Mission Road Branch: Retail Recovery, 2nd Floor, No.58, IDBI House, Mission Road, Bengaluru-560027 Ph: 080-61451322/24/25/26. Email: recovery.bangalore@idbi.co.in

CIN:L65190MH2004GOI148838 PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY APPENDIX IV-A (See proviso to Rule 8(6)

E-Auction Sale Notice for Sale of Immovable Assets under the Security Interes Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s)/Guarantor(s) that the below described immovable properties mortgaged/charged to IDBI Bank Limited (Secured Creditor), the constructive/Physical Possession of which has been taken by the Authorised Officer of IDBI Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is on 14th March 2025 for recovery of amount due to IDBI Bank Limited (Secured Creditor) for the below mentioned Borrower(s)/Guarantor(s)/Mortgagors.

Date and Time of Auction 11th December 2025 from 10:30 AM to 1.00 PM

Last date of online submission of Bid: 10th December 2025 before 04:00 PM.

EMD Payment to be made into IDBI A/c No: 00834915010026; IFSC CODE: IBKL0000008 with relevant Bid Documents to reach us on or before 10th December 2025 before 04:00 PM to IDBI Bank Limited, Retail Recovery, 3rd Floor, No.58, IDBI House, Mission Road, Bengaluru-560027. Minimum Bid increment: Rs.10,000/- (Rupees Fifty Thousand Only).

(1) Name & Address of the Borrower: Mrs.Rashmi Puravankara & Mr Girlsh Puravanakara Row House No: 27, LGCL Bamboo Forest, Sy No: 138/1 &139. Rayasandra Village, Sarjapura Hobli, Anekal, Bengaluru-560099 also at Villa No: 62-C, LGCL ASHLAR 52 Choodasandra, Kasavanahalli Main Road Electronic City Post, Bengaluru-560099

Demand Notice: 21-01-2023 Possession Notice: 07-12-2023 Outstanding Amount: Rs. 2,44,35,059/- (Rupees Two Crore Forty Four Lakh Thirty Five Thousand and Fifty Nine Only) as on 15-01-2024 together with further interest and charges thereon with effect from 15-01-2024. (less further payments, if any).

Property details: Schedule-A(Description of the entire property) All that piece and parcel of residentially converted lands bearing survey No. 138/1 (portion of old survey No.91), measuring 20 guntas and survey No.139 (old survey No.91), measuring 1 acre 20 guntas, now bearing Property No. 79/138/139 (as per Grama Panchayath Records), Property Unique No. 150200100500300085, issued by Shanthipura Grama Panchayath, Anekal Taluk, situated at Rayasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, measuring in total 2 acres converted for non-agricultural/industrial use, vide Official Memorandum dated 25-01-2010, in No.ALN(A)(S)SR:327/09-10, change of land use from industrial use to residential use vide Order dated 15-04-2010, in No.201/109 10/153/10-11, issued by the Commissioner, Bangalore Development Authority, vide No.NA.MA/Aa.SA/Aa.Aa.3/54/2010-11, dated 28-09-2010, with all rights appurtenances whatsoever whether underneath or above the surface and bounded on the: East by: Government Road and remaining portion of Survey No. 139 West by: Remaining portion of Survey No. 138 belonging to Gowramma and Survey No. 7 of Naganathapura Village belonging to Krishnareddy. North by: Goma Lands and portion of survey No. 139. South by: Rayasandra Road Schedule -'B' (Description of the property hereby conveyed) Item No.1-All that piece and parcel of portion of the Schedule 'A' Property beneath the row house more fully mentioned and described in the Schedule 'C' here below and measuring in total 1208 square feet. Item No.2-All that piece and parcet of 3.06% undivided share, right, title and interest in the Schedule 'A' Property forming part of the club house, common area and facilities. Schedule -'C' (Description of the Row House being constructed on the Schedule "B' Property) Row house bearing No.27 being constructed on the portion of the Schedule 'A' Property (demarked in the Annexed Plan) having a super built-up area of 2537 square feet, with marble flooring, including one half part between the external walls abutting the adjoining row houses and further a Terrace area of 442 square feet forming part of the project named as "LGCL Bamboo Forest", along with exclusive right to use and enjoy the open area in the front and rear of the row house measuring 57 square fee and 140 square feet respectively, along with one open car parking space and the row house bounded on the: East by: Road, West by: Row house No.23, North by: Row house No. 26, South by: Row house No. 28.

Reserve Price: Rs.2,11,00,000/-EMD: Rs.21,10,000/-

(2) Name & Address of the Borrower: Mr. Yesu Raja and Mrs. Usha V No.297/13B, 1st Floor, New No.2, 9th Cross, Anthony Swamy Layout Lingarajapuram, Bangalore - 560084 Demand Notice: 16.03.2023 Possession Notice: 20.05.2024

Loan Outstanding Amount: Rs.44,74,924.00 (Rupees Forty Four Lakhs Seventy Four Thousand Nine Hundred Twenty Four Only) as on 09/03/2023

Property details: Schedule 'A' Property: All that piece and parcel of the immovable vacant property bearing Site No.42 Kallubalu Gram Panchayath Katha No.480, formed out of Sy No. 97/2, 107, 108/1, 108/2 converted for Non-agricultural Residential purposes vide OM bearing No.ALN/(AJ)SR/73/05-06 dated 09.08.2006, layout plan was approved by the BMRDA Anekal Planning Authority vide No.BMRDA/ APA/LAO/44/2006-07 dated 02.01.2008 in the layout known as CLASSIC CHAMPAKADHAMA situated at Harappanahalli Village, Jigani Hobli, Anekal Taluk hereinafter called the Schedule Property East to West 24 meters and North to South (33+29.8)/2 meters Total measuring 744.96 Sq. meters and bounded as follow: East by : Site No.43; West by : Site No.4; North by Road; South by; Sy Private Property

Schedule 'B' Property: undivided share right 433,645 Sq feet of, title and interest in the land comprised in the Schedule 'A' property.

together with further interest and charges thereon with effect from 10-03-2023. (less further payments, if any).

Schedule 'C' Property: All the piece and parcel of the Flat bearing No. GF-003 in ground Floor "CLASSIC CHAMPAKADHAMA", with SBA of 1313 Sq fee AND 433.645 (UDS) Sq feet, undivided share from built in Schedule A property, consisting 2 BHK house with attached bathroom, toilet, with vitrified tiles flooring Modular Kitchen, wardrobes, power backup and including basement one car parking and bounded: East by Open Space; West by Ground Floor Fla No.GF 002; North by Open Space; South by Ground Floor Flat No.GF 004

Reserve Price: Rs.56,26,000/-EMD: Rs.5,62,600/ (3) Name & Address of the Borrowers: Ms. Jecyntha and Mr. Nirmalin Vasanth G No 23, Flat no:301,2nd Floor, Vensa Lake View Apt,Ward No.06 Dasarahalli Village, Yelahanka, Bangalore-560024.

Demand Notice: 16-07-2021 Possession Notice: 06-01-2022 Outstanding Amount: Rs.71,46,086/- (Rupees Seventy one Lakh Forty six thousand and Eighty Six Only) as on 02-01-2023 + Applicable interest and thereor w.e.f.02-01-2023 plus Incidental Expenses, Charges and costs (less further Payments, if any). Property details: SCHEDULE 'A'PROPERTY [Entire Property] All that piece and parcel of the property bearing Corporation No.23/58/1, 58/7, 58/8 and 58/9

situated at Dasarahalli, Bangalore, Ward No.6, comprised in the composite converted Sy. Nos.58/1, 58/7, 58/8 and 58/9 of Dasarahalli Village, K.R. Puram Hobli Bangalore East Taluk, totally measuring 17,152 Sq.Ft. and bounded on as follows: East by : Land bearing Sy.No.59 & 61; West by : Road and thereafter remaining portion of the land in Sy.No.58/1,7,8 and 9; North by: Remaining portion of Sy. No.60; South by: Road and thereafter remaining portion of Sy.No.58/1 SCHEDULE 'B' PROPERTY (Undivided right in the land in Schedule A Property which is the subject matter of this Agreement of Sale) All that piece and parcel of FLOOR in apartment building known as "VENSA LAKEVIEW" being constructed over Schedule "A" Property with a Super Built Area of 1,269 square feet consisting of TWO Bedroom, One Hall, Dining Hall, Kitchen, Two Bathroom, Balcony and flooring with Tiles, Water, Electricity and Sanitary facilities with one Reserved Car Parking space in the Stilt Floor. East by : Open to Sky, West by : Corridor, North by : Corridor & Open to sky, South by : Open to sky. Reserve Price: Rs.63.18.000/-EMD: Rs.6.31.800/-

(4) Mr. Jayaprathap Ramamurthy and Mrs. Hamsa N No. 314, 2nd Main, 2nd C Cross, Near CMR college OBMR layout, Chikkabanasawadi, Bangalore North

Demand Notice: 06-02-2023 Possession Notice: 07-12-2023 Outstanding Amount: Rs.33,89,872.90 (Rupees Thirty Three Lakh Eighty Nine Thousand Eight Hundred Seventy Two and Paisa Ninety Only) as on 09.02.2024 together with further interest and charges thereon with effect from 10-02-2024. (less further payments, if any).

Details of Property Mortgaged: Schedule 'A' Property All that piece and parcel of the property bearing H.Gollahalli Gram Panchayath No.150200302600220038, (fanned in Sy.No.28/1) admeasuring 3 Acres and 8 Guntas out of 4 acres and 29 guntas, situated at Doddabele Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District and bounded on the: East by Sy.No.28/2 belonging to the Vendor; Westby Remaining portion in Sy.No.28/1, Road adjacent to Sy.No.28/1 and Sri. Venkatapura Village Border; North by Remaining Portion of the Property bearing Sy No.28/1; South by; Sy No.26 Schedule 'B' Property 660.64 Square Feet undivided right, title and interest in the Schedule 'A' Property excluding the land reserved for road admeasuring

approximately 183.63 Square Meter Schedule 'C' Property All that piece and parcel of the apartment bearing No: A2-312, 3rd Floor, Block 'A', building known as 'VBHC Palmhaven', having H.Gollahalli Gram Panchayat Property No :1502003026oono667, admeasuring 750 Square Feet of super built up area, with one covered car parking space and bounded as follows: East by Flat No.314; West by Flat No.310; North by Corridor/Fiat No.311; South by Park

Reserve Price: Rs.41,18,000/-EMD: Rs.4,11,800/-(5) Name & Address of the Borrower: SAMSON A S/o Aruldass & Mrs. Selvi, D/o Krishna, R/o No. 28, 11th Main road, 9th Cross, Abbigere Main

Road, Raghavendra Layout Kammagondanahalli, Bangalore. 560015

Demand Notice: 13.08.2021 Possession Notice: 14.12.2021 Outstanding Amount: Rs.56,75,277.00 (Rupees Fifty Six Lakh Seventy Five Thousand Two Hundred Seventy Seven Only) as on 09.09.2024 together with further interest and charges thereon with effect from 10-09-2024. (less further payments, if any).

Details of Property Mortgaged: SCHEDULE 'A': PROPERTY All that piece and parcel of vacant site bearing Nos. 9 to 13 of khata No. 449/28/6 which measuring to an extent of 1 acre and 22 guntas, which is carved out of converted land property bearing Sy. No. 28/6, in vide: Conversion Order No. ALN.SR(N)338/2004-05, dated 07-05-2005, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated a Kereguddadahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, Bangalore, and bounded on: East by : Road; West by : Private Property North by : Road; South by : Private Property SCHEDULE 'B'PROPERTY: 296 Sq. Ft of undivided share, rights, title and interest in the total land of Schedule "A" property referred to above. SCHEDULE 'C'PROPERTY: Flat bearing No. 104, in the First Floor, constructed over the Schedule "A property contains 3 bed rooms, kitchen, Dinning, Toilets, Living Room with one Car Parking bearing no. 104 and the super built area measuring 1404 sq. ft of the Apartment known as "DS-MAX Splendor Nest" together with an undivided share, right, title and interest of land as specified in Schedule B" property referred to above, along with water & electricity together with common areas such as passages, lobbies, lifts, staircase and other areas for

common use. Reserve Price: Rs. 48,80,000/-EMD: Rs. 4,88,000/-

(6) Name & Address of the Borrower: Manjunath R & Smt Honamma, S/o Pamakrishnappa ,No-95/1, Hulthar Hosadoddi, Bidadi, Ramnagar (T), Ramnaga (D) Pin-562109

Demand Notice: 30-01-2023 Possession Notice: 24-05-2023 Outstanding Amount: Rs.10,04,695/- (Ten Lakh Four Thousand Six Hundred and ninety Five only) due as on 30-11-2022 together with further interest and

charges thereon with effect from 01-12-2022. (less further payments, if any). Property details: All that piece and parcels of the Plot No.118, Kaneshumari No.168/118, Syno.189, 190, 191 E, Khata No. 152900400300401920, Bannikupe Village, Bidadi, Bannikupe road, Bidadi Hobli, Ramanagara Taluk in the state of Karnataka and is bounded by : North by: Site No.115, South by: Road, East by: Site No.119, West by : Site No.117.

Reserve Price: Rs.15,12,000/-

Reserve Price: Rs.24,84,000/-

(7) Name & Address of the Borrower: Ms. Veena Lakshmi & Mr. Parasuraman C S Ms. Veena Lakshmi Parasuraman, D/o. Mr. Parasuraman C Residing at No.38, Kagal nagar Road, No.2, Jamshedpur, Sonari East, Singhbhum, Jarkhand-831011, M-09234505530

Demand Notice: 13-09-2023 Possession Notice: 21-05-2024 Outstanding Amount: Rs. 61,51,229.00/- (Sixty One Lakh Fifty One Thousand Two Hundred Twenty Nine Rupees only) towards the outstanding

dues in respect of the Loans as on 09-08-2023, together with further interest and charges thereon Property details: SCHEDULE OF THE 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: (Undivided share, right, title and interest of land to be conveyed under this Sale Deed) 400 Sq. Ft of undivided share, right, title and interest of land in the "A" Schedule Property;

SCHEDULE 'C PROPERTY: (Apartment conveyed under this Sale Deed) All that piece and parcel of property bearing Flat No. E-401 totally measuring a super built-up area of 1089 Sq.ft in the Third Floor in "E" Block along with covered Car Parking space in the Basement/Surface/Stilt Floor numbered as E-401 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, Jlgani Hobli, Anekal Taluk, Bengaluru District, Bengaluru and bounded on: East by: Residential Apartment Privately numbered as E-402 in Third Floor of "E" Block West by: Common stair case North by: Area open

to sky of the apartment building South by; Common Corridor Together with fixtures and fittings attached to the above mentioned property Reserve Price: Rs. 41.45.400/-

(8) Name & Address of the Borrower: Mr. Manjunath V and Mrs. Sowmya C R, Site No.61, Sonna thammanahalli Village, Mannam Layout, K R Puram, Bangalore-560036.

Demand Notice: 05-02-2020 Possession Notice: 20-05-2024 Outstanding Amount: Rs.98,19,329/- (Rupees Ninety Eight Lakh Nineteen Thousand Three Hundred Twenty Nine Only) as on 10-01-2020

together with further interest and charges thereon with effect from 10-01-2020. (less further payments, if any). SCHEDULE 'A' PROPERTY (Description of the entire property on which the Apartment Building being constructed): All that piece and common Katha No.1218/56-1229/65-12, SI.No.150200101500401329, situated in the layout Known as "BR Valley Park" parcel of the immovable property comprising 3 items of converted land, (converted from agricultural use to non-agricultural use to non-agricultural purpose vide formed in converted Sy.Nos.48/1,48/2,48/3,48/4 and 49/2 (the land bearing Sy Nos.48/1 & 48/2 is converted by the office of the Special Deputy Commissioner Order No. ALN-[ASH]-SR-210/2010-11 dated 29-03-2011, passed by the Spl. Deputy Commissioner (Rev.), Bangalore Dist.) forming a contiguous

plot, situated in Kudlu Village, Sarjapura Hobli, Anekal Taluk, totally measuring 2 Acres 33 Guntas, as described in the Item No.1, 2 & 3 hereunder: Item No. 1: All that piece and parcel of the immovable property comprising in converted land bearing Sy.No.87/1 of Kudlu Village, Sarjapura Hobli, Anekal Taluk, measuring 01 Acre 16 Guntas; and bounded on: East by: Land in Sy.No.88/1; West by: Road; North by: Road; South by: Land in Sy.87/2 & 88/2: Item No. 2: All that piece and parcel of the immovable property comprising in converted land bearing Sy.No.87/2 of Kudlu Village, Sarjapura Hobli, Anekal Taluk, measuring 0-39 Guntas; and bounded on ; East by: Land in Sy.No.88/2; West by: Road; North by : Land in Sy.No.87/1 South by : Land belonged to Doddamane Abbaiah, Item No. 3: All that piece and parcel of the immovable property comprising in converted land bearing Sy.No.88/2 of Kudlu Village, Sarjapura Hobli, Anekal Taluk, measuring 0-18 Guntas; and bounded on : East by : Portion of same Sy.No. allotted to Nagaraja Reddy; West by : Land in Sy.No.87/2; North by : Land in Sy.No.87/1; South by : Doddamane Abbaiah's property in Sy.No.86/1. SCHEDULE 'A' (a) PROPERTY (Description of the Immovable Property on which the Club House & Commercial space of the Apartment Complex is situated): All that piece and parcel of the immovable property being the portion of land measuring 1,23,057 Sq.Ft. out of the entire project land comprising in Item No.1 to 3 of Schedule-A Property herein above, viz., (i) Sy.No.87/1 measuring 1 Acre 16 Guntas, (ii) Sy.No.87/2 measuring 0-39 Guntas, (iii) Sy.No.88/2 measuring 0-18 Guntas, situated in Kudlu Village, Sarjapura Hobli, Anekal Taluk, (totally measuring 2 Acres 33 Guntas or 1,23,057 Sq.Ft.), being the land appurtenant to the Club House and Commercial building which is as marked in the Building Plan approved by the Bruhat Bangalore Mahanagara Palike vide No.J.D.T.P/S/'L.P'/59/2010-11, along with all rights of way, water, light, electricity,

drainage, easementary and other rights and appurtenances attached thereto. Tower 1A, The Katha No. 54/Sv. No. 87/1, 87/2 & 88/2. East by: N D Wisdom World School, Wakad, Pune-411057. Passion Apartment; West by: Main Road; North by: Main Road; South by: Reliable Layout; SCHEDULE 'B' PROPERTY(CONVEYED UNDER Demand Notice: 18-12-2018 THIS SALE DEED): 637 Square Feet undivided right, title and interest in the immovable property mentioned in Schedule "A" above. SCHEDULE 'C' PROPERTY (APPARTMENT UNIT CONVEYED UNDER THIS SALE DEED) : All that piece and parcel of comprising one apartment unit, i.e., Flat bearing No. A 103, totally measuring a super built up area of 2055 Sq.ft, Type 4, situated in 1st Floor in "A" block, consisting of Three bed rooms in ND Passion Elite Apartment, together with RCC Roofing, Vitrified tiles flooring together with One covered car parking space, in

Stilt floor including proportionate share in common areas such as passages, lobbies, staircase, etc., in the multistoried residential building known as formed in converted by the office of the Special Deputy Commissioner "N.D. PASSION ELITE", constructed over Schedule "A" Property bounded on; - East by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West by : Flat no. A 102; North by : Open Space; West b Space; South by: Flat no. A 104.

Reserve Price: Rs.1,59,65,000/-EMD: Rs.15,96,500/-

(9) Name & Address of the Borrower: Mr. Siddappa & Mrs. Sujathaa No. 108, BEL Colony, Behind Ganesh Temple, Jalahalli, Bengaluru-560013. Demand Notice: 12-06-2023 Possession Notice: 07-09-2023

Outstanding Amount: Rs.25,65,857/- (Rupees Twenty Five Lakh Sixty Five Thousand Eight Hundred and Fifty Seven Only) as on 10-05-2023 together with further interest and charges thereon with effect from 10-05-2023. (less further payments, if any).

Property details: All that piece and parcel of the immovable property bearing Site No. 14, known as Nanjundeshwara Nagara C Block, formed in Sy No. 53 Khata No. 463(old), 463/14(New) and valarahalli village, Panchayat Khata No ID: 150300701900802452 situated at Mallapura Village, Kasaba Hobli Nelamangala Taluk, Bangalore Urban District, measuring East to West: 40-0 feet and North to South: 30-0 feet and bounded as follows. East by: Road, West by: Site No. 12, North by: Road, South by: Site No. 13. EMD: Rs.2,48,400/-

(10) Name & Address of the Borrower: Mr. Jintesh M J and Mrs. Thresiamma T J, No. 104, Ponnachi House, Opposite New Age Public School, Rayasandra Huskur Post, Anekal Talik Bangalore - 560 099.

Demand Notice dated 14.06.2023 Possession Notice dated 12.11.2024 Loan Outstanding Amount: Rs.50,13,610/- (Rupees Fifty Lakhs Thirteen Thousand Six hundred and Ten only) as on 05/06/2023 together with further interest and charges thereon with effect from 06-06-2023. (less further payments, if any).

Schedule 'A' Property: ITEM No.1: All that piece and parcel of the Residental converted land measuring an extent of 31 guntas comprised in Sy No.164/3 of S Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated 16.12.2008 bearing No.ALN(AS)SR/54/2008-09, issued by the District Commissioner, Bangalore District and bounded on the : - EAST By :Land bearing Sy No. 164/2, West By :Land bearing Sy No.72,, North By :Land bearing Sy No.164/1 & South By :Land bearing Sy No.165.

ITEM No.2: All that piece and parcel of the Residental converted land measuring an extent of 25 guntas comprised in Sy No.165/1 of S Medahalli Village, Sariapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated 22.07.2010 bearing No.ALN(AS)SR/22/2010-11, issued by the District Commissioner, Bangalore District and bounded on the : - EAST By : Land bearing Sy No. 172, West By: Land bearing Sy No.72, North By: Land bearing Sy No.164, South By: Land bearing Sy No.165/2.

Schedule B Property: 0.50% undivided share, right, title and interest in Schedule A property, measuring about 307 Sq ft in an undivided state has been sold to the PURCHASER by the owners / developer under this sale deed

Schedule C Property: Residential Apartment having E katha No.150200102701021013, bearing Flat No.316 situated in Second floor of the building, measuring about 942 Sq ft of super built up area consisting of one Bed Room with RCC roofing, tiled flooring, molded doors and aluminum windows including proportionate share in common area such passage, lobbies, staircase, lift and other areas of common use contained in the residential apartment complex know as "PUSHPAM E TOWN" constructed on the schedule A property with one covered car parking space exclusively earmarked for the sole use and enjoyment of the PURCHASER, built according the plan approved by Anekal planning Authority vide its order No. CC/526/2013-14, dated 30.10.2013 on single site plan approved by Anekal Planning Authority vide its order No.LAO/34/2012-13, bounded on : - EAST BY : OTS Road, WEST BY: Common Corridor, NORTH BY: Apartment No.312, SOUTH BY:Common Corridor.

Reserve Price: Rs.42,12,000/-

EMD: Rs.4,21,200/-

(11) Name & Address of the Borrower: Mr. Manjunath M & Mrs. Shashikala M. No.G1, BWSSB Orts, 9th Cross, Srinivas Nagar, Sunkadakatte, Bangalore – 560 091 Demand Notice dated 14.06.2023

Possession Notice dated 12.11.2024 Loan Outstanding Amount: Rs. 34,87,610.78 (Rupees Thirty Four Lakhs Eighty Seven Thousand Six hundred and Ten and paisa

Seventy Eight only) as on 06/06/2023, together with further interest and charges thereon with effect from 07-06-2023. (less further payments), if any Schedule 'A' Property: ITEM No.1: All that piece and parcel of the Residental converted land measuring an extent of 31 guntas

comprised in Sy No.164/3 of S Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated

16.12.2008 bearing No.ALN(AS)SR/54/2008-09, issued by the District Commissioner, Bangalore District and bounded on the : - EAST By :Land bearing Sy No. 164/2, West By: Land bearing Sy No.72, North By: Land bearing Sy No.164/1, South By: Land bearing Sy No.165. TEM No.2 All that piece and parcel of the Residental converted land measuring an extent of 25 guntas comprised in Sy No.165/1 of S Medahalli Village, Sarjapura Hobli, Bangalore South Taluk (duly converted vide official Memorandum dated 22.07.2010 bearing No.ALN(AS)SR/22/2010-11, issued by the District Commissioner, Bangalore District and bounded on the : - EAST By :Land bearing Sy No.

Schedule B Property: 0.64% undivided share, right, title and interest in Schedule A property, measuring about 390.5 Sq ft in an undivided state has been sold to the PURCHASER by the owners / developer under this sale deed

172, West By : Land bearing Sy No.72, North By : Land bearing Sy No.164, South By : Land bearing Sy No.165/2.

Schedule C Property: Residential Apartment having E katha No.150200102701020949, bearing No.311 situated in Second floor of the building, measuring about 1198 Sq ft (111.3 Sq meters) of super built up area consisting of Two Bed Room with RCC roofing, flooring, molded doors and aluminum windows including proportionate share in common area such passage, lobbies, staircase, lifts and other areas of common use contained in the residential apartment complex know as "PUSHPAM E TOWN" constructed on the schedule A property with one covered car parking space exclusively earmarked for the sole use and enjoyment of the PURCHASER, built according the plan approved by Anekal planning Authority vide its order No. CC/526/2013-14, dated 30.10.2013 on single site plan approved by Anekal Planning Authority vide its order No.LAO/34/2012-13, bounded on : - EAST BY : Common Corridor, WEST BY : Apartment No.310, NORTH BY: Lift, SOUTH BY: Apartment No.315...

Reserve Price: Rs. 52,62,000/-EMD: Rs. 5,26,200/-

(12) Name & Address of the Borrower: Mrs. Shruthi Ponanna Areyada No.80 'PRARTHANA', 60 Feet Road, NGEF Layout, Sanjay Nagar, Near Karnataka Bank, Bangalore-560094

Demand Notice: 27-06-2019 Possession Notice: 22-11-2019 Outstanding Amount: Rs. 89,07,683/- (Rupees Eighty Nine Lakhs Seven Thousand Six Hundred Eighty Three Only) as on 02-08-2023 together with further

interest and charges thereon with effect from 02-08-2023. (less further payments, if any). Property details: SCHEDULE I PROPERTY: All that piece and parcel of Property Old Survey No. 16/1 and now Re-Survey No. 16/3, situated at Vijinapura Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore converted from agricultural to non-agricultural residential use, vide the order dated 14/09/2010, passed by the Special Deputy Commissioner, Bangalore District in Official Memorandum bearing No.ALN(E)SR(KH)66/2010-11 situated at Old Survey No.16/1 and now Re-Survey No.16/3, situated at Vijinapura Village, Krishnarajapuram Hobli, Bangalore East Taluk, Bangalore measuring 2 Acres including 1 Gunta Kharab of Land bounded on the : East by : Land Bearing Sy No. 18, West by : Banaswadi Village Boundry & Road, North by : Remaining portion of the same 359.442 sq.ft., undivided right, title and interest over the land in Schedule A Property Conveyed to the Purchaser herein. SCHEDULE I PROPERTY: Part of the schedule I property agreed to be sold to the Second Part 384 sft undivided right, title and (Residential Apartment which is the subject matter of this Agreement of Sale) All that piece and parcel of Residential Flat bearing No.301 on the SECOND interest in IMMOVABLE PROPERTY mentioned in Schedule I above. SCHEDULE III PROPERTY: Apartment bearing Flat No.408, B-Block FOURTH Floor, measuring 1280 Sit super built up area, containing 2 bedrooms, together with one covered car parking space, along with proportionate share in common areas such as Passage Lobbies, Staircase, contained in the Multi storied building to be constructed on the SCHEDULE I Property known as "ADITI ELOQUENT"

> Reserve Price: Rs.62,00,000/-EMD: Rs.6,20,000/-13) Name & Address of the Borrower: Mrs. Lakshmi Srinivasa & Mrs. Rathna Srinivasa W/o Mr.Srinivasa K V # 14, 2nd Main Road, Opp.

> Malleshwaram Railway Station, Gandhi Grama, Gayathrinagar, Bangalore-560021. Demand Notice: 20-07-2021 Possession Notice: 08-06-2022

> Outstanding Amount: Rs. 94,74,408/- (Rupees Ninety Four Lakh Seventy Four Thousand Four Hundred and Eight Only) as on 02-08-2023 together with further interest and charges thereon with effect from 02-08-2023. (less further payments, if any).

> Property details: All that piece and parcel of Residential Converted Land Bearing Sy.No.73/5 measuring 1 Acre 17 Guntas and Residential Converted Land Bearing Sy.No.73/6 measuring 21 Guntas both the properties totally measuring 1 Acre 38 Guntas, (converted vide Official Memorandum dated 6/7/2013, bearing No.ALN(EVH)SR/443/2012-13, issued by Deputy Commissioner, Bangalore District Bangalore), Presently Bruhat Bangalore Mahanagara Palike Katha No.359/73/5/73/6/17, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk. Bangalore and bounded as: East by: Remaining portion of Sy.No.73/5 and 73/6; West by: Remaining portion of Sy.No.73/5 and 73/6; North by: Land bearing Sy.No.73/4; South by: Road; SCHEDULE 'B' PROPERTY-370 Sq.feet, undivided share, right, title and interest in the Schedule 'A' Property (proportionate to the Schedule C Property, SCHEDULE 'C' PROPERTY-Residential Apartment bearing No.001 in the Ground Floor, Block-B, in Wing-D, admeasuring a super built area of 1380 Square Feet, consisting of 2 Bedrooms, in the Multistoried Residential Apartment Building Known as "SRI KRISHNA EXCEL STONE", constructed over the Schedule "A" Property Inclusive of proportionate share in the common area such as passage, lobbies, lift, staircase and other areas of common area, (including half portion in depth of the joints between the Ceiling of the Apartment and floors of the apartment above it, internal and external walls between such levels) and the building is of RCC roofing as per specification appended hereto with separate electricity, common water and sanitation, including all rights, title, interest, privileges, appurtenances, together with a covered car parking space slot to be earmarked and the apartment is bounded on: East by: Corridor, West by: Open to sky: North by: Open to sky: South by: Corridor.

> Reserve Price: Rs.56,45,000/-EMD: Rs.5,65,000/-(14) Name & Address of the Borrower: Mrs. Lakshmi Srinivasa & Mrs. Rathna Srinivasa W/o Mr.Srinivasa K V # 14, 2nd Main Road, Opp.

Malleshwaram Railway Station, Gandhi Grama, Gayathrinagar, Bangalore-560021.

EMD: Rs.1,51,200/-

Demand Notice: 20-07-2021 Possession Notice: 08-06-2022 Outstanding Amount: Rs.91,92,604/- (Rupees Ninety One Lakh Ninety Two Thousand Six Hundred and Four Only) as on 02-08-2023 together with

further interest and charges thereon with effect from 02-08-2023. (less further payments, if any). Property details: All that piece and parcel of Residential Converted Land Bearing Sy.No.73/5 measuring 1 Acre 17 Guntas and Residential Converted Land Bearing Sy.No.73/6 measuring 21 Guntas both the properties totally measuring 1 Acre 38 Guntas, (converted vide Official Memorandum dated 6/7/2013, bearing No.ALN(EVH)SR/443/2012-13, issued by Deputy Commissioner, Bangalore District Bangalore), Presently Bruhat Bangalore Mahanagara Palike Katha No.359/73/5/73/6/17, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk. Bangalore and bounded as: East by: Remaining portion of Sy.No.73/5 and 73/6; West by: Remaining portion of Sy.No.73/5 and 73/6; North by: Land bearing Sy.No.73/4; South by: Road; SCHEDULE 'B' PROPERTY-328 Sq.feet, undivided share, right, title and interest in the Schedule 'A' Property (proportionate to the Schedule C Property. SCHEDULE 'C' PROPERTY-Residential Apartment bearing No.402 in the Fourth Floor, Block-B, in Wing-D, admeasuring a super built area of 1224 Square Feet, consisting of 2 Bedrooms, in the Multistoried Residential Apartment Building Known as "SRI KRISHNA EXCEL STONE", constructed over the Schedule "A" Property Inclusive of proportionate share in the common area such as passage, lobbies, lift, staircase and other areas of common area, (including half portion in depth of the joints between the Ceiling of the Apartment and floors of the apartment above it, internal and external walls between such levels) and the building is of RCC roofing

Open to sky: North by: Open to sky: South by: Corridor. Reserve Price: Rs.50,35,000/-EMD: Rs.5,04,000/-

as per specification appended hereto with separate electricity, common water and sanitation, including all rights, title, interest, privileges,

appurtenances, together with a covered car parking space slot to be earmarked and the apartment is bounded on: East by: Corridor, West by:

(15) Name & Address of the Borrower: Mr. Kunigal Govindasetty Swamy & Mrs. B N Leelavathi, S/o. Mr. Kunigal Sheshaiah Govindasetty, No.2440, Housing Board Colony, Kunigal, K.R.S. Agrahara, Tumkur Road, Kunigal-572130.

Demand Notice: 02-11-2018 Possession Notice: 13-06-2019 Outstanding Amount: Rs.91,92,604/- (Rupees Ninety One Lakh Ninety Two Thousand Six Hundred and Four Only) as on 02-08-2023 together with further

interest and charges thereon with effect from 02-08-2023. (less further payments, if any). Property details: All that piece and parcel of Residential Converted Land Bearing Sy.No.73/5 measuring 1 Acre 17 Guntas and Residential Converted Land Bearing Sy.No.73/6 measuring 21 Guntas both the properties totally measuring 1 Acre 38 Guntas, (converted vide Official Memorandum dated 6/7/2013, bearing No.ALN(EVH)SR/443/2012-13, issued by Deputy Commissioner, Bangalore District Bangalore), Presently Bruhat Bangalore Mahanagara Palike Katha No.359/73/5/73/6/17, situated at Balagere Village, Varthur Hobli, Bangalore East Taluk. Bangalore and bounded as: East by: Remaining portion of Sy.No.73/5

and 73/6; West by: Remaining portion of Sy.No.73/5 and 73/6; North by: Land bearing Sy.No.73/4; South by: Road; SCHEDULE 'B' PROPERTY-314 Sq.feet, undivided share, right, title and interest in the Schedule-'A' Property (proportionate to the Schedule-C Property, SCHEDULE 'C' PROPERTY- Residential Apartment bearing No.412 in the Fourth Floor, Block-B, in Wing-C, admeasuring a super built area of 1172 Square Feet, consisting of 2 Bedrooms, in the Multistoried Residential Apartment Building Known as "SRI KRISHNA EXCEL STONE", constructed over the Schedule "A" Property Inclusive of proportionate share in the common area such as passage, lobbies, lift, staircase and other areas of common area, (including half portion in depth of the joints between the Ceiling of the Apartment and floors of the apartment above it, internal and external walls between such levels) and the building is of RCC roofing as per specification appended hereto with separate electricity, common water and sanitation, including all rights, title, interest, privileges, appurtenances, together with

a covered car parking space slot to be earmarked. Reserve Price: Rs.46,53,000/-EMD: Rs.4,65,300/-(16) Name and Address of the Borrowers: 1) Mr.BRM Hema Maheshwar 2) Mrs.M G Shubhamangala, Bajaj House, 22A, Lane 2, Diamond Park, Near

Wisdom World School. Wakad, Pune-411057. Demand Notice: 18-12-2018 Possession Notice: 20-05-2019

Outstanding Amount: Rs.71,36,362/- (Rupees Seventy One Lakh Thirty Six Thousand Three Hundred and Sixty Two Only) as on 02-08-2023 +Applicable interest and thereon w.e.f. 02-08-2023 plus Incidental Expenses, Charges and costs (less further payments, if any).

Property Details: All that piece and parcel of Property bearing Site Nos.55,59,62,66,56,57,64,65,58,60,61 and 63, V.P Katha Nos.1217/55,1221/59,1224/62,1228/66,1218/56,1219/57,1226/64,1227/65, 1220/58,1222/60,1223/61 &1225/63 respectively. Presently bears clubbed Vide Official Memorandum dated 31/03/2009, bearing No.ALN (A) (K and A) SR:398/07-08, and land bearing Sy.No.48/3 & 48/4, is converted by the office of the Special Deputy Commissioner Vide Official Memorandum dated 11/11/2010, bearing No.ALN (A) (A) SR:41/10-11, and land bearing Sy.No.49/2, is converted by the office of the Special Deputy Commissioner Vide Official Memorandum dated 31/03/2009 bearing No.ALN (A) (K and A) SR:397/07-08 for the measuring 32.08 Guntas and Official Memorandum dated 11/11/2010, bearing No.ALN (A) (A) SR:42/10-11 for the measuring 33.08 Guntas} and a layout approved by the Anekal Planning Authority vide No. APA/LAO/65/2010-11, dated 17/05/2011, situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Rural District, and totally measures East to West 54.43 Mtrs and North to South 30 Mtrs, totally Measuring 1632.9 Sq.Mts or 17576.54 Sq.feet, the said Property presently physical Availability measuring about 1626.45 Sq.Mts or 17507.1078 Sq.feet with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the East by: Road; West by: 3M Pathway and Park, North by: Road; South by: Road; Schedule-"B": 345 Sq.ft, undivided right, title and interest in the immovable property mentioned in Schedule-"A" above. Schedule-"C": Flat bearing No.310, Property ID No.150200101500420199, in the Third Floor, measuring about 1150 Sq.ft. super built up area, containing Two bed rooms, together with RCC Roofing. Vitrified flooring together with One covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase, etc., in the multistoried residential building

known as "PEACE PARK". Reserve Price: Rs.30.25,000/-EMD: Rs.3.02.500/-

(17) Name and Address of the Borrowers; 1). Mr.BRM Hema Maheshwar 2).Mrs.M G Shubhamangala, Bajaj House, 22A,Lane 2, Diamond Park, Near

Possession Notice: 20-05-2019 Outstanding Amount: Rs.79,66,817/- (Rupees Seventy Nine Lakh Sixty Six Thousand Eight Hundred Seventeen Only Only) as on 02-08-2023 +Applicable

nterest and thereon w.e.f. 02-08-2023 plus Incidental Expenses, Charges and costs (less further payments, if any). Property Details: All that piece and parcel of Property bearing Site Nos.55,59,62,66,56,57,64,65,58,60,61 and 63, V.P.Katha Nos.1217/55,1221/59,1224/62,1228/66,1218/56,1219/57,1226/64,1227/65, 1220/58,1222/60,1223/61 &1225/63 respectively, Presently bears clubbed common Katha No.1218/56-1219/57-1220/58-1222/60-1223/61-1227/65-12, SI.No.150200101500401329, situated in the layout Known as "BR Valley Park"

Special Deputy Commissioner Vide Official Memorandum dated 11/11/2010, bearing No.ALN (A) (A) SR:41/10-11, and land bearing Sy.No.49/2, is converted by the office of the Special Deputy Commissioner Vide Official Memorandum dated 31/03/2009, bearing No.ALN(A)(K and A) SR:397/07-08 for the measuring 32.08 Guntas and Official Memorandum dated 11/11/2010, bearing No.ALN (A) (A) SR:42/10-11 for the measuring 33.08 Guntas) and a layout approved by the Anekal Planning Authority vide No.APA/LAO/65/2010-11, dated 17/05/2011, situated at Balagaranahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Rural District, and totally measures East to West: 54,43 Mtrs and North to South: 30 Mtrs, totally Measuring 1632.9 Sq.Mts or 17576.54 Sq.feet, the said Property presently physical Availability measuring about 1626.45 Sq.Mts or 17507.1078 Sq.feet with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the East by: Road; West by: 3M Pathway and Park, North by: Road; South by: Road; Schedule-"B": 345 Sq.feet undivided right, title and interest in the immovable property mentioned in Schedule-"A" above.

Schedule-"C": Flat bearing No.309, Property ID No.150200101 500420163, in the Third Floor, measuring about 1150 Sq.ft. super built up area, containing Two bed rooms, together with RCC Roofing, Vitrifled flooring together with One covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase, etc., of the multistoried residential building known as "PEACE PARK".

Reserve Price: Rs.29,50,000/-

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EMD: Rs.2.95.000/-