OIC

यूनियन बैंक ऑफ इंडिया
भारत सरकार का उपक्रम

Union Bank of India
A Government of India Undertaking

Asset Recovery Branch Bangalore

#10/4, 1st Floor ,Mithra Towers,
Kasturba Road,Bangalore-560001.
Contact: 8369255990

OR/UBI/ARB/BNG/463/2026-27 Date:03.11.2026

By Regd Post -Ack Due

To,
Mr.PVNP Ravichand
S/o Mr.Raghava Rao Pula,
Residing at No.: A3 Block flat,
Palm Groves Apartment,
Marasur Gate, Anekal Road,
Chandapur, Bangalore - 562 106.

Also
Mr.PVNP Ravichand
S/o Mr.Raghava Rao Pula,
Flat No.BF - 208, 1st Floor, 'F' Block,
Garden Residency Apartment,
Kachanayakanahalli Village, Jigani Hobli,
Anekal Taluk, Bangalore District - 560 099

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, Asset Recovery Branch, Bangalore (The Account transferred from Union Bank of India , N R Road Branch, Bangalore), the secured creditor, caused a demand notice dated 05.03.2026 under Section 13(2) of the Securitization 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 Authorized 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 18.06.2026.

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 **26.11.2026** **From 12.00 PM to 5.00 PM** by inviting Bids from the public through online mode on https://baanknet.in.

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आस्ति वसूली शाखा
बेंगलूरु उत्तर
Bengaluru North
Asset Recovery Branch
UNION BANK OF INDIA

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3.The Reserve Price will be for Property: Rs.31,37,000 (Rupees Thirty One Lakhs Thirty Seven Thousand 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.

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

Authorised Officer

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

Place: Bangalore
Date : 03.11.2026

Encl: Sale Notice

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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 26.11.2026 for recovery of **Rs 77,39,267.98 (Rupees Seventy Seven Lakhs Thirty Nine Thousand Two Hundred Sixty Seven and Ninety Eight Paisa only) as on 30.09.2026**, due to Secured Creditor, Union Bank of India from **Mr.PVNP Ravichand** S/o Mr.Raghava Rao Pula, Residing at Flat No.431, A3 Block, Palm Groves Apartment, Marasur Gate, Anekal Road, Chandapur, Bangalore - 562 106 Also Mr.PVNP Ravichand S/o Mr.Raghava Rao Pula, Flat No.BF - 208, 1st Floor, 'F' Block, Garden Residency Apartment, Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District - 560 099

The Reserve Price will be Rs.31,37,000 (Rupees Thirty One Lakhs Thirty Seven Thousand only), EMD will be Rs.3,13,700 (Rupees Three Lakhs Thirteen Thousand Seven Hundred only)

Description of immovable property/ies

Schedule 'A'Property

All that piece and parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy.No. 108/3(previously portion of Sy.No. 108/2, Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District), bearing RDPR No. 150200103200820885, property no, 522/108/3, situated at Kachanayakanahalli Village, Hennagara Village Panchayath, Anekal Block, Bangalore District (land converted for non agricultural residential purposes vide official Memorandum dated 11-11-1992 vide no. B/DIS/ALN/SR(A)/103/1988-89, issued by Special Deputy Commissioner, Bangalore District, Bangalore) and Bounded on the;

East by : Land in Sy.No. 108/2,
West by : Road, carved out of kharab land,
North by : Road, carved out of kharab land,
South by : Tank Bed

Schedule 'B' Property

400 Sq.Ft of undivided share, right, title and interest of Land in the 'A' schedule Property

यूनियन बैंक ऑफ इंडिया आंचलिक कार्यालय बंगलूरु उत्तर Bangalore North Asset Recovery Branch UNION BANK OF INDIA

यूनियन बैंक ऑफ इंडिया
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Union Bank of India
A Government of India Undertaking

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Schedule 'C' Property

All that piece and parcel of property bearing Flat No.:**BF - 208,** totally measuring a super built up area of 1089 Sq.ft in the First Floor in 'F' Block along with covered Car Parking space in the Basement/Surface/Stilt Floor numbered as BF - 208 along with 400 Sq.Ft of undivided interest in land comprising schedule A property is one of such apartment units/flats in the said Apartment Building " Garden Residency", situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bengaluru District, Bengaluru and bounded on :

East by : Common Staircase Area,
West by : Residential Apartment privately numbered as F-207 in First Floor of 'F' Block,
North by : Area open to sky of apartment building,
South by : Common Corridor.

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/viewauction property.aspx.
The same is also enclosed herewith.

Place : Bangalore
Date : 03.11.2026

कृते यूनियन बैंक ऑफ इंडिया
For Union Bank of India

प्राधिकृत अधिकारी
Authorised Officer

AUTHORISED OFFICER
FOR UNION BANK OF INDIA

Encl: Terms of sale

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Kasturba Road,Bangalore-560001.
Contact: 8369255990

OR/UBI/ARB/463/2026-27 Date: 03.11.2026

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

1. Name and address of the Borrower, Co-Applicant and Guarantor	To: Mr.PVNP Ravichand S/o Mr.Raghava Rao Pula, Residing at No.:A3 Block flat, Palm Groves Apartment, Marasur Gate, Anekal Road, Chandapur, Bangalore - 562 106. Also Mr.PVNP Ravichand S/o Mr.Raghava Rao Pula, Flat No.BF - 208, 1st Floor, 'F' Block, Garden Residency Apartment, Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District - 560 099
2. Name and address of the Secured Creditor	**Union Bank of India** **Asset Recovery Branch** **#10/4, 1st Floor ,Mithra Towers,** **Kasturba Road,Bangalore-560001.**

3.Description of immovable secured assets to be Sold: -

Description of immovable property/ies
Schedule 'A'Property

All that piece and parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy.No. 108/3(previously portion of Sy.No. 108/2, Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District), bearing RDPR No. 150200103200820885, property no, 522/108/3, situated at Kachanayakanahalli Village, Hennagara Village Panchayath, Anekal Block, Bangalore District (land converted for non agricultural residential purposes vide official Memorandum dated 11-11-1992 vide no. B/DIS/ALN/SR(A)/103/1988-89, issued by Special Deputy Commissioner, Bangalore District, Bangalore) and Bounded on the;

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Asset Recovery Branch Bangalore

Schedule 'B' Property 400 Sq.Ft of undivided share, right, title and interest of Land in the 'A' schedule Property **Schedule 'C' Property** All that piece and parcel of property bearing Flat No.:**BF - 208,** totally measuring a super built up area of 1089 Sq.ft in the First Floor in 'F' Block along with covered Car Parking space in the Basement/Surface/Stilt Floor numbered as BF - 208 along with 400 Sq.Ft of undivided interest in land comprising schedule A property is one of such apartment units/flats in the said Apartment Building " Garden Residency", situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bengaluru District, Bengaluru and bounded on : East by : Common Staircase Area, West by : Residential Apartment privately numbered as F-207 in First Floor of 'F' Block, North by : Area open to sky of apartment building, South by : Common Corridor.	
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	**26.11.2026 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 77,39,267.98 (Rupees Seventy Seven Lakhs Thirty Nine Thousand Two Hundred Sixty Seven and Ninety Eight Paisa only) as on 30.09.2026 plus future**
9.1. Reserve price for the property / Properties below which the property will not be sold:	**Rs.31,37,000 (Rupees Thirty One Lakhs Thirty Seven Thousand only),**
9.2. EMD Payable	**Rs.3,13,700 (Rupees Three Lakhs Thirteen Thousand Seven Hundred 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 arb.bengalurunorth@unionbankofindia.bank.in or contact **Union Bank of India, Asset Recovery Branch, #10/4, 1st Floor ,Mithra Towers, Kasturba Road, Bangalore - 560001 &** Mail Id:

यूनियन बैंक ऑफ इंडिया अचल संपत्ति शाखा बेंगलूरु उत्तर Bengaluru North Asset Recovery Branch UNION BANK OF INDIA

arb.bengalurunorth@unionbankofindia.bank.in and Authorised Officer 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/viewauction 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 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.50,000/- each for all three properties in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs. 50,000/-.each for all three 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 the account bearing Number **800001980050000, in the name of "Asset Recovery Branch" Bangalore, at Union Bank Of India, through** 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 Authorised 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 Authorised 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 Authorised 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 registration of sale certificate, 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 Authorised 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 Classification: Internal 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 Authorised 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

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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 Authorized 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 Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues.

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.

Place: Bangalore
Date: 03.11.2026

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