By West Water Drain
South: By Property of Smt. T. Sarojamma

As per **BAANKNET**
Guidelines

C) Date and time of e-
Auction
07.08.2026 Between
01:00 PM to 05:00 PM

C) Bid Increase Amount
Rs. 25,000/-

SCHEDULE Property: 2

Land & Building mortgaged bearing
Property **New No. 46** & Old No. 22/1,
Sy. No. 18/1 of Mathikere, 3rd Main
Road, 2nd Phase, Gokula 1st Stage,
Bengaluru - 560022, in the name of
Mrs. Anusuya, Area 1900 sq. ft.,
bounded as:

East: By Private Property
West: By Road
North: By Private Property
South: By Private Property

A) Date and Time for
Inspection of Property

05.08.2026
Between 10:00 AM to 5:00
PM

B) Bid Submission Last
Date

As per **BAANKNET**
Guidelines

C) Date and time of e-
Auction
07.08.2026 Between 01:00 PM
to 05:00 PM

A) Reserve Price
Rs. 283.00 Lakhs

B) EMD Amount
Rs. 28,30,000/-

C) Bid Increase Amount
Rs. 25,000/-

SCHEDULE PROPERTY:3

Land & Building mortgaged bearing
Property New No. **14/3**, PID No. 4-
136-14/3 Sy. No. 15 & Re-Sy. No. 15/3,
8th 'A' Cross Road, 6th Main Road,
2nd Phase, Gokula 1st Stage,
Bengaluru - 560022, in the name of
Mrs. Anusuya, Area 2200 Sq. Ft.,
bounded as:

East: By Other Property
West: By Other Property
North: By 8th 'A' Cross Road
South: By Other Property

A) Date and Time for
Inspection of Property

05.08.2026
Between 10:00 AM to 5:00
PM

B) Bid Submission Last
Date

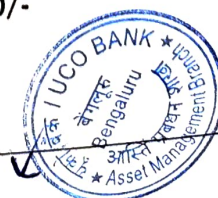
As per **BAANKNET**
Guidelines

C) Date and time of e-
Auction
07.08.2026 Between 01:00 PM
to 05:00 PM

A) Reserve Price
Rs. 253.42 Lakhs

B) EMD Amount
Rs. 25,34,200/-

C) Bid Increase Amount
Rs. 25,000/-



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SCHEDULE PROPERTY:4

Land & Building mortgaged bearing Property No. 689, PID No. 7-18-689, Sy. No. 19/1 of Mathikere Village, 8th Cross, 6th Main Road, 1st Phase, Gokula 1st Stage, Bengaluru - 560022, in the name of Mrs. Anusuya, Area 3875 Sq. Ft., bounded as:

East: By Other Property
West: By 6th Main Road
North: By 8th Cross Road
South: By 8th 'A' Cross Road.

A) Date and Time for Inspection of Property

05.08.2026

Between 10:00 AM to 5:00 PM

B) Bid Submission Last Date

As per **BAANKNET Guidelines**

C) Date and time of e-Auction
07.08.2026 Between 01:00 PM to 05:00 PM

A) Reserve Price

Rs. 456.445 Lakhs

B) EMD Amount

Rs. 45,64,450/-

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/>

Terms & Conditions:

1. The auction sale will be "online e-auction" bidding through website: <https://baanknet.com/>
2. Date & time of inspection of Property: **05.08.2026 between 10:00 AM to 5:00 PM**
3. Date and time of e-auction: **07.08.2026 between 01:00 PM to 05:00 PM**
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/- (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 (EBAANKNET). Once the KYC documents are verified by EBAANKNET, the registration will be activated within a period of maximum two working days from the date of submission of all KYC documents and registration fees.
7. Bidders are advised to go through the website: <https://baanknet.com/eauction-psb/x-login> 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 EBKRAY wallet by generating the challan through: <https://baanknet.com/eauction-psb/x-login>. 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.**
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@uco.bank.in.
11. The successful bidder shall have to pay **25%** of the purchase amount (including earnest money already





यूको बैंक
(भारत सरकार का उपक्रम)
सम्मान आपके विश्वास का



UCO BANK
(A Govt. of India Undertaking)
Honours Your Trust



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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 newspaper Sale Notice published on **19.07.2026** 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 EBAANKNET 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: 18.07.2026

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

PUBLIC NOTICE

Notice is hereby given to the C

Client Sri Venkatasubbaiiah Chand C Gurramma owners of the Schedule property having acquired by virtue of **Sale Deed dated 22.04.2026** executed by Sri **Sant Singh** which is registered on 24.04.2026 as Document no. **BYP-1-38/26-27, Book-1**, in the office of the Sub-Registrar, Byatarayanapura, Bangalore. I hereby declare that my client have their original **Sale Deed dated 22.04.2026**, which is registered on 24.04.2026 as Document no. **BYP-1-38/26-27, Book-1**, in the office of the Sub-Registrar, Byatarayanapura,

gallore and previous Sale Deed dated 03/2006 which is registered as Sub-Registral, YAN-1-15581/05-06. Book-1, registered in CD no. YAND175, in the office of Sub-Registrar, Yelahanka, Bangalore which is morefully described in the schedule hereunder. I hereby declare that my client have lost original Sale Deeds and shifting of their residence. I hereby declare that my client have lodged the E-plaint, Lost Report No 2310903/2026 and 16/07/2026.1 hereby declare that if litigation arises regarding the above matter my client will be held responsible.

SCHEDULE PROPERTY

Plot No. 229, assigned E PID no 229/2006, situated at Plot and Parcel of the land bearing

00009005000500347, bearing old khattha
79/2929 formed and developed over
REPORT COUNTY* (formerly
ACTUARY 2007) situated in Coverted
No.62 of Mithugadhahalli Village and Sy
76,79,80,81,82,83 of Bugar Village, Sy
Hobli, Bangalore North Taluk presently
defined within the administrative
jurisdiction of Doddajala Gram
Panchayathi, Mithugadhahalli, Bangalore
North Taluk, measuring East to West 80 feet
and North to South 33.5 feet, measuring
square feet and bounded on:- East by:
No.228 & 227, West by: 30 R Road,
Plot No.225-A, South by: Plot No.230
It is stated above as true and correct to
be the correct and true location of the

Deepa A.M
Advocate

[illegible]

ಶ್ರೀ ಯೋಗೇಶ್ ಪಟಸಿಯಾ (ಮುಖ್ಯಮಂತ್ರಿ)

[illegible]

ಪೂರ್ವದಿಂದ ಪಶ್ಚಿಮಕ್ಕೆ

ಸಹಿ/:- ಅಧಿಕೃತ ಅಧಿಕಾರಿ
ಕೆನರಾ ಬ್ಯಾಂಕ್

ಬೆಂಗಳೂರು ಶಾಖೆ (2117)
ಕೆನರಾ ಬ್ಯಾಂಕ್, ಬೆಂಗಳೂರು-560009
043477712. ಫಾನ್: 8327799501.
e-mail: banamb@ucobank.co.in

ನಾ ಫೂಸಿರ್ ಸಾಫಿಮಂತ್ ಆಫ್ ಸಕ್ಕೂಬ್

22 ಸೆನ್ಸಿಟಿವ್ 13(2) ರಡಿ ಪ್ರವೃತ್ತವಾಗಿರುವ ಯಾವುದೇ ಸಾಂಕೇತಿಕವಾಗಿ / ಧೃತಿಕವಾಗಿ ನಿಜ ಮೂಲಕ ಸರ್ವಾಧಿಕಾರಿಗಳ ಮೂಲಕ	ಅ) ಮೀಸಲು ಬೆಲೆ ಬಿ) ಇಂಪಿಡಿ ಮೊತ್ತ ಸಿ) ಬೆಲೆ ಹೆಚ್ಚಳದ ಮೊತ್ತ
26 ಬೆಲೆ	ನಿಜವಾದ ಮಿಷನ್‌ಗಾಗಿ ಸಹ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆಯು, 2026 ರ ವರ್ಷಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ರೂ.7,71,98,055.36/- ರ ಮೊತ್ತವನ್ನು ಖರ್ಚು ಮಾಡುವುದಾಗಿ ತಿಳಿಸಿದೆ.

260	
1.00 ರಿಂದ 10 ವರೆಗೆ	
ಮೊಟ್ಟಾಳು ಬೆಲೆ = ರೂ.147.42 ಲಕ್ಷಗಳು ಹೆಚ್ಚುವರಿ ಮೊತ್ತ = ರೂ. 14,74,200/- ಹೆಚ್ಚುವರಿ ಮೊತ್ತ = ರೂ.25,000/-	
ಮೊಟ್ಟಾಳು ಬೆಲೆ = ರೂ.283.00 ಲಕ್ಷಗಳು ಹೆಚ್ಚುವರಿ ಮೊತ್ತ = ರೂ. 28,30,000/- ಹೆಚ್ಚುವರಿ ಮೊತ್ತ = ರೂ.25,000/-	

ಕಟ್ಟಡದ ವಿವರ: ಅಸ್ತಿ ಹೊಸ ಸಂಖ್ಯೆ

ಎಂಟು ಮೊತ್ತ = ರೂ. 25,34,200/- ೯ ಮೊತ್ತ = ರೂ.25,000/- ಐದು ಮೊತ್ತ = ರೂ.456,445/- ಎಂಟು ಮೊತ್ತ = ರೂ. 45,64,450/- ೯ ಮೊತ್ತ = ರೂ.25,000/-	Don-psb/home ಮೂಲಕ ತೆರೆಯುವಂತೆ ಕೆ ಆರ್ ಎಸ್ ಆರ್ ಅಧಿಕೃತ ಅಧಿಕಾರಿಗಳನ್ನು ನಂಬಬೇಕು
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ತನಿ ಹೊಂದಿದ್ದಾರೆ.

ಅಧಿಕೃತ ಅಧಿಕಾರಿ,
ಯಂತ್ರೋದ್ಯಮ ಇಲಾಖೆ

