



# Bharat Bank

## Bharat Co-operative Bank (Mumbai) Ltd.

(Multi-State Scheduled Bank)

### RECOVERY AND LEGAL DEPARTMENT, HAMPANKATTA

Classic Arcade, K S Rao Road, Near City Center, Hampankatta, Mangalore - 575001

Ph: 0824 - 2421076. Email: recovery.karnataka@bharatbank.co.in

Central Office: (Recovery and Legal) Goregaon (East), Mumbai - 400 063, Tel: 022-61890000/88

# MEGA AUCTION SALE NOTICE

## AUCTION SALE OF IMMOVABLE PROPERTY. UNDER SARFAESI ACT 2002 READ WITH PROVISION TO RULE 8(6)OF THE SECURITY INTEREST (ENFORCEMENT)RULES, 2002

### WHEREAS

Sealed Offers/Tenders are invited from the public/intending bidders for purchase of below said immovable mortgaged properties on "As is where is basis and as is what is basis" which is now in the possession of the Authorised Officer of Bharat Co-operative Bank (Mumbai) Ltd., as per section 13 (4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Last date and time for Submitting of Bid / Offers on or before 28.03.2025 at 5.00 PM	DATE & TIME OF OPENING TENDER ON 29.03.2025 FROM 10.00 AM ONWARDS
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Sr No.	NAME & ADDRESS OF THE MORTGAGOR / BORROWERS	(i) PROPERTY DESCRIPTION, (ii) ENCUMBRANCES KNOWN TO THE BANK & (iii) TYPE OF POSSESSION																												
1.	<b>Branch: Ujire</b> <b>Principal Borrower:</b> <b>Mr. H. Ganga Shetty</b> S/o. Mr. Hanuma Shetty, EWS No.661, 27th Cross Road Kuvempu Nagar Hassan – 573 201  <b>Surety:</b> <b>Mr. Anil Naveen Moras</b> S/o. Mr. Salvadore Moras Door No.2-44, Rayara Kodi House, Kandavara, Kinnikambla, Mangaluru Taluk, Dakshina Kannada District – 574 151  <b>OUTSTANDING AMOUNT</b> Rs.4,89,94,660/- as on 08.03.2025 under Term Loan Account No.005733510000093 together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any	<b>(iii) TYPE OF POSSESSION</b>  a) Immovable commercial property situated at Nelyady Village of Puttur Taluk, Dakshina Kannada District – 574 229 within the Registration Sub Division of Puttur & comprised in: <table><tr><th>Item No.</th><th>Survey No./Sub Division No.</th><th>Kissam</th><th>Extent (A-C)</th></tr><tr><td>01</td><td>224-2B1/P6</td><td>Converted</td><td>0 - 25</td></tr></table> As per 9 & 11A issued by Nelyadi Grama Panchatath <table><tr><th>Property No.</th><th>Extent of land</th><th>Extent of Building</th></tr><tr><td>151100402700100271 (Old No.151100402700120734)</td><td>1011.71 sq.mtrs</td><td>1118.18 sq.mtrs</td></tr></table> Above property together with right of way, water, structure, improvements along with Building bearing Door No.1-185, 185-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20 within the jurisdiction of Nelyady Village Panchayat and all other appurtenances attached thereto and <b>bounded by:</b> <b>East:</b> Survey No.224-2B1, <b>West:</b> Survey No.224-2B1, <b>North:</b> Survey No.224-1, <b>South:</b> Survey No.224-2B1.  b) Immovable commercial property situated at Nelyady Village of Puttur Taluk, Dakshina Kannada District – 574 229 within the Registration Sub Division of Puttur & comprised in: <table><tr><th>Item No.</th><th>Survey No./Sub Division No.</th><th>Kissam</th><th>Extent (A- C)</th></tr><tr><td>01</td><td>224-2B7</td><td>Converted</td><td>0 - 11</td></tr></table> As per 9 & 11A issued by Nelyadi Grama Panchatath <table><tr><th>Property No.</th><th>Extent of land</th><th>Extent of Building</th></tr><tr><td>151100402700100266</td><td>445.15 sq.mtrs</td><td>527.13 sq.mtrs</td></tr></table> Above property together with right of way, water, structure, improvements along with Building bearing Door No.1-184, 184/1, 2, 3, 4 & 5 within the jurisdiction of Nelyady Village Panchayat and all other appurtenances attached thereto and <b>bounded by:</b> <b>East:</b> Survey No.224-2B1, <b>West:</b> Survey No.224-2B6, <b>North:</b> Survey No.224-1, <b>South:</b> Survey No.224-2B1.  (ii) NIL (iii) Physical Possession  <b>Reserve Price: Rs. 4,00,00,000/-</b> <b>EMD: Rs. 40,00,000/-</b>	Item No.	Survey No./Sub Division No.	Kissam	Extent (A-C)	01	224-2B1/P6	Converted	0 - 25	Property No.	Extent of land	Extent of Building	151100402700100271 (Old No.151100402700120734)	1011.71 sq.mtrs	1118.18 sq.mtrs	Item No.	Survey No./Sub Division No.	Kissam	Extent (A- C)	01	224-2B7	Converted	0 - 11	Property No.	Extent of land	Extent of Building	151100402700100266	445.15 sq.mtrs	527.13 sq.mtrs
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151100402700100266	445.15 sq.mtrs	527.13 sq.mtrs																												
2.	<b>Branch : Udupi</b> <b>Principal Borrower:</b> <b>Mr. Santhosh Kotian</b> S/o.Late Mr.Narayan Poojary & <b>Prop.of M/s. Sri Siddivinayaka Packaging &amp; Printing</b> 2-84 (C), Banyala, Baikady Village, Harady Grama Panchayat, Brahmapar Post Udupi Taluk & District – 576 213  <b>Joint/Co-Borrower:</b> <b>Mrs. Manjula Santhosh Kotian</b> Door No.2-84 E, "Shri Goutham" Near Sri Siddivinayaka Packaging & Printing, Banyala, Baikady Village, Harady Grama Panchayat, Brahmapara Post, Udupi Taluk & District – 576 213.  <b>OUTSTANDING AMOUNT</b> i) Rs.1,49,98,300/- as on 28.02.2025 under Cash Credit Limit Account No. 003213120000046, ii) Rs.2,82,10,675/- as on 28.02.2025 under Term Loan Account No.003233560000068, iii) Rs.22,61,393/- as on 28.02.2025 under Term Loan Account No.003233560000112, iv) Rs.10,01,722/- as on 01.03.2025 under Funded Interest Term Loan Account No.003234010000139 & v) Rs.88,97,008/- as on 28.02.2025 under Housing Loan Account No.0032333300000290 respectively together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any	A) i) Non Agricultural immovable property converted for Residential purpose, admeasuring 34 cents of land along with Residential Building known as "Shri Gautham Residency" bearing Door No.2-84(E) and having Property No.152600305600260972, admeasuring 305.95 sq.meters (1375.91 sq.ft.) comprised in Survey No.2/8 situated at Baikady Village of Udupi Taluk, within Harady Grama Panchayath limits, Near Heroor Bridge, Brahmapara Post, Udupi Taluk & District – 576 213. Boundaries: East: S.D.Line of Survey No.2-9, South: S.D.Line, West: S.D.Line of Survey No.2-7, North: S.D.Line of Survey No. 2-6B ii) Nil (iii) Physical Possession  <b>Reserve Price: 1,23,50,000/-</b> <b>EMD: Rs. 12,35,000/-</b>  B) i) Non Agricultural immovable properties totally admeasuring 39 cents (4 Units of Land clubbed together, i.e., 11 cents + 11 cents + 8.50 cents + 8.50 cents = 39 cents) situated at Baikady Village of Udupi Taluk, within Harady Grama Panchayath limits, Brahmapara Post, Udupi Taluk & District – 576 213 and comprised in and consisting of : <table><tr><th>Item No.</th><th>Sy No./S.D No.</th><th>Kissam</th><th>Extent (A-C)</th></tr><tr><td>1</td><td>3/17A4A</td><td>Converted</td><td>0 -11</td></tr><tr><td>2</td><td>3/17A4A</td><td>Converted</td><td>0 -11</td></tr><tr><td>3</td><td>3/17A4A</td><td>Converted</td><td>0-8.50</td></tr><tr><td>4</td><td>3/17A4A</td><td>Converted</td><td>0-8.50</td></tr><tr><td></td><td>Total</td><td></td><td>39 Cents</td></tr></table> (a) Area of larger portion, the Industrial Building constructed thereon bearing Door No.2-84(C) and having Property No.152600305600261456, admeasuring 945.63 sq.meters consisting of Ground + Upper Floors in the above mentioned properties together with 87.31% undivided right in the common areas and facilities. And (b) Residential Building bearing Door No.2-84 (D) and having Property No.152600305600261462,admeasuring 120.06 sq.meters (1291.85 sq.ft. super built up area) in the above mentioned properties together with 12.69% undivided right in the common areas. <b>Boundaries: East:</b> Portion of same Sub Division, <b>South:</b> Portion of same Sub Division <b>West:</b> Portion of same Sub Division, <b>North:</b> Portion of same Sub Division ii) Nil (iii) Physical Possession  <b>Reserve Price: 1,83,97,000/-</b> <b>EMD: Rs. 18,39,700/-</b>	Item No.	Sy No./S.D No.	Kissam	Extent (A-C)	1	3/17A4A	Converted	0 -11	2	3/17A4A	Converted	0 -11	3	3/17A4A	Converted	0-8.50	4	3/17A4A	Converted	0-8.50		Total		39 Cents				
Item No.	Sy No./S.D No.	Kissam	Extent (A-C)																											
1	3/17A4A	Converted	0 -11																											
2	3/17A4A	Converted	0 -11																											
3	3/17A4A	Converted	0-8.50																											
4	3/17A4A	Converted	0-8.50																											
	Total		39 Cents																											
3.	<b>Branch: Suratkal</b> <b>Principal Borrower</b> <b>Mr. Alwyn Jossy D'Silva</b> S/o. Mr. Jerome D'silva, Prop.of M/s. Silva Earth Movers  <b>Joint/Co-Borrower</b> <b>Mrs. Gretta Asha D' Silva</b> W/o. Mr. Alwyn Jossy D'Silva Both are residing at Door No.4-12, "Hill Top", Near Garodi, Nagori, Kankanady Post, Mangaluru Taluk, Dakshina Kannada District – 575002.  <b>OUTSTANDING AMOUNT</b> i) Rs.1,31,52,507/- as on 11.03.2025 under Asset Backed Loan Account No.003533540000029 & ii) Rs.51,58,491/- as on 11.03.2025 under Mortgage Loan Account No.003532500001120. together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any	i) Non Agricultural immovable property bearing Sy No. 70-6A (As per RTC 70-6APB) measuring land 33 cents and Residential Building constructed thereon bearing Door Nos.4-12, 4-12-1, admeasuring 4901 sq.ft. along with other amenities situated at, Kankanady "B" Village of Mangaluru Taluk falling within the Mangaluru City Corporation and within the Registration Sub-District of Mangaluru City, and bounded by : <b>North:</b> Survey Line <b>South:</b> Portion of the same Sy.No. <b>East:</b> Portion of the same Sy.No. <b>West:</b> Sy.No.  ii) NIL iii) Physical Possession  <b>Reserve Price: 1,84,00,000/-</b> <b>EMD: Rs. 18,40,000/-</b>																												
4.	<b>Branch: Suratkal</b> <b>Borrower:</b> <b>Mr.Guruprasad M</b> Proprietor of M/s. Sai Enterprises D.No.3-28-5-5, First Floor, Malemar, Kottara Chowki, Mangalore – 575006. Residential Address: D.No.8-133/10, Prarthana, Derebail, 4th Block, Kodikal, Mangalore – 575006.  <b>Surety:</b> <b>Mrs. Shruthi</b> D. No.8-133/10, Prarthana, 4th Block Kodikal, Mangalore – 575 006.  <b>OUTSTANDING AMOUNT</b> Rs.2,17,55,426/- as on 27.01.2025 together with further interest, costs, charges and expenses and less amounts repaid thereafter if any.	i) Non Agricultural Immovable Property held on warg right comprised in R.S.No.6/1A3 & 6/5, admeasuring about 4.40 cents along with residential building consisting of Ground Floor admeasuring 921 sq.ft. and First Floor admeasuring 921 sq.ft. bearing Door no. Derebail-II-8-133/10 situated, at Bolor B Village of Mangaluru Taluk within Mangalore City Corporation and within registration sub-district of Mangaluru City and bounded by: <b>North:</b> Road & portion of the same Sub Division <b>South:</b> Portion of the same Sub-Division <b>East:</b> Survey Line <b>West:</b> Portion of the Same Sub- Division  ii) Nil iii) Physical Possession  <b>Reserve Price: Rs. 72,00,000/-</b> <b>EMD: Rs. 7,20,000/-</b>																												

5.	<b>Branch: Moodbidri Branch</b> <b>1. Mrs. Sumangala</b> <b>Principal Borrower as well as Wife &amp; Legal Heir Of</b> <b>Late B. Sathish Rao, Deceased Surety For Loan</b> <b>Account No.004633510001445</b> <b>2. Mast. Ashwith, Son (Minor) And Legal Heir Late B. Sathish Rao, Deceased Surety For Loan Account</b> <b>No.004633510001445 (Represented Through His</b> <b>Mother Guardian Mrs. Sumangala Rao)</b> <b>Both are residing at:</b> Door No.2-40/10, "Shri Nilaya", Near Borugudde Narkombeshwara Temple, Narikombu Village, Bantwal Taluk, D.K.Dist.– 574231 <b>Surety:</b> <b>Mr. B. Nithyananda Rao</b> <b>S/o. Late Dr. B. Shrinivasa Rao</b> Door No.13-140, "Shri Nilaya" House, Near Vinayak Talkies, Post Jodumarga, Bantwal Mooda Village, Bantwal Taluk, Dakshina Kannada District – 574 219 <b>Surety For Term Loan Account No. 004633550000222</b>  <b>OUTSTANDING AMOUNT</b> <b>i) Rs.73,80,381/- as on 04.03.2025 under Term Loan Account No.004633510001216, ii) Rs.83,48,511/- as on 28.02.2025 under Term Loan Account</b> <b>No.004633510001445 &amp; iii) Rs.71,12,751/- as on 28.02.2025 under Term Loan Account</b> <b>No.004633550000222</b> together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.  <b>1. Mrs. Sumangala Rao</b> <b>Joint borrower as well as Wife and Legal Heir of Late B. Sathish Rao, Prop. of M/s. Hotel Padma, Deceased Principal Borrower</b> <b>2. Mast. Ashwith, Son (Minor) and Legal Heir of Late B. Sathish Rao, Prop. of M/s. Hotel Padma, Deceased Principal Borrower (Represented through his Mother guardian Mrs. Sumangala Rao)</b> Both are residing at: Door No.2-40/10, "Shri Nilaya", Near Borugudde Narkombeshwara Temple, Narikombu Village, Bantwal Taluk, Dakshina Kannada District -574231  <b>OUTSTANDING AMOUNT</b> <b>Rs.6,60,72,585/- as on 09.03.2025 under Term Loan Account No.004633570000046</b> together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.  <b>6. Branch: Moodbidri Branch</b> <b>1. Mr. Vijay Shetty</b> S/o Krishnappa, Prop. of M/s. V Infra, D.No.1-N-4-344/2, Matha Residency, Opp.Vidhya Saraswathi Mandir, Kullor Ferry Road, Kottara, Mangaluru Taluk, Dakshina Kannada District – 575 006. <b>Residential Address at:</b> Door No.4-35-4(7), Krishna Leela Nilaya, Sankai Gudde, Bejai New Road, Mangaluru-575 004. <b>2. Mrs. Umavathi B. Hegde</b> W/o. D Balakrishna Hegde, R/at. Door No.1-47 Near Panchayath Office, Kotekar, Mangaluru Taluk Dakshina Kannada – 575 022. <b>3. Mrs. Kavya Shetty,</b> W/o. Vijay Shetty, R/at. Door No.#4-35-4-4, Kavyaniketan, Sankai Gudde, Bejai New Road, Mangaluru Taluk, Dakshina Kannada District – 575 004.  <b>OUTSTANDING AMOUNT</b> <b>i) Rs.3,97,73,851/- as on 28.02.2025 under Cash Credit Limit Account No.004613100000270 &amp; ii) Rs.26,43,515/- as on 01.03.2025 under Loan Account No.004634010000091,</b> together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.  <b>7. Branch: Moodbidri Branch</b> <b>Principal Borrower</b> <b>Mrs. Anitha Kiran Kanchan</b> <b>Joint/Co-Borrower</b> <b>Mr. Kiran Srinivas Kanchan</b> <b>Both are residing at:</b> House.No.3-113, Vanitha Farm House, Tenkayedapadavu, Sibrikere, Mangaluru Taluk Dakshina Kannada District – 574 164 <b>Presently both are residing at:</b> Flat No.203, Echelon Apartment, Mannagudda Cross Road, Ballalbagh, Mangaluru Taluk Dakshina Kannada District – 575 003  <b>OUTSTANDING AMOUNT</b> <b>Rs.73,97,981/- as on 06.03.2025 under Term Loan Account No.004633550000170</b> together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.  <b>8. Branch: Moodbidri Branch</b> <b>Principal Borrower</b> <b>Mr.Charan Srinivas Kanchan</b> House.No.3-113, Vanitha Farm House, Tenkayedapadavu, Sibrikere, Mangaluru Taluk Dakshina Kannada District – 574 164  <b>OUTSTANDING AMOUNT</b> <b>Rs.77,02,351/- as on 06.03.2025 under Term Loan Account No.004633510001360</b> together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.  <b>9. Branch: Moodbidri Branch</b> <b>Principal Borrower</b> <b>Mr. Kiran Srinivas Kanchan</b> <b>Surety</b> <b>Mrs. Anitha Kiran Kanchan</b> both are residing at: House No.3-113, VanithaFarm House, Tenkayedapadavu, Sibrikere, Mangaluru Taluk Dakshina Kannada District – 574 164.  <b>OUTSTANDING AMOUNT</b> <b>Rs.77,10,331/- as on 28.02.2025 under Term Loan Account No.004633510001490</b> together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.
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A. i) Non Agricultural Immovable Property situated at Thenka Yedapadav Village of Mangalore Taluk, falling within the registration Sub District of Moodbidri, Dakshina Kannada District – 574 227, owned by Mr.Vijay Shetty and comprised in:				
Sy.No.	Kissam	Extent ( A - C)		
19/3P2-P2	Converted	2 - 28 (Two Acre Twenty Eight Cents)		
Property No.151100304900200138				
Aforesaid extent of Land contain-ing a Residential Building bearing Door No.1-95 admeasuring 2400 sq.ft, with mamool easementary rights of way, water appurtenant thereto.				
Boundaries: East: Remaining Portion of the same Sy.No., West: Survey Line, North: Sub Division Line, South: Remaining Portion of the same Sy.No.				
ii) Nil iii) Physical Possession				
Reserve Price: Rs. 1,26,00,000/-		EMD: Rs. 12,60,000/-		
B. i) Non-agricultural immovable properties situated at Thenka Yedapadavu Village of Mangalore Taluk, falling within the registration Sub District of Moodbidri, Dakshina Kannada District, owned by Mrs.Umavathi B. Hegde and comprised in:				
Item No.	Sy. No.	Kissam	Extent (A-C)	
1	20-5P1 (Now Revised as 20-6) PID No. 151100304900220517	Converted	0-41	
2	20-1P3 (Now Revised as 20-1A2) P ID No.151100304900220518	Converted	0-59	
Total			1-00 (One Acre)	
Aforesaid extent of Land with mamool easementary rights of way, water appurtenant thereon.				
Boundaries of Item No.1: East: Sy. Line, West: Sy.No.20/1A, North: Item No.2 Property – Sy. Line, South: Portion of the same Sy.No. & Sy.No.20/1B.				
Boundaries of Item No.2: East: Sy. Line, West: Sy. Line, North : Sy. Line, South: Portion of the same Sy.No.– Item No.1 Property				
ii) Nil iii) Physical Possession				
Reserve Price: Rs. 47,77,000/-		EMD: Rs. 4,77,700/-		
i) Non Agricultural Immovable Property (Converted) held on Muli (Warg) right, situated at Tenkayedapadavu Village of Mangaluru Taluk and fall-ing within the Yedapadavu Grama Panchayath and Registration of Sub District of Moodbidri, Sibrikere, Dakshina Kannada District and comprised in :				
Sl. No	Sy.No	Portion	Site No.	Extent (A - C)
1	191-2A	Western/ Middle	34	0 - 5.50
Property No.151100304900220767				
2	191-2A	Western/ Middle	30	0 - 08
Property No.151100304900220812				
3	107-2A	Middle	13	0 - 12.25
Property No.151100304900220729				
4	191-2A	Western/ Middle	45	0 - 08.10
Property No.151100304900220809				
Boundaries of Item No.1: North: Portion of same Sy.No, South: Portion of same Sy.No., East: Road in the same Sy.No, West: S.D Line				
Boundaries of Item No.2: North: Portion of same Sy.No, South: Portion of same Sy.No. East: Road in the same Sy.No, West: S.D Line				
Boundaries of Item No.3: North: Portion of same Sy.No, South: Road in the same Sy.No. East: Portion of same Sy.No, West: Portion of same Sy.No				
Boundaries of Item No.4: North: Portion of same Sy.No, South: Portion of same Sy.No. East: Road in the same Sy.No, West: S.D Line				
ii) Nil iii) Physical Possession				
Reserve Price: Rs. 26,89,000/-		EMD: Rs. 2,68,900/-		
i) Non Agricultural Immovable Property (converted) held on Muli (Warg) right, situated at Tenkayedapadavu Village of Mangaluru Taluk and falling within the Yedapadavu Grama Panchayath and Registration of Sub District of Moodbidri and comprised in :				
Sl. No	Sy.No	Portion	Site No.	Extent (A - C)
1	107-2A	Northern/ Western	9	0 - 10.00
Property No.151100304900220732				
2	107-2A	Middle	57	0 - 12.75
Property No.151100304900220726				
3 (a)	107-1	Southern/Middle	61	0-08.00
(b)	107-2A	Northern/ Middle	61	0-02.00
Property No.151100304900220718				
Boundaries of Item No.1: North: Portion of same Sy.No.and S.D.Line, South: Road in the same Sy.No., East: Portion of the same Sy.No., West: Portion of the same Sy.No.				
Boundaries of Item No.2: North: Road in the same Sy.No., South: Portion of same Sy.No., East: Portion of the same Sy.No., West: Portion of the same Sy.No.				
Boundaries of Item No.3: North: Road in the Item No.(1) Property, South: Portion of Item No.(1) Property, East: Portion of same Sy.No., West: Portion of same Sy.No.				
ii) Nil iii) Physical Possession				
Reserve Price: Rs. 28,00,000/-		EMD: Rs. 2,80,000/-		
i) Non Agricultural Immovable Property (converted) held on Muli (Warg) right, situated at Tenkayedapadavu Village of Mangaluru Taluk and falling within the Yedapadavu Grama Panchayath and Registration of Sub District of Moodbidri of Dakshina Kannada District and comprised in				
Sl. No	Sy.No	Portion	Site No.	Extent (A - C)
1(a)	107-2A	Western/Middle	16	0-09.50
(b)	191-2A	Western/Middle	16	0-04.00
Property No.151100304900220733				
2	191-2A	Western/Middle	38	0-05.40
Property No.151100304900220804				
3	191-2A	Western/Middle	39	0-05.50
Property No.151100304900220806				
4	191-2A	Western/Middle	40	0-05.60
Property No.151100304900220808				
Boundaries of Item No.1: North: Portion of same Sy.No., South: Road of same Sy.No				
East: Portion of the Item No.1(a), West: Portion of the Item No.1(b)				
Boundaries of Item No.2: North: Portion of same Sy.No., South: Portion of same Sy.No., East: Road in the same Sy.No., West: S.D Line				
Boundaries of Item No.3: North: Portion of same Sy.No., South: Portion of same Sy.No., East: Road in the same Sy.No., West: S.D Line				
Boundaries of Item No.4: North: Portion of same Sy.No., South: Portion of same Sy.No. East: Road in the same Sy.No., West: S.D Line				
ii) Nil iii) Physical Possession				
Reserve Price: Rs. 24,08,000/-		EMD: Rs. 2,40,800 /-		



CHAMARAJANAGAR INSTITUTE OF MEDICAL SCIENCES

(An Autonomous Institute of Govt of Karnataka)

Sy. No:124, Yadapura Village, Kasaba Hobli, Chamarajanagar-571313.

E-mail: directorcimsrnagara@gmail.com Tel: 08226-226701, Website: https://cimsrnagara.karnataka.gov.in

No. CIMS/Tender/Ho.Gu./172/2024-25

Dated: 24.02.2025

TENDER NOTIFICATION

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The Tender has been invited as per Karnataka Transparency in Public Procurement act 1999 Rule 2000 for the supply of Group ‘D’ Manpower services for this Institution and its associated hospitals. The Tenderers may apply the tenders through <http://kppp.karnataka.gov.in> on or before 15.04.2025 at 5.00 p.m. Those tenders without E.M.D. will be rejected.

If, last date for submission of tender will be declared as Government Holiday, the next date shall be treated as last date. No separate Notification will be issued in this regard.

Dean and Director,

CIMS, Chamarajanagar

DIPR: CHANAGAR: 690:2024-25

BEFORE THE HON'BLE CENTRAL ARBITRATOR, Mr. C.N. BADARINATH

ARBITRATION CASE NO. AR/BCB/CNB/BCR/455/2025

PAPER PUBLICATION NOTICE

(Issued to all Opponents)

BETWEEN:

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

Represented by its B C Road (Bantwal Branch), Branch Head, .....Claimant Bank

AND

1. Mr. C.Raju alias Raju Chinnappa Swamy, S/o. Late Chennappa Swamy Door No.2-1442/BJ2, Near Nagabrahma Temple, Kumpala, Kotekar Mangaluru Taluk, Dakshina Kannada District – 575 022

2. Mrs. Bhagyalakshmi, W/o. Mr. C. Raju Door No.2-1442/BJ2, Near Nagabrahma Temple,Kumpala, Kotekar, Mangaluru Taluk, Dakshina Kannada District – 575 022

3. Mr. Hareesh M.N., S/o. Mr. Narayana Acharya Mallur Door No.8-6-505, Veeramma Compound, Laxminarayana Temple Road, Near Basavana Gudi, Car Street, Mangaluru Taluk, D K District – 575 003

..... Opponents

Claim Amount: Rs. 11,17,198/- as on 10.02.2025 alongwith further interest @15.90% PA from 11.02.2025 and other costs.

The Claimant Bank has filed the Arbitration application under section 84 of the Multi State Co Operative Societies Act 2002 before me for the recovery of the outstanding loan claim amount from the opponents. The Arbitrator had issued summons dated 18.02.2025 to the Opponents through RPAD to appear on 12.03.2025 at 11.00 AM. However the RPAD notices have been returned "unserved"on opponents. Hence this Paper Publication Notice to all opponents.

The opponents are hereby summoned to appear before Arbitrator on 15.04.2025 at 11.00AM at Bharat Co-op Bank (Mumbai) Ltd., Classique Arcade, K.S.Rao Road, Hampanakatta, Mangaluru – 575001, failing which case will be decided on merits, placing you exparte.

Given under my hand and seal this 12th day of March 2025.

C.N.BADARINATH

CENTRAL ARBITRATOR, UNDER MSCS ACT 2002

केनरा बैंक Canara Bank

 सिंडिकेट Syndicate

(A Govt of India Undertaking)

Branch: Ponnampet,

Mob. No.: 9141545979

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 Ponnampet Branch of Canara Bank, will be sold on "As is where is ", "As is what is ", and "Whatever there is" on 03.04.2025, Time 10.30 a.m to 11.30 a.m, for recovery of Rs. 73,49,622.99 (Rupees Seventy Three Lakhs Forty Nine Thousand Six Hundred Twenty Two and Ninety Nine Paise Only ) as on 11.03.2025 plus further interests and costs due to the Ponnampet Branch of Canara Bank, from Borrower: Mr. Somaiah K P, S/o. Late Poovaiah, Hysodur Village and Post, Srinangla Nad, Kodagu District –571216 (Borrower).

Details and full description of the immovable property with known encumbrances, if any: 1) All the part and parcel of the property measuring 2.00 acres in Sy No. 184/2 situated at Hysodur village, Hudikeri Hobli, Virajpet Taluk Kodagu district. Boundaries: East: Sy no: 183, West: Sy no: 184/1, North: Sy no: 184/1, South: Sy no:184/8.

2) All the part and parcel of the property measuring 3.00 acres in sy no: 184/8 situated at Hysodur village, Hudikeri Hobli, Virajpet Taluk Kodagu district. Boundaries: East: Sy no:183, West: Sy no: 184/7, North: Sy no: 184/2, South: Sy no: 185/2.

3) All the part and parcel of the property measuring 1.42 acres in sy no:191/2 situated at Hysodur village, Hudikeri Hobli, Virajpet Taluk Kodagu district. Boundaries: East: Sy no:184/2, West: Sy no: 160/2, North: Sy no: 183, South: Sy no: 191/1.

4) All the part and parcel of the property measuring 2.28 acres in sy no:183/3 situated at Hysodur village, Hudikeri Hobli, Virajpet Taluk Kodagu district. Boundaries: East: Sy no:184/2 & 184, West: Sy no: 160/2, North: Sy no: 183/1, South: Sy no: 191.

5) All the part and parcel of the property measuring 2.30 acres in sy no: 184/7 situated at Hysodur village, Hudikeri Hobli, Virajpet Taluk Kodagu district. Boundaries: East: Coffee Estate of K A Nanjamma, West: Government land, North: Coffee Estate of C P Uthappa, South: Road.

The Reserve Price for the property will be Rs. 1,40,00,000.00 (Rupees One Crore Forty Lakhs Only) and the earnest money deposit will be Rs. 14,00,000.00 (Rupees Fourteen Lakhs Only). The Earnest Money Deposit shall be deposited on or before 02.04.2025 by 5.00 PM

The Earnest Money Deposit shall be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.

The above mentioned property can be inspected, with Prior Appointment with the Authorised Officer, Canara Bank, Ponnampet Branch mentioned below date on 24.03.2025 at 10.30 A.M.

There are no encumbrances on the above property as per the knowledge of the Bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (<https://baanknet.com/> www.canarabank.com) and Manager, Canara Bank, Ponnampet Branch, Mobile No. 9141545979, e-mail id, cb0456@canarabank.com, during office hours on any working day. Or may contact service provider M/s BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).

Place: Ponnampet

Sd/-, Authorised Officer, Canara Bank,

Date: 12.03.2025

Ponnampet Branch, Kodagu

BEFORE THE HON'BLE CENTRAL ARBITRATOR, Mr. C.N. BADARINATH

ARBITRATION CASE NO. AR/BCB/CNB/MDB/457/2025

PAPER PUBLICATION NOTICE

(Issued to all Opponents)

BETWEEN:

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

Represented by its Moodbidri Branch, Branch Head, .....Claimant Bank

AND

1. Mrs. Sundari S. Ballal, W/o.Seetharama Ballal, House No.3/43, Near Vasanth Compound,Padil, Padil Post Mangalore – 575 007.

2. Mr.Suresha S. Ballal, S/o.Seetharama Ballal House No.3/43, Near Vasanth Compound, Padil, Padil Post, Mangalore – 575 007.

3. Mr.Adarsh Bekal, S/o.Shyamsundar Bekal, #18-7-269/18-8, Block No.10/1, Police Lane, Pandeshwara, Mangalore Dakshina Kannada District – 575 001.

..... Opponents

Claim Amount: (i) Rs. 4,66,566/- as on 03.01.2025 alongwith further interest @12.20% PA from 04.01.2025 (ii) Rs. 67,173/- as on 05.01.2025 alongwith further interest @12.20% PA from 06.01.2025 and other costs.

The Claimant Bank has filed the Arbitration application under section 84 of the Multi State Co Operative Societies Act 2002 before me for the recovery of the outstanding loan claim amount from the opponents. The Arbitrator had issued summons dated 18.02.2025 to the Opponents through RPAD to appear on 12.03.2025 at 11.00 AM. However the RPAD notices have been returned "unserved"on opponent no. 3 and though served on opponent no. 1 & 2, they have not appeared. Hence this Paper Publication Notice to all opponents.

The opponents are hereby summoned to appear before Arbitrator on 15.04.2025 at 11.00 AM at Bharat Co-op Bank (Mumbai) Ltd., Classique Arcade, K.S.Rao Road, Hampanakatta, Mangaluru – 575001, failing which case will be decided on merits, placing you exparte.

Given under my hand and seal this 12th day of March 2025.

C.N.BADARINATH

CENTRAL ARBITRATOR, UNDER MSCS ACT 2002

BEFORE THE HON'BLE CENTRAL ARBITRATOR, Mr. C.N. BADARINATH

ARBITRATION CASE NO. AR/BCB/CNB/KRK/460/2025

PAPER PUBLICATION NOTICE

(Issued to Opponent No.3)

BETWEEN:

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

Represented by its Karkala Branch, Branch Head, .....Claimant Bank

AND

1. Mrs. Sowmya, W/o. Mr. Jeyarama Acharya House No. 122 (C), Nelligudde House, Moodukodi Post, Belthangady, Dakshina Kannada- 574 242.

2. Mr. Jayarama Acharya, S/o. Mr.Anni Acharya House No. 122 (C), Nelligudde House, Moodukodi Post, Belthangady, Dakshina Kannada- 574 242

3. Mr.Parameshwara Shetty, S/o Harishchandra Shetty Majalu House, Karambaru,Tenkarandu, Belthangadi Taluk, Dakshina Kannada – 574 217

.....Opponents

Claim Amount: Rs.11,70,981/- as on 29.12.2024 alongwith further interest @12.20% PA from 30.12.2024 and other costs.

The Claimant Bank has filed the Arbitration application under section 84 of the Multi State Co Operative Societies Act 2002 before me for the recovery of the outstanding loan claim amount from the opponents. The Arbitrator had issued summons dated 18.02.2025 to the Opponents through RPAD to appear on 12.03.2025 at 11.00 AM. However the RPAD notices have been returned "unserved"on opponent no. 3. Hence this Paper Publication Notice to opponent no. 3.

The opponents are hereby summoned to appear before Arbitrator on 16.04.2025 at 11.00AM at Bharat Co-op Bank (Mumbai) Ltd., Classique Arcade, K.S.Rao Road, Hampanakatta, Mangaluru – 575001, failing which case will be decided on merits, placing you exparte.

Given under my hand and seal this 12th day of March 2025.

C.N.BADARINATH

CENTRAL ARBITRATOR, UNDER MSCS ACT 2002

ANDHRA PRADESH TOURISM AUTHORITY (APTA)

GOVERNMENT OF ANDHRA PRADESH

5th Floor, Stalin Corporate Building, Auto Nagar, Vijayawada

Tender No: 14021/24/2025, Dt: 13-03-2025

Andhra Pradesh Tourism will be participating in the Travel and Trade Fair (TTF) Chennai 2025, scheduled to be held from 21st to 23rd March, 2025 at Chennai Trade Centre. The primary objective of this participation is to promote Andhra Pradesh as a premier travel destination and to provide a platform for stakeholders and State Governments to showcase their tourism products. In this regard, Andhra Pradesh Tourism requires the services of a professional agency with prior experience in handling assignments of a similar nature at international and national fairs and exhibitions for the conceptualization, design and construction of the Andhra Pradesh Pavilion, along with the provision of ancillary services during the event.

The detailed RFP copy can be downloaded from website [www.aptourism.gov.in](http://www.aptourism.gov.in). The last date for submission of bids is 16:00 on 17-03-2025.

Sd/- CEO, APTA

DIPR No.3602PP/CL/ADVT/1/1/2021-22, Dt.13/03/2025

BEFORE THE HON'BLE CENTRAL ARBITRATOR, Mr. C.N. BADARINATH

ARBITRATION CASE NO. AR/BCB/CNB/KAN/458/2025

PAPER PUBLICATION NOTICE

(Issued to all Opponents)

BETWEEN:

BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

Represented by its Kankana Branch, Branch Head, .....Claimant Bank

AND

1. M/s. Kommale Engineers and Contractors (Partnership Firm) Represented by its partners (i) Mr. Raghavendra Kunder, (ii) Mr. Manjunath Korangrapady Govinda (iii) Mr.Don Sherlock Karkada, (iv) Mr.Hemanth Sanjeva Poojari (v) Mr.Dinesh Poojary Having Business Address at Door No.6-79-3, Little Flower Complex, Bailoor, 76 Bagadabettu Village Udipi – 576101

2. Mr. Raghavendra Kunder, S/o. Mr. Sundar Kunder D.No.1-379, Shri Gajanaana,Borvel, Korangrapady, Udupi- 574118

3. Mr. Manjunath Korangrapady Govinda, S/o. Mr.Govinda Poojary D.No. 1-178(7), Flat No.102,Intech City First Floor,Near Vijaya Park, Korangra pady, Udupi-574118.

4. Mr. Don Sherlock Karkada, S/o, Mr.Godwin Livingstone Karkada H.No.6-588, Peace Heaven, Near C J Church, 76, Badagubettu, Bailoor Udipi- 576101

5. Mr. Hemanth S Poojari, S/o, Mr.Sanjeeva Poojari H.No.6-79B, Dwaraka, 76, Badagabettu, Bailoor, Udipi-576101.

6. Mr.Dinesh Poojary, S/o, Boggu Poojary H.No.1-23, Nicha Thota, Post: Korangrapady, Udupi -574118

..... Opponents

Claim Amount: Rs.79,865/- as on 16.01.2025 alongwith further interest @15.90% PA from 17.01.2025 and other costs.

The Claimant Bank has filed the Arbitration application under section 84 of the Multi State Co Operative Societies Act 2002 before me for the recovery of the outstanding loan claim amount from the opponents. The Arbitrator had issued summons dated 18.02.2025 to the Opponents through RPAD to appear on 12.03.2025 at 11.00 AM. However the RPAD notices have been returned "unserved"on opponents, on opponent no. 1, 2, 3 and 4 and though served on opponent no. 5 & 6, they have not appeared. Hence this Paper Publication Notice to all opponents.

The opponents are hereby summoned to appear before Arbitrator on 15.04.2025 at 11.00AM at Bharat Co-op Bank (Mumbai) Ltd., Classique Arcade, K.S.Rao Road, Hampanakatta, Mangaluru – 575001, failing which case will be decided on merits, placing you exparte.

Given under my hand and seal this 12th day of March 2025.

C.N.BADARINATH

CENTRAL ARBITRATOR, UNDER MSCS ACT 2002

10. Branch: Moodbidri Branch

Principal Borrower

Mrs.Vanitha Srinivas Kanchan

House No. 3-113, Vanitha Farm House

Tenkayeda padavu, Sibrikere, Mangaluru Taluk Dakshina Kannada District – 574 164.

Surety

Mrs. Anitha Kiran Kanchan,

House No.3-113, Vanitha Farm House

Tenkayeda Padavu, Sibrikere, Mangaluru Taluk Dakshina Kannada District – 574 164.

Presently both are residing at:

Flat No.203, Echelon Apartment

Mannagudde Cross Road,Ballalbagh

Mangaluru Taluk

Dakshina Kannada District – 575 003

OUTSTANDING AMOUNT

Rs.69,10,197/- as on 04.03.2025 under Term Loan Account No.004633550000062 together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.

i) Non Agricultural Immovable Property held on Muli (Warg) right, situated at Tenkayadapadavu Village of Mangaluru Taluk and falling within the Yedapadavu Grama Panchayath and Registration of Sub District of Moodbidri, Sibrikere, Dakshina Kannada District and comprised in :

Sl. No	Sy.No	Portion	Site No.	Extent (A - C)
1	36 - 2A	Northern / Western	5	0 - 06.50
Property No.151100304900220199				
2	191 - 2A	Middle	22	0-08
[as per RTC 191-2AP1]				
Property No.151100304900220271				
3	107-2A	Middle	60	0 - 09.82
Property No.151100304900220566				
4 (a)	107-2A	Northern/ Middle	12	0 - 06.70
(b)	107-1	Southern/ Middle	12	0 - 02.50
Property No.151100304900220570				

Boundaries of Item No.1: North: S.D.Line, South: Road in the same Sy.No., East: Portion of same Sy.No., West: Survey Line

Boundaries of Item No.2: North: Portion of same Sy.No., South: Portion of same Sy.No., East: Portion of same Sy.No., West: Portion of same Sy.No.

Boundaries of Item No.3: North: Portion of same Sy.No., South: Portion of same Sy.No., East: Portion of same Sy.No., West: Portion of same Sy.No.

Boundaries of Item No.4: North: Road in the Item No.(b) Property, South: Portion of the Item (1) Property, East: Portion of same Sy.No., West: Portion of same Sy.No

ii) Nil iii) Physical Possession

Reserve Price: Rs. 29,27,000/-

EMD: Rs. 2,92,700/-

11. Branch: Moodbidri Branch

1. Mrs. Sumangala Rao, Joint Borrower and also Wife and Legal Heir of Mr. B. Sathish Rao, Prop. of M/s.Hotel Padma, Deceased principal borrower

2. Mast. Ashwith, Son (Minor) and Legal Heir of Mr. B. Sathish Rao, Prop. of M/s.Hotel Padma, Deceased principal borrower (Represented through his Mother guardian, Mrs. Sumangala Rao)

Door No.13-99/11, Padma Complex, Jodumarga, Opp. State Bank of India, Bantwal Taluka, District Dakshina Kannada - 574 219.

Residing at: Door No.13-140, "Shri Nilaya" House, Near Vinayak Talkies, Post Jodumarga Bantwal Mooda Village, Bantwal Taluk, Dakshina Kannada District – 574 219

OUTSTANDING AMOUNT

Rs. 6,60,72,585/- as on 09.03.2025 under Term Loan Account No.004633570000046 together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.

Scheduled A Property

i) Non-Agricultural Immovable Property situated in Bantwal Mooda Village of Bantwal Taluk, within Bantwal Sub Registration and comprised in:-

S.No.	Kissam	Extent (A-C)
74-7B3A1A(P)	Converted	0.01
74-7B3A2(P1)	Converted	0.04
74-7B3A	Converted	0.04

Schedule " B " Property

Commercial building known as New Padma Complex and Padma Complex constructed on Scheduled "A" property bearing following Door Nos.-:

Sr. No.	Shop No.	Floor	Door No	Area (sq.ft.)	Undivided Shares
1	4	Ground	13-99/11 (D)	430.41	5.07%
2	6	First	13-99/20(F)	404.55	4.76%
			13-99/33(A)	290.67	3.42%
		Second	13-99/33(B)	343.48	4.04%
			13-99/33(C)	348.26	4.10%
		Third	13-99/33(D)	293.25	3.45%
			13-99/45(A)	348.42	4.10%
		Fourth	13-99/45(B)	249.42	2.94%
			13-99/45(C)	233.42	2.75%
		Fifth	13-99/45(D)	231.42	2.72%
			13-99/45(E)	229.42	2.70%
3	1	Ground	13-99/45(F)	112.42	1.32%
			13-99/45(G)	231.42	2.72%
		Second	13-99/56(A)	348.42	4.10%
			13-99/56(B)	249.42	2.94%
		Third	13-99/56(C)	233.42	2.75%
			13-99/56(D)	231.42	2.72%
		Fourth	13-99/56(E)	229.42	2.70%
			13-99/56(G)	231.42	2.72%
		Fifth	13-99/63(A)	1636	19.25%
			13-99/63(B)		
4	1	Celler-I	13-99/63(C)		
			13-99/24	149.95	1.30%
		Second	13-99/44	149.95	1.30%
			13-99/45	149.95	1.30%
		Third	13-99/46	149.95	1.30%
			13-99/47	149.95	1.30%
		Fourth	13-99/48	149.95	1.30%
			13-99/49	149.95	1.30%
		Fifth	13-99/54	149.95	1.30%
			13-99/56	149.95	1.30%
5	1	Ground	13-99/57	149.95	1.30%
			13-99/58	149.95	1.30%
		Second	13-99/59	149.95	1.30%
			13-99/60	149.95	1.30%
		Third	13-99/62	902.07	7.80%
			13-99/63	1533.93	13.27%
		Fourth	13-99/4	249.91	2.16%
			13-99/10	99.96	0.86%
		Fifth			

ii) Nil iii) Physical Possession

Reserve Price for Sr 1: Rs. 20,40,000/-

EMD: Rs. 2,04,000/-

Reserve Price for Sr 2: Rs. 4,99,00,000/-

EMD: Rs. 49,90,000/-

Reserve Price for Sr 3: Rs. 5,10,000/-

EMD: Rs. 51,000/-

Reserve Price for Sr 4: Rs. 1,70,000/-

EMD: Rs. 17,000/-

12. Principal Borrower

Mrs. Neetha Charan Kanchan

Joint/Co-Borrower

Mr. Charan Srinivas Kanchan

both are residing at:

House No.3-113, VanithaFarm House,

Tenkayadapadavu, Sibrikere, Mangaluru Taluk

Dakshina Kannada District – 574 164

OUTSTANDING AMOUNT

Rs.29,78,496/- as on 02.03.2025 under Term Loan Account 004633550000055 together with further interest @ contractual rate and costs, charges and expenses and less amounts repaid thereafter if any.

i) Non Agricultural Immovable Property held on Muli (Warg) right, situated at Tenkayadapadavu Village of Mangaluru Taluk and falling within the Yedapadavu Grama Panchayath and Registration of Sub District of Moodbidri, Sibrikere, Dakshina Kannada District and comprised in :

Sl. No	Sy.No	Portion	Site No.	Extent (A - C)
1	107-2A	Southern/Western	15	0 – 10.75
2	191-2A	Eastern/Middle	15	0 – 00.50
Property No.151100304900220735				
3	107-2A	Southern/Middle	14	0 - 12.00
Property No.151100304900220728				

Boundaries of Item No.1 & 2: North: Road in the same Sy.No., South: S.D.Line, East: Portion of the Item No.(1) Property, West: Portion of the Item No.(2) Property.

Boundaries of Item No.3: North: Road in the same Sy.No., South: S.D.Line, East: Portion of the same Sy.No., West: Portion of the same Sy.No.

ii) Nil iii) Physical Possession

Reserve Price: Rs. 19,88,000/-

EMD: Rs. 1,98,800/-

Terms & Conditions:

1. Auction is being held on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" and the Bank is not responsible for encumbrances on title if any, condition or any other fact affecting the property, unknown to the Bank. The property is being sold under "AS IS WHAT IS BASIS" with all the existing and future encumbrances / Society Dues / Builders dues / Property Tax / Utility Service provider outstanding dues etc. and same shall be borne by bidders whether known or unknown to the Bank. The Authorised Officer / Secured Creditor shall not be held responsible in any way for any third-party claims / rights / dues received after date of opening the bid. The purchaser should conduct due diligence on all aspects related to the property to his / her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.

2. Charges for documentations, transfer fees with Revenue Department, Conveyance, Stamp Duty, statutory dues (lawfull house tax, Electricity charges& other dues), Registration Charges with the Registrar of Assurances as applicable and other statutory dues if any as applicable under law, shall be borne by the purchaser and the purchaser should complete all the transfer formalities.

3. The Authorised Officer of the Bank reserves the right to CANCEL/ACCEPT/REJECT/ ALTER/MODIFY/POSTPONE the Tender Sale /Auction without giving any reason whatsoever or prior notice.

4. The intending bidders may take inspection of the property on 20.03.2025 between 11.00AM AM to 05.00PM or any other date & time fixed with prior appointment of the Authorised Officer.

5. The intending bidders may obtain the prescribed Tender forms from Bharat Co-Operative Bank (Mumbai)Ltd, Classic Arcade, K S Rao Road, Near City Center, Hampankatta, Mangalore – 575001 and the intending bidders should submit their bids/offers in the prescribed forms along with the KYC documents (PAN Card & Address Proof) together with the Pay Order/Demand Draft of EMD amount in favour of "Bharat Co Operative Bank (Mumbai) Ltd" in a sealed envelope addressed to the Authorised Officer, Bharat Co Operative Bank (Mumbai) Ltd at the above said address on or before 28.03.2025 at 05.00PM. (Envelope containing the Bids/offer should superscribed as for Sr.No.of respective properties as mentioned above).

6. Tenders quoted below the "Reserve Price will not be considered & liable to be rejected.

7. Bidders present during the opening of the Tenders may participate in the Oral Bidding / Inter-se Bidding. The Authorised Officer of the Bank have discretion in the manner of conduct of sale including decision with regard to inter-se bidding / negotiations amongst the bidders to realize highest sale value for the said property/ies. They are, therefore advised to remain present themselves or through their duly authorized representative(s), who can take the decision for them.

8. Mortgagor/borrower/Joint-Co Borrower may bring prospective bidders/offers to realize good value and may also remain present while opening the offers on 29.03.2025 aforesaid time at Bharat Co-Operative Bank(Mumbai) Ltd, Classic Arcade, K S Rao Road, Near City Center, Hampankatta, Mangalore – 575001.

9. The successful bidders/offers should deposit 25% of the bid amount (Including EMD) immediately on the day of auction or not later than next working day, as case may be, of opening of bids and balance 75% of the bid amount within 15 days from the date of opening the tenders/ and the same maybe extended for further period as per the provisions of the Security Interest (Enforcement) Rules 2002.

10. If the successful bidders fail to pay the amount as aforesaid the deposited amount shall be stand forfeited.

11. In case of non-acceptance of offer of purchase by the Secured Creditor/Authorised Officer, the EMD amount of 10% paid along with the application will be refunded without any interest to the unsuccessful bidders.

STATUTORY NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT

This is also a notice to the Borrowers / Guarantor / Mortgagor/Legal Heirs of the above loan under Rule 8(6) of the SARFAESI Act, 2002 about holding of sale by inviting sealed tenders from the public in general for the sale of the secured assets on above mentioned date if his / their dues are not cleared in full.

Notice is hereby given to you to pay the sum as mentioned above before the date fixed for sale failing which the property will be sold and