



THE KARNATAKA STATE COOPERATIVE APEX BANK LTD.
No.1, 'UTHUNGA', Pampamahakavi Road, Chamarajpet,
Bengaluru -18
☎ 080-26983700, 26983722, 22976600
E-mail = recoverycell@karnatakaapex.bank.in

Sale Notice of Immovable Property

AUCTION SALE OF IMMOVABLE PROPERTY UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas, (1) M/s. Value Bazaar Traders Pvt. Ltd., Rep. by its Directors and Authorised Signatory Sri Subhash Sreedaran Smt.Sreepriya Rajesh Having its Registered Office at: No.166, KNO.76, Vibuthipura Village, Bengaluru-560 037, Also at: No.166, 3rd Main, Rajanna Colony, Opp:Basavanagar Bus Stand, Bengaluru-560 037, (2) M/s. Associate Dwellings Private Limited, Rep. by its Director and Authorized Signatory, Sri Subhash Sreedaran, Having its Regd. office at: #302, 3rd Floor, Devatha Plaza, Residency Road, Bengaluru-560 025 (3) Sri Subhash Sreedaran, S/o Sri Appu Sreedharan, Director, M/s. Value Bazaar Traders Pvt. Ltd., & Director & Authorized Signatory of M/s. Associate Dwelling Private Limited, No.100, Shrusti, 5th Cross, Ramesh Nagar, Bengaluru-560 037 (4) Smt. Sreepriya Rajesh, W/o Rajesh.P.K, Director, M/s. Value Bazaar Traders Pvt. Ltd., No.100, Shrusti, 5th Cross, Ramesh Nagar, Bengaluru-560 037 (Borrowers & Guarantors) having failed to repay the debt in respect of borrowing from The Karnataka State Co-Operative Apex Bank Ltd., Head Office Branch Bengaluru. The total amount due and payable by them jointly and severally as per the agreed terms and conditions for A/c No.1001/18/698/0000014 of **Rs.77,30,10,530/- (Rupees Seventy Seven Crore Thirty Lakh Ten Thousand Five Hundred and Thirty Only)** as on 12.03.2026, along with interest at the applicable rate and costs thereon.

Whereas the Bank has issued notice under Section 13 (2) of the SARFAESI Act, 2002 and in pursuant to and in exercise of the powers conferred under Section 13 (4) of the Act, the Authorized Officer has taken possession of the mortgaged property including those more fully described hereunder, and the Bank has decided to sell the below mentioned property under the provisions of the SARFAESI Act read with the relevant rules 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002.

Date & Time of Opening Tender and Place of Auction	Reserve Price	EMD Amount
Date: 07.04.2026 at 11.30 a.m No. 1, "UTHUNGA", Pampamahakavi Road, Chamrajpet, Bengaluru-560018	Rs.78,43,00,000/- (Rupees Seventy Eight Crore Forty Three Lakh Only)	Rs.70,00,000/- (Rupees Seventy Lakh Only)

- Description of the Immovable Schedule Property -

All that piece and parcel of Villa No.1 to 4, 7 to 24, 26, 27, 30 to 36, 38 to 41, 44 to 47, 49 to 54, 56 to 67, 70 to 80, 85 to 104. Total 87 Villas (Details of each villas are mentioned below) the entire project is named as "CASTLETON GREEN" formed as per the Layout plan approved by Anekal Planning Authority, carved out of converted land bearing Sy.No.69, measuring 2 Acres 02 Guntas, Sy. No. 73 measuring 1 Acres 03 Guntas, Sy.No.74 measuring 13 Guntas, Sy. No. 74 measuring 13 Guntas, Sy. No. 74 measuring 14 guntas, Sy. No. 74 measuring 12 Guntas and Sy. No. 74 measuring 12 Guntas, Sy No.76 measuring 1 Acres 24 Guntas (converted as per Conversion Orders of Deputy Commissioner, Bangalore District, bearing No.ALN(AJ)SR/61/2014-15 dated 16.01.2014, bearing No.ALN(AJ)SR/99/2014-15 dated 16.03.2015 and bearing No.ALN(AJ)SR/02/2014-15 dated 05.09.2014) totally measuring 06 Acres 13 Guntas situated at Hennagara Village, Jigani Hobli, Anekal Taluk, Bangalore Urban District, all the above said lands are abating to each other forming a compact block and together bounded as follows: East by: Sy.No.77, West by: Sy.No.71,65&64, North by: Sy.No.75&Nala, South by: Sy.67,68,70,72 and 45 meters Road.

Particulars of Individual Villas

Sl No	Villa No. PID No.	Dimension in Sq.Ft		Boundaries(Schedules)			
		Sital Area in Sq Ft	Super Built Up Area	E	W	N	S
1.	1 150200103200900742	2000	2581	Road	Villa 16	Road	Villa 2
2.	2 150200103200900743	2000	2581	Road	Villa 15	Villa 01	Villa 3
3.	3 150200103200900745	2000	2443	Road	Villa 14	Villa 2	Villa 4
4.	4 150200103200900747	2000	2581	Road	Villa 13	Villa 3	Villa 5
5.	7 150200103200900750	2000	2581	Road	Villa 10	Villa 6	Villa 8
6.	8 150200103200900751	2000	2581	Road	Villa 9	Villa 7	Road
7.	9 150200103200900752	1600	2258	Villa 8	Road	Villa 10	Road
8.	10 150200103200900753	1600	2258	Villa 7	Road	Villa 11	Villa 9
9.	11 150200103200900755	1600	2258	Villa 6	Road	Villa 12	Villa 10
10.	12 150200103200900756	1600	2258	Villa 5	Road	Villa 13	Villa 11
11.	13 150200103200900757	1600	2258	Villa 4	Road	Villa 14	Villa 12

12.	14 150200103200900759	1600	2258	Villa 3	Road	Villa 15	Villa 13
13.	15 150200103200900760	1600	2200	Villa 2	Road	Villa 16	Villa 14
14.	16 150200103200900761	1600	2150	Villa 01	Road	Road	Villa 15
15.	17 150200103200900762	1200	1920	Road	Villa 36	Road	Villa 18
16.	18 150200103200900763	1200	1920	Road	Villa 35	Villa 17	Villa 19
17.	19 150200103200900764	1200	1920	Road	Villa 34	Villa 18	Villa 20
18.	20 150200103200900765	1200	1920	Road	Villa 33	Villa 19	Villa 21
19.	21 150200103200900766	1200	1920	Road	Villa 32	Villa 20	Villa 22
20.	22 150200103200900767	1200	1920	Road	Villa 31	Villa 21	Villa 23
21.	23 150200103200900768	1200	1920	Road	Villa 30	Villa 22	Villa 24
22.	26 150200103200900771	1200	1920	Road	Villa 27	Villa 25	Road
23.	27 150200103200900772	1200	1920	Villa 26	Road	Villa 28	Road
24.	30 150200103200900776	1200	1909	Villa 23	Road	Villa 31	Villa 29
25.	31 150200103200900778	1200	1909	Villa 22	Road	Villa 32	Villa 30
26.	32 150200103200900779	1200	1909	Villa 21	Road	Villa 33	Villa 31
27.	33 150200103200900780	1200	1909	Villa 20	Road	Villa 34	Villa 32
28.	34 150200103200900781	1200	1909	Villa 19	Road	Villa 35	Villa 33
29.	35 150200103200900782	1200	1909	Villa 18	Road	Villa 36	Villa 34
30.	36 150200103200900783	1200	1909	Villa 17	Road	Road	Villa 35
31.	38 150200103200900785	1200	1920	Road	Villa 53	Villa 37	Villa 39
32.	39 150200103200900786	1200	1920	Road	Villa 52	Villa 38	Villa 40
33.	40 150200103200900787	1200	1920	Road	Villa 51	Villa 39	Villa 41
34.	41 150200103200900789	1200	1920	Road	Villa 50	Villa 40	Villa 42
35.	44 150200103200900792	1200	1920	Road	Villa 47	Villa 43	Villa 45

36.	45 150200103200900795	1600	2497	Road	Villa 46	Villa 44	Road
37.	46 150200103200900796	1600	2257	Villa 45	Road	Villa 47	Road
38.	47 150200103200900797	1200	1909	Villa 44	Road	Villa 48	Villa 46
39.	49 150200103200900799	1200	1909	Villa 42	Road	Villa 50	Villa 48
40.	50 150200103200900800	1200	1909	Villa 41	Road	Villa 51	Villa 49
41.	51 150200103200900801	1200	1909	Villa 40	Road	Villa 52	Villa 50
42.	52 150200103200900802	1200	1909	Villa 39	Road	Villa 53	Villa 51
43.	53 150200103200900803	1200	1909	Villa 38	Road	Villa 37	Villa 52
44.	54 150200103200900804	1200	1909	Road	Villa 67	Road	Villa 55
45.	56 150200103200900806	1200	1950	Road	Villa 65	Villa 55	Villa 57
46.	57 150200103200900809	1200	1950	Road	Villa 64	Villa 56	Villa 58
47.	58 150200103200900810	1200	1950	Road	Villa 63	Villa 57	Villa 59
48.	59 150200103200900811	1200	1950	Road	Villa 62	Villa 58	Villa 60
49.	60 150200103200900812	1200	1950	Road	Villa 61	Villa 59	Road
50.	61 150200103200900813	1200	1950	Villa 60	Road	Villa 62	Road
51.	62 150200103200900814	1200	1950	Villa 59	Road	Villa 63	Villa 61
52.	63 150200103200900815	1200	1950	Villa 58	Road	Villa 64	Villa 62
53.	64 150200103200900816	1200	1950	Villa 57	Road	Villa 65	Villa 63
54.	65 150200103200900817	1200	1950	Villa 56	Road	Villa 66	Villa 64
55.	66 150200103200900819	1200	1950	Villa 55	Road	Villa 67	Villa 65
56.	67 150200103200900820	1200	1950	Villa 54	Road	Road	Villa 66
57.	70 150200103200900823	1200	1950	Road	Villa 81	Villa 69	Villa 71
58.	71 150200103200900825	1200	1950	Road	Villa 80	Villa 70	Villa 72
59.	72 150200103200900826	1200	1950	Road	Villa 79	Villa 71	Villa 73

60.	73 150200103200900827	1200	1950	Road	Villa 78	Villa 72	Villa 74
61.	74 150200103200900828	1200	1950	Road	Villa 77	Villa 73	Villa 75
62.	75 150200103200900829	1200	1950	Road	Villa 76	Villa 74	Road
63.	76 150200103200900830	1200	1950	Villa 75	Road	Villa 77	Road
64.	77 150200103200900831	1200	1950	Villa 74	Road	Villa 78	Villa 76
65.	78 150200103200900832	1200	1950	Villa 73	Road	Villa 79	Villa 77
66.	79 150200103200900833	1200	1909	Villa 72	Road	Villa 80	Villa 78
67.	80 150200103200900834	1200	1909	Villa 71	Road	Villa 81	Villa 79
68.	85 150200103200900839	1200	1909	Road	Villa 100	Road	Villa 86
69.	86 150200103200900840	1200	1909	Road	Villa 99	Villa 85	Villa 87
70.	87 150200103200900841	1200	1909	Road	Villa 98	Villa 86	Villa 88
71.	88 150200103200900842	1200	1909	Road	Villa 97	Villa 87	Villa 89
72.	89 150200103200900843	1200	1909	Road	Villa 96	Villa 88	Villa 90
73.	90 150200103200900844	1200	1909	Road	Villa 95	Villa 89	Villa 91
74.	91 150200103200900845	1200	1909	Road	Villa 94	Villa 90	Villa 92
75.	92 150200103200900846	1996	2806	Road	Villa 93	Villa 91	Road
76.	93 150200103200900847	1996	2806	Villa 92	Road	Villa 94	Road
77.	94 150200103200900848	1200	1909	Villa 91	Road	Villa 95	Villa 93
78.	95 150200103200900849	1200	1909	Villa 90	Road	Villa 96	Villa 94
79.	96 150200103200900850	1200	1909	Villa 89	Road	Villa 97	Villa 95
80.	97 150200103200900851	1084	1755	Villa 88	Road	Villa 98	Villa 96
81.	98 150200103200900852	981	1601	Villa 87	Road	Villa 99	Villa 97
82.	99 150200103200900853	931	1552	Villa 86	Road	Villa 100	Villa 98
83.	100 150200103200900854	1136	1841	Villa 85	Road	Road	Villa 99

84.	101 150200103200900855	909	1514	Road	Villa 104	Road	Villa 102
85.	102 150200103200900856	913	1600	Road	Villa 103	Villa 101	Road
86.	103 150200103200900857	912	1580	Villa 102	Road	Villa 104	Road
87.	104 150200103200900858	905	1616	Villa 101	Road	Road	Villa 103

Terms and Conditions of Auction Sale: -

1. The Tender form can be collected from **The Karnataka State Co-Operative Apex Bank Ltd., No.1, "UTHUNGA", Pampamahakavi Road, Chamrajpet, Bengaluru-560018, (Ph.080-26983700, 26983722, 22976600)** on all working days during office hours.
2. The intending bidders should submit their bids in the prescribed tender form in closed cover along with EMD by means of Demand Draft / Banker's Cheque / Pay Order drawn in favour of **The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru** - payable at Bengaluru. The Demand Draft / Banker's Cheque / Pay Order shall be drawn after the date of publication of this Auction Sale Notice through Tenders.
3. Tenders not in the prescribed format will not be accepted. The tender along with the EMD shall be submitted at **The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru** latest by **06.04.2026** before 5.00 p.m. Tender without EMD shall be summarily rejected.
4. The property "WILL NOT BE" sold below the reserve price.
5. In case the bidder is not successful the EMD amount will be refunded without interest.
6. The EMD amount shall be liable for forfeiture without prior notice, if the bidder including successful bidder fails to adhere to the terms and conditions of the Auction Sale.
7. The sealed tenders will be opened by the Authorised Officer in the presence of the available / attending bidders on **07.04.2026 at 11.30 a.m.**
8. The successful bidder shall deposit 25% of the Sale Price (inclusive of EMD) immediately after the auction sale, on the same day, by Demand Draft/Pay Order/ RTGS/NEFT and the balance of the Sale Price should be paid within 15 days from the date of confirmation of sale. In case of default by the successful bidder, all the amounts deposited till then shall be forfeited without notice and the property will be put for re-auction.
9. The successful bidder shall bear the statutory dues / taxes / charges / property tax / E B charges / water charges / conveyance charges such as stamp duty, registration fee etc. that is required to be paid in order to get the property conveyed in his favour, as per the applicable laws.
10. The Authorised Officer has absolute right to accept or reject any or all of the tender or/ bid / offer and / or adjourn / postpone / cancel the Auction Sale without assigning any reason, and also to modify any or all terms and conditions of the sale without prior notice.
11. The sale is subject to confirmation by the Bank.

12. The property can be inspected by the intending bidder between 10.00 a.m to 5.00 p.m at his expenses at the address mentioned in the Schedule.
13. The property is put for sale on “AS IS WHERE IS CONDITION” and “AS IS WHAT IS CONDITION”. The intending bidder shall satisfy himself about the title, ownership, statutory approvals, encumbrances etc. of the property.

For further details the intending bidders may contact the Authorised Officer, The Karnataka State Co-Operative Apex Bank Ltd., No. 1, “UTHUNGA”, Pampamahakavi Road, Chamarajpet, Bengaluru-560018 for ascertaining the details of property and also for inspection of property (Ph.080-26983700, 26983722, 22976600) E-Mail id: recoverycell@karnatakaapex.bank.in

Sd/-
AUTHORISED OFFICER
The Karnataka State Co-operative
Apex Bank Ltd., Chamarajpet,
Bengaluru - 560 018

Place: Bengaluru
Date : 12.03.2026