

THROUGH COURIER/EMAIL/ RPAD

Ref: S.N/1st/ UNICOJUL27

Loan A/c: 741137453301

Date: 29-07-2026

To,

JABIULLA

Residence Address: AZAD NAGAR CHIKKABALLAPUR SILAGHATTA, BANGALORE, 562105, KARNATAKA

Property Address: Property Bearing Property Nos 119 B Gram Panchayath Shidlaghatta Taluk Chikkaballapur District

MEHAR TAJ

Residence Address: AZAD NAGAR CHIKKABALLAPUR SILAGHATTA, BANGALORE, 562105, KARNATAKA

Property Address: Property Bearing Property Nos 119 B Gram Panchayath Shidlaghatta Taluk Chikkaballapur District

Subject: **SALE NOTICE OF IMMOVABLE SECURED ASSETS Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002**

Ref.: **Loan Account No. 741137453301**

Dear Sir/ Madam,

The authorized officer of **UNICO Housing Finance Private Limited**. ("**Secured Creditor**") hereby informs you that despite service of the demand notice dated **9/2/2026** under section 13(2) of the Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ("**SARFAESI Act**"), you the above named borrowers, co- borrowers/ guarantors have miserably failed to make the payment of the of the demanded amount within 60 days of the said notice, as such, the Constructive possession of the secured asset mentioned in schedule - A, had been taken by the authorized officer of the secured creditor.

The notice is hereby given to you that the secured creditor, shall now proceed to sell the secured asset by adopting any one of the methods mentioned in rule 8(5) of above rules. As such, you all are advised, in your own interest, to obtain sponsors/ valid offers in the prescribed manner for consideration, for the said property or pay the entire outstanding dues with charges levied therein of the secured creditor.

We hereby give you notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within **30 days** from the date of publication of this notice, the entire outstanding loan amount together with further interest, penal interest, costs and charges thereon till the date of payment, as per the agreed terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After **30 days**, no further notice whatsoever will be given to you and the Secured Asset will be sold accordingly.

THE AUTHORIZED OFFICER OF THE SECURED CREDITOR HEREBY SERVES ON YOU THIS NOTICE OF SALE OF THE SCHEDULED PROPERTY WHICH WILL BE SOLD AFTER **30 DAYS** BY WAY OF ONLINE PUBLIC AUCTION/ E-AUCTION ON **02-09-2026 FROM 02.00 P.M. TO 04.00 P.M** STRICTLY ON "**AS IS WHERE IS**", "**AS IS WHAT IS**", "**WHATEVER THERE IS**" AND "**WITHOUT ANY RECOURSE**" BASIS FOR RECOVERY OF THE SECURED DEBT OF **RS. 1011257/- (Rupees Ten Lakh Eleven Thousand Two Hundred Fifty Seven Only)** due as on **28-07-2026** ALONG WITH FURTHER INTEREST AND OTHER EXPENSES THEREON TILL DATE OF REALIZATION.

The Reserve Price for the Property is **Rs. 1225000/- (RUPEES TWELVE LAKH TWENTY-FIVE THOUSAND ONLY)**. We hereby inform you that you have absolute right for the redemption of property till the Sale confirmation is issued in favor of the Bidder. You may note that in case the sale proceeds of such sale of the Secured Asset are not sufficient to cover the entire outstanding dues of the secured creditor, then you are all jointly and severally liable to pay the amount of such shortfall to the Secured Creditor.

IN VIEW OF THE AFORESAID, THE AUTHORISED OFFICER OF THE SECURED CREDITOR IS ISSUING THIS NOTICE OF SALE IN COMPLIANCE OF RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

A COPY OF APPENDIX IV-A TO BE PUBLISHED IN TWO LEADING NEWSPAPERS IS ATTACHED HERewith FOR YOUR INFORMATION.

SCHEDULE-A

[Description of the Secured Asset]

ITEM NO.1

Sidlaghatta Taluk.Chikkaballapura District, In Measuring East to West: 10.972800000000001 Meters, North to South: 4.8768 Meters, In all measuring: 53.51 Sq Meters And bounded All that piece and parcel of the residential Property bearing E Swathu Form No.9 and 11A,E Swathu No.152800602600520265, Property No.119/C/1, situated Thimmasandra Village, Thimmasandra Gramapanchayath at on

East by: Vacant Site

West by: Property of Hajam Narasappa

North by: Road

South by: Zabiulla

Together with Ground floor, 1 Floor, 2nd Floor and 3rd Floor, constructed with RCC roofing with civic amenities thereon.

ITEM NO.2

All that piece and parcel of the residential Property bearing E Swathu Form No.9,E Swathu No.152800602600520275, Property No.119/B, situated at Thimmasandra Village, Thimmasandra Gramapanchayath Sidlaghatta Taluk.Chikkaballapura District, In Measuring East to West: 8.2296 Meters, North to South: 7.315200000000001 Meters, In all measuring: 60.20 Sq Meters And bounded on

East by: 3rd Number Vacant Site
West by: Hajam Narasappa and Kaiwara Thata Mata
North by: Vacant Site
South by: Gramatana

For UNICO Housing Finance Private Limited


Authorised Officer

Encl: Appendix IV-A

Appendix IV-A

[See proviso to Rule 8(6)]

E-Auction Sale Notice for sale of Immovable Properties

E-Auction sale notice of **30 days** 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 **UNICO Housing Finance Private Limited** [CIN:U64990TN2023PTC158736], the Secured Creditor, will be sold on "as is where is", "as is what is", "whatever there is" and "**without any recourse**" basis on **02-09-2026** from **02.00 P.M.** to **04.00 P.M.** (with automated extensions of 5 minutes each in terms of the Tender Document), for **RS. 1011257/- (Rupees Ten Lakh Eleven Thousand Two Hundred Fifty Seven Only)** due as on **28-07-2026** against Loan Account No. **741137453301** by way of outstanding principal, arrears (including accrued late charges) and interest till the date of actual payment along with applicable future interest in terms of the loan agreement, due to the Secured Creditor from **JABIULLA and MEHAR TAJ**.

The Reserve Price for the auction is **Rs. 1225000/- (RUPEES TWELVE LAKH TWENTY-FIVE THOUSAND ONLY)**. and the Earnest Money Deposit **Rs.122500 /- (Rupees One Lakh Twenty-Two Thousand Five Hundred Only)** i.e. 10% of the Reserve Price, which shall be deposited through **Demand Draft drawn in favour of UNICO Housing Finance Private Limited**, before submitting the tender online. The successful bidder shall deposit 25% of the Sale Price (less 10% EMD amount paid with the Tender Document to participate in the E-auction) immediately i.e. either on the same day or not later than the next working day. The balance 75% of the Sale Price is required to be deposited within 15 days from the date of confirmation of sale of the immovable property.

SCHEDULE A
[DESCRIPTION OF THE PROPERTY]

ITEM NO.1

Sidlaghatta Taluk.Chikkaballapura District, In Measuring East to West: 10.972800000000001 Meters, North to South: 4.8768 Meters, In all measuring: 53.51 Sq Meters And bounded All that piece and parcel of the residential Property bearing E Swathu Form No.9 and 11A,E Swathu No.152800602600520265, Property No.119/C/1, situated Thimmasandra Village, Thimmasandra Gramapanchayath at on

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East by: 3rd Number Vacant Site

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South by: Gramatana

*** Last date of submission of Bid/ EMD/ Request letter for participation is 28.08.2026 till 5 PM.**

**** Bid Increment Amount is allowed in multiples of Rs.10,000/-.**

***** Date of Inspection of Property :- 18.08.2026 and 25.08.2026.**

For detailed terms and conditions of the sale, please refer to the link provided on the website of the Secured Creditor i.e. <https://www.unicohfc.com> and <https://www.auctionfocus.in>

The intending bidders can also contact Mr. Kiran N S on his Mobile No. 8105093477.

For any assistance towards e-auction contact Help Line No : 9016641848; Email Id: support@auctionfocus.in

Date:- 29-07-2026

Place: CHIKKABALLAPUR.


AUTHORISED OFFICER
UNICO Housing Finance Private Limited