



Stressed Assets Management Branch (SAM)-3873, Mumbai.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

The Authorized Officer of Central Bank of India has taken over the possession of the scheduled property(ies) u/s 13(4) of the SARFAESI Act. Public at large is informed that the secured property(ies) as mentioned below are available for sale under Private Treaty in view of offer received from an intending purchaser, as per the terms agreeable to the Bank on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

Name of the Mortgagor of the Property:	Unity Realty and Developers Ltd. having its office at K K Tower, Parel , Tank Road, 6 D Ambedkar Marg, Parel, Mumbai-400012.
Amount outstanding/ Secured Debt for recovery of which the property is to be sold:	Rs.453,05,74,848 (Rupees Four Hundred Fifty Three Crore Five Lacs Seventy Four Thousand Eight Hundred Forty Eight Only) as on 21.10.2017 (which represents the principal plus interest due as on 21.10.2017) together with further interest thereon and other charges from

Description of Property under Private Treaty:

Sr. No.	Description of the Property	Boundaries
1	All that piece and parcel of the property bearing Survey Number 174 measuring 16 guntus situated at Kodigehalli Village, Yelahanka Hobli, North Bangalore Taluk. Bangalore ad bounded by:	<p>North by: Remaining portion of Land bearing Sy. No. I74</p> <p>South by: Land bearing Sy. No. I75 tank</p> <p>East by: Land bearing Sy. Nos.171 & 173</p> <p>West by: Land bearing Sy. No. 175-tank</p>
2	All that piece and parcel of the property bearing Survey Number 152/4 measuring 16 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	<p>North by: By Rajakaluve & land belonging to Mr. Narasappa bearing Sy. No. 159</p> <p>South by: Land belonging co Mr. Patel bearing Sy. No. 152/1</p> <p>East by: By Rajakaluve & land belonging to Mr. Anjinappa's bearing Sy. No. 151/1.</p> <p>West by: Land belonging to Patel Range Gowda bearing Sy. No. 152/3</p>
3	All that piece and parcel of the property bearing Survey Number 153/1 measuring 20.08 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	<p>North by: Land belonging to Sri. Dyavappa</p> <p>South by: Remaining portion of Sy. No. 153/1 belonging to Mr. Veerabhadrachari</p> <p>East by: Land belonging to Mr. Mariappa</p> <p>West by: Land belonging Mr. Krishnamurthy</p>
4 (a)	All that piece and parcel of the property bearing Survey Number 154/3 measuring 11 guntas, situated at	<p>North by: Land belonging to Narayanappa</p> <p>South by: Land belonging to Mr. Kembairappa</p>

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	Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	East by: Land belonging to Mr. Kenchappa West by: Land belonging to Mr. K. C. Kempaiah
(b)	All that piece and parcel of the property bearing Survey Number 154/3 measuring 11 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Remaining portion of Sy. No. 154/3 South by: By Rajakaluve East by: Land belonging to Mr. Bidaralu Narayanappa West by: Land belonging to Mr. T. Narayanappa
5(a)	All that piece and parcel of the property bearing Survey Number 168/13 measuring 14 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Pillapp South by: By Rajakaluve East by: Land belonging to Mr. Doddaiah West by: Kodihalla
(b)	All that piece and parcel of the property bearing Survey Number 157/4 measuring 13 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: By Rajakaluve South by: By Rajakaluve East by: Land belonging to Mr. Byanna West by: Land belonging to Mr. Doddaiah
6	All that piece and parcel of the property bearing Survey Number 169/4 measuring 10 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore	North by: Land belonging to Byataranarayanapura Narayanappa South by: Portion of Land bearing Sy. No. 169/4 belonging to Mr. Krishnamurthy East by: Land belonging to Mr. Krishnappa

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	and bounded by:	West by: Land belonging to Mr. Seetharamaiah.
7	All that piece and parcel of the property bearing Survey Number 168/9 measuring 29 guntas and Resurvey No. 168/18B(Old Survey Number 168/18) measuring 20 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: By Rajakaluve
		South by: By Rajakaluve and remaining portion of Sy. No. 168/9
		East by: Land bearing Sy. No. 168/18A and land belonging to Mr. Govinde Gowda
		West by: Land bearing Sy. No. 168/1 and land belonging to Mr. Byre Gowda.
8	All that piece and parcel of the property bearing Survey Number 169/1 measuring 8 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Venkataramaiah
		South by: Land belonging to Jayaramappa
		East by: Land belonging to Mr. Shivanna
		West by: Kodihalla.
9	All that piece and parcel of the property bearing Survey Number 176/1 measuring 1 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Jayaramappa
		South by: Land belonging to Mr. Srinivasa
		East by: Land belonging to Mr. Shivanna
		West by: Kodihalla.
10	All that piece and parcel of the property bearing Survey Number 156/2 measuring 15 guntas, situated at Kodigehali village, Yelahanka Hobli North	North by: Land bearing Sy. No. 158/1
		South by: Land bearing Sy. No. 116
		East by: Land bearing Sy. No. 155/2
		West by: Land bearing Sy. No. 156/1.

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	Bangalore Taluk. Bangalore and bounded by:	
11 (a)	All that piece and parcel of the property bearing Survey Number 168/16 measuring 6.80 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land bearing Sy. No. 168/17
		South by: Land bearing Sy. No. 168/15
		East by: Remaining portion of Land bearing Land bearing Sy. No. 168/16 belonging to Mr. Gopalappa
		West by: Land bearing Sy. No. 167
b	All that piece and parcel of the property bearing Survey Number 168/16 measuring 06.80 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land bearing Sy. No. 168/17 belonging to Mr. R. Srinivasaiah
		South by: Land bearing Sy. No. 168/15 belonging to Mr. Sonne Gowda
		East by: land bearing Sy. No. 158 belonging to Mr. R. Shrinivasaiah
		West by: Remaining portion of Sy. No. 168/16 Mr. A. Aswathappa
12	All that piece and parcel of the property bearing Survey Number 169/3 measuring 1 acre 11 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land bearing Sy. No. 176/2, 176/3
		South by: Remaining portion of Land bearing Sy. No. 169/3
		East by: Land bearing Sy. No. 169/4
		West by: Land bearing Sy. No. 169/1
13	All that piece and parcel of the property bearing Survey Number 153/1 measuring 20.8 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Remaining portion of Sy. No. 153/1
		South by: Land bearing Sy. No. 116/2 and 3
		East by: Land bearing Sy. No. 153/2
		West by: Land bearing Sy. No. 154/7
14	All that piece and parcel of	North by: Land belonging to Mr.

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(a)	the property bearing Survey Number 168/18A measuring 13 guntas situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	Govinde Gowda
		South by: Land belonging to Mr. T. G. Lokksha
		East by: Land belonging to Mr. Kallappa, Mr. Byre Gowda
		West by: Land belonging to Mr. K. Rame Gowda
(b)	All that piece and parcel of the property bearing Survey Number 168/18A measuring 13 guntas situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. T. G. Lokksha
		South by: Land belonging to Mr. T. G. Keshawa
		East by: Land belonging to Mr. Kallappa - Mr. Byre Gowda
		West by: Land belonging to Mr. K. Rame Gowda
15	All that piece and parcel of the property bearing Survey Number 168/18A (Old Survey No. 168/18) measuring 13 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Remaining portion of the same Sy. No. belonging to Mr. T. G. Jagadish
		South by: By Rajakaluve
		East by: Land belonging to Mr. Kallappa, Mr. Byre Gowda
		West by: Land belonging to Mr. K. Rame Gowda
16	All that piece and parcel of the property bearing Survey Number 168/18A (Old Survey No. 168/18) measuring 13 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land belonging to Mr. Narayana Gowda
		South by: Land belonging to Mr. Jagadish
		East by: Land belonging to Mr. Kallappa, Mr. Byre Gowda
		West by: Land belonging to Mr. K. Rame Gowda
17 (a)	All that piece and parcel of the property bearing Survey	North by: Land bearing Sy. No. 168/1 and 168/2 belonging to Mr.

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	Number 168/2 measuring 7.12 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	Ramchandra Land South by: Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Ramchandra Land East by: Land bearing Sy. No. 168/9 West by: Land bearing Sy. No. 168/2
(b)	All that piece and parcel of the property bearing Survey Number 168/1 measuring 4 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Remaining portion of Land bearing Sy. No. 168/1 belonging to Mr. B. Ramchandra. South by: Remaining portion of Land bearing Sy. No. 168/1 to Mr. B. Srinivasa Gowda East by: Land bearing Sy. No. 168/9 West by: Land bearing Sy. No. 168/2
(c)	All that piece and parcel of the property bearing Survey Number 168/1 measuring 4 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Rajakaluve and Sy. No. 178. South by: Land belonging to Mr. B. Ramchandra ppa Sy. No. 168/1 East by: Private property bearing Sy. No. 168/9 West by: Private property bearing Sy. No. 168/2
(d)	All that piece and parcel of the property bearing Survey Number 168/2 measuring 7.12 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Property belonging to Mr. B. Srinivasagowda Sy. No. 168/1 and remaining portion of Sy. No. 168/2 South by: Property belonging to Mr. B. Ramchandrappa Sy. No. 168/1 and 168/2 East by: Private property bearing Sy. No. 168/9 West by: Private property bearing Sy. No. 168/3
(e)	All that piece and parcel of the property bearing Survey Number 168/1 measuring 4	North by: Remaining portion of Sy. No. 168/1 belonging to Mr. B. Ramachandra ppa

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	guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	South by: Remaining portion of Sy. No. 168/1 belonging to Mr. Range Gowda East by: Sy. No. 168/9 West by: Sy. No. 168/2
(f)	All that piece and parcel of the property bearing Survey Number 168/2 measuring 7.12 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Ramakrishna South by: Land belonging to Sy. No. 168/1 and 168/2 belonging to Mr. B. Range Gowda East by: Sy. No. 168/9 West by: Sy. No. 168/3
(g)	All that piece and parcel of the property bearing Survey Number 168/1 measuring 4 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Remaining portion of Sy. No. 168/1 belonging to Mr. B. Range Gowda South by: Remaining portion of Sy. No. 168/1 belonging to Mr. B. Ramakrishna East by: Sy. No. 168/9 West by: Sy. No. 168/2
(h)	All that piece and parcel of the property bearing Survey Number 168/2 measuring 7.12 guntas, situated at Kodigehali village, Yelahanka Hobli North Bangalore Taluk. Bangalore and bounded by:	North by: Land bearing Sy. No. 168/1 and 168/2 belonging to Mr. B. Rangegowda South by: Land belonging to Sy. No. 168/8 East by: Sy. No. 168/9 West by: Sy. No. 168/3

There is no encumbrance in the above mentioned properties known to the Bank/ Authorized Officer on the date of issuance of the present notice.



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The Sale under Private Treaty will be conducted on the terms and conditions mentioned herein below:

- a) The Sale under Private Treaty will be conducted on or after 30.09.2024.
- b) Reserve Price of the property is Rs. 68,00,00,000/- (Rupees Sixty eight Crores). The property will not be sold below Reserve Price.
- c) The property will be sold on "As is Where is Basis", "As Is What Is Basis", and "Whatever There is Basis" and "Without Recourse" basis.
- d) An offer to purchase the property may be submitted to the Authorised Officer by any interested/ intending purchaser. Such offer shall be submitted with 10% of the offered amount as offer amount/ refundable deposit. The said amount shall be kept in non-interest bearing account.
- e) After submission of offer together with refundable deposit, the Intending Purchaser may conduct due diligence exercise regarding the encumbrance, charge and statutory outstanding of the secured asset under sale and should satisfy themselves about the title, extent of the mortgaged property and property under sale before submitting their offer. No claim of whatsoever nature regarding the title, charges and encumbrances over the mortgaged property etc. will be entertained after submission of the offer and at any stage thereafter and the successful purchaser shall have no claim regarding refund of amount deposited by him/her/it after being declared as successful purchaser.
- f) The intending purchaser shall complete its Due Diligence exercise before 27.09.2024 days and confirm its offer. The offer amount shall be kept in non interest bearing account.
- g) After due diligence exercise duly conducted, the Intending Purchaser may either confirm its offer or withdraw the same.
- h) If the intending purchaser withdraws its offer the offer amount will be refunded to it within a period of seven business days from the date of receipt of the communication of the Intending purchaser about such withdrawal.
- i) If the intending purchaser confirms its offer, Bank will consider the offer and will inform to the intending purchaser whether the offer is acceptable to the Bank or not.



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- j) If the Bank accepts the offer of the Intending Purchaser, 25% of the purchase consideration shall be deposited by the intending purchaser within the next working day of receipt of Bank's communication of acceptance. The offer amount/ refundable deposit already deposited shall be adjusted to the said 25% of purchase consideration.
- k) The Intending Purchaser will be required to deposit the remaining 75% amount of the purchase consideration within 15 days from the date of receipt of Bank's communication of acceptance or within such extended time as may be granted by the Authorised officer in accordance with the provisions of the SARFAESI Act.
- l) In case Bank / Authorised Officer receives more than one offer, the Bank will accept the highest offer. If the highest bidder fails to deposit the remaining amount as per the terms mentioned herein, then the bank may accept the next offer close to the highest offer.
- m) If after acceptance of the offer by the Authorised Officer/ Bank, the intending purchaser fails to deposit the amount as stipulated above, Authorised Officer/ Bank shall forfeit the amount already paid/deposited by such intending purchaser, where upon the intending purchaser shall not have any claim in any manner whatsoever.
- n) In case of non-acceptance of offer of purchase by the Bank, the offer amount already deposited will be refunded to the intending purchaser without any interest.
- o) On deposit of the entire consideration amount, the Authorised Officer will issue Sale Certificate to the Intending Purchaser.
- p) Upon issuance of sale certificate, the Intending purchaser shall arrange for the registration of Sale Certificate at its own cost and the Authorised officer of Bank will extend cooperation for execution and registration of the Sale Certificate and Deed.
- q) The intending purchaser shall bear the stamp duty charges including those of sale certificate registration charges. Any taxes, charges accrued on the Property under Sale after the date of sale shall be borne by the intending purchaser. However, the Vendor Bank will pay and clear all the tax dues to be paid to Bruhath Bangaluru Mahanagar Palike accrued till the date of issuance of Sale Certificate. Any taxes, charges accrued on the Property under Sale after the date of sale shall be borne by the intending purchaser. As



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per Income Tax Rules TDS @ 1% of purchase consideration is payable by the intending purchaser.

This may also be treated as notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the sale through private treaty.

Date: 12.09.2024

Place: Mumbai

**Authorized Officer
Central Bank of India**