

यूनियन बैंक
ऑफ इंडिया
एकता सर्वोपरि



Union Bank
of India
A Government of India Undertaking

ASSET RECOVERY BRANCH

#249/3RT, 1st Floor, S.R.Nagar Main Road,
Hyderabad-500038

E-AUCTION SALE NOTICE

[See Proviso to Rule 8 of Security Enforcement Rules, 2002]

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 the proviso of 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 Symbolic/ Physical possession of which has been taken by the Authorised Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit, Bid Increment are also mentioned hereunder:

Name and address of the Borrower(s) and Guarantor(s): M/s. Comfort Homes Inn (Bangalore) Pvt Ltd., 2nd Floor, BMTC Complex, White Field, Bangalore-560066. **Mr. M. Sambasiva Rao**, 1-2-100/4, Street No.2, Kakatiya Nagar, Habsiguda, Hyderabad-500007. **Mr. Satish Kumar Gudar**, H.No.15-31-1, HIG-1, 5th Phase, Near Rosary Public School, KPHB Colony, Kukatpally, Hyderabad-500072. **Mrs. Neelima Gudar**, H.No.15-31-1, HIG-1, 5th Phase, Near Rosary Public School, KPHB Colony, Kukatpally, Hyderabad-500072. **Mr. N.Rama Mohan Kumar**, H.No.7-104/4, Velivenu, Mahankali Temple, West Godavari-534329.

The secured debt for the recovery of which the immovable secured asset is to be sold: **Rs.29,71,63,903.95** in **M/s.Comfort Homes Inn (Bangalore) Pvt Ltd** and **Rs.1,06,50,374.26** in the loan accounts of **Mr.Satish Kumar Gudar** and **Mrs.Neelima Gudar** as on **30.09.2025** with further interest, cost & expenses.

DESCRIPTION OF IMMOVABLE SECURED ASSETS TO BE SOLD PROPERTY DESCRIPTION

All that piece and parcel of Non-agricultural land bearing Kh. No.13/1, area 9.88 acres (i.e.4.00 H.R), (i.e.40000.00 sqmtrs) of Class-I, Khate No.132, Cess Rs.1.00, and land bearing Kh.No.13/2, area 11.41 acres (i.e.4.62 H.R), (i.e.46200.00 sqmtrs) of Class-I, Khate No.84, Cess Rs.1.37, total admeasuring area 21.29 acres (i.e.8.62 H.R), Mouza Durgdhamana at Village Durgdhamana, in Tahsil and District Nagpur belonging to **Mr.M.Sambasiva Rao**. **Boundaries:** **Khasara No.13/1:** East : Khasara No.18, West: Khasara No.12, North: Khasara No.21 & 20, South: Khasara No.13/2. **Khasara No.13/2:** East: Khasara No.18, West: Khasara No.12, North: Khasara No.13/1, South: Khasara No.15.

Sale deed No.1814/2008 dt.29.03.2008

Google Coordinates: 21.157838, 78.954848

Reserve Price: Rs.8,05,29,000/- EMD: 10% of the Reserve Price Bid Increment: Rs.8,06,000/-

Date and Time E-Auction: 11-12-2025, Thursday from 12:00 Noon to 05:00 PM
(with 10 min unlimited auto extensions) E-auction website- <https://baanknet.com>

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. It is advisable to deposit and Link / Map the EMD amount with the property ID well in advance to avoid any technical glitch.

Register on <https://baanknet.com> using mobile number and valid email ID. For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of <https://baanknet.com>. For queries contact Number: 8291220220 email ID support.baanknet@psballiance.com Bidders are advised to go through the website: <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and www.unionbankofindia.co.in tenders 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 after the closing of the e-Bidding Process. The interest bidder may contact the **Authorised Officers** 249/3RT, 1st Floor, Main Road, SR Nagar, Hyderabad-500038. **Mobile No:9987321173**

Statutory 30 Days Sale Notice under Rule 8 of Security Interest (Enforcement) Rules, 2002.

This may also be treated as notice u/r 8 of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Note: Revenue Appeal/Class No.RTS 64 Case No.123/2021-22, Sub divisional Officer, Nagpur (Rural) for Nagpur property

Date:29.10.2025
Place:Hyderabad

Authorised Officer, Union Bank of India
Asset Recovery Branch