



Mission Road Branch: Retail Recovery, 2nd Floor, IDBI House,
#58, Mission Road, Bangalore-560027. Ph: 080-61451233/234/241/246/250/280
Email: recovery.bangalore@idbi.co.in

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY (Sale Through E-Auction Only)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest 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 07th February 2026 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 : 07th February 2026 from 10:30 AM to 1.00 PM

Last date of online submission of Bid: 06th February 2026 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 : 06th February 2026 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 Ten Thousand Only).

(1) Name & Address of the Borrower: Mrs. Rashmi Puravankara & Mr. Girish Puravankara 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 Panchayat Records), Property Unique No. 150200100500300085, issued by Shanthipura Grama Panchayat, 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/3R/327/09-10, change of land use from industrial use to residential use vide Order dated 15-04-2010, in No.201/109-15/10-11, issued by the Commissioner, Bangalore Development Authority, vide No.NA/MA/A/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: Gomal 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 parcel 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 (marked 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 feet 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 Raju 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

Outstanding Amount: Rs.44,74,924.00 (Rupees Forty Four Lakhs Seventy Four Thousand Nine Hundred Twenty Four Only) as on 09/03/2023 together with further interest and charges thereon with effect from 10-03-2023. (less further payments, if any).

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(A)/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 CHAMAKADHAM 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 74.96 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 little and interest in the land comprised in the Schedule 'A' property.

Schedule 'C' Property All the piece and parcel of the Flat bearing No.GF-003 in ground Floor "CLASSIC CHAMAKADHAM", with SBA of 1313 Sq feet 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 Flat No.GF 002; North by: Open Space; South by: Ground Floor Flat No.GF 004

Reserve Price: Rs.48,50,000/-

EMD: Rs.48,50,000/-

(3) Name & Address of the Borrower: Ms. Jecynthia and Mr. Nirmal 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 thereon 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.58 & 6/1; West by: Road and thereafter remaining portion of the land in Sy. No.58/1, 7.8 & 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 359.442 sq.ft., undivided right, title and interest over the land in Schedule A Property Conveyed to the Purchaser herein. SCHEDULE 'C' PROPERTY (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 FLOOR in apartment building known as "VENSA LAKEVIEW" being constructed over Schedule "A" Property with a Super Built-Up 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.63,20,000/-

EMD: Rs.63,20,000/-

(4) Name & Address of the Borrower: Mr. Jayaprathap Ramamurthy and Mrs. Hamsa N No.314, 2nd Main, 2nd C Cross, Near CMR college OBMR layout, Chikkabanasawadi, Bangalore- North - 5600034.

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 Paise 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, (furnished in Sy.No.28/1) admeasuring 3 Acres and 8 Guntas out of 4 acres and 29 guntas, situated at Doddabale 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 Borde, 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 Panchayath Property No.150200302600667, 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/Flat No.311; South by Park.

Reserve Price: Rs.37,10,000/-

EMD: Rs.37,10,000/-

(5) Name & Address of the Borrower: SAMSON A, S/o Arudass & Mrs. Selvi, Dio Krishna, R/o No. 28, 11th Main road, 9thCross, 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 khalu 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/388/2004-05, dated 07-05-2005, issued by Special Deputy Commissioner, Bangalore District, Bangalore situated at Keregudahalli Village, Yeshwanthpura 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, Dining, 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.48,80,000/-

(6) Name & Address of the Borrower: Manjunath R & Smt Honamma, S/o Pamarikshappa, No-95/1, Ulthar Hosadoddi, Bidadi, Ramnagar (T), Ramnagar (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,Karneshwar No.168/118,Sy.no.189,190,191 E, Katha No. 15290040300401920,Bannikuppe Village, Bidadi, Bannikuppe road, Bidadi Hobli, Ramangara Taluk in the state of Karnataka and is bounded by: North by: Site No.115, South by: Road, East by: Site No.117 West by: Site No.117

Reserve Price: Rs.12,25,000/-

EMD: Rs.12,25,000/-

(7) 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 Taluk Bangalore - 560 099.

Demand Notice: 14.06.2023

Possession Notice: 12.11.2024

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 Residential converted land measuring an extent of 31 guntas comprised in Sy.No.164/3 of S Medhalli Village, Sarjapura Hobli, Bangalore South Taluk (fully converted vide official Memorandum dated 16.12.2008 bearing No.ALN(A)/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 Residential converted land measuring an extent of 25 guntas comprised in Sy.No.165/1 of S Medhalli Village, Sarjapura Hobli, Bangalore South Taluk (fully converted vide official Memorandum dated 22.07.2010 bearing No.ALN(A)/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 as passage, lobbies, staircase, lift and other areas of common use contained in the residential apartment complex known 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.39,00,000/-

EMD: Rs.3,90,000/-

(8) Name & Address of the Borrower: Mr. Manjunath R & Mrs. Shashikala M, No.G1, BWSSB Qrts, 9th Cross, Srinivas Nagar, Sunkadakatte, Bangalore - 560 091.

Demand Notice: 14.06.2023

Possession Notice: 12.11.2024

Outstanding Amount: Rs. 34,87,610.78 (Rupees Thirty Four Lakhs Eighty Seven Thousand Six hundred and Ten and paise 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).

Property details: SCHEDULE OF THE PROPERTY Schedule 'A' Property ITEM No.1 : All that piece and parcel of the Residential converted land measuring an extent of 31 guntas comprised in Sy.No.164/3 of S Medhalli Village, Sarjapura Hobli, Bangalore South Taluk (fully converted vide official Memorandum dated 16.12.2008 bearing No.ALN(A)/SR/54/