

IDBI BANK
 CIN:L65190MH2004G01148838
 Mission Road Branch: Retail Recovery, 3rd Floor, No.58, IDBI House, Mission Road, Bengaluru-560027. Ph: 080-61451322/24/25/26. 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(b) and (9) of the Security Interest (Enforcement) Rules, 2012. 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 03rd May 2024, 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: 03rd May 2024 from 10:00 AM to 1:00 PM
Last date of online submission of Bid : 02nd May 2024 before 04:00 PM.

EMD Payment to be made into IDBI A/c No: 00834915010026; IFSC CODE: IDKL0000008 with relevant Bid Documents to reach us on or before 02nd May 2024 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 : Mr. Pai Shailesh Vitthal & Mrs. Philomena .K # 95/30, Krishnappa Poultry Farm Compound, Lingarajapuram, St.Thomas Town, Bangalore-560084.

Demand Notice: 14-12-2022 Possession Notice: 15-07-2023

Outstanding Amount : Rs. 60,06,029.96 (Rupees Sixty Lakh Six Thousand Twenty Nine and Paise Ninety Six 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-A : All that piece and parcel of Property bearing Converted Survey No.143, now assigned New BMDP Katha No.46/Sy.No. 143, (Converted for non-agricultural residential purposes, vide Conversion Order No. ALN (E) SR. 36/2013-14, dated:30/07/2013, issued by the Deputy Commissioner, Bangalore), situated at Horamavu Agara Village, K R Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, presently within the administrative jurisdiction of BMDP, totally measuring 15 guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the East by: Land bearing Sy No.23; West by: Land bearing No.143, belongs to G Vinutha; North by: Road and thereafter remaining portion of land in Sy No 143; South by: Land bearing Sy No. 148, Schedule 'B' Property; 310 Sq.ft. undivided right, title and interest in the immovable property mentioned in Schedule 'A' above. Schedule 'C' Property-Flat bearing No.305 in the Third Floor, measuring about 1061 Sq.ft super built up area, containing Two bed rooms, together with RCC roofing, Vitified flooring together with one covered car parking space, including proportionate share in common areas as passages, lobbies, staircase, etc., in the multistoried residential building known as "A. R. Orchid", constructed over Schedule 'A' Property.

Reserve Price: Rs. 45,00,000/- EMD: Rs. 4,50,000/-

2) Name & Address of the Borrower : Mr. Nagaraju Chamathi, No. 10, Hebbal, Kempapura Patel, Venkatesh Gowda Layout Bangalore-560024.

Demand Notice: 12-12-2019 Possession Notice: 07-10-2021

Outstanding Amount : Rs. 1,17,46,464/- (Rupees One Crore Seventeen Lakh Forty Six Thousand Four Hundred Sixty Four 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 : Composite Schedule-A Property (Description of the entire land) : All that piece and parcel of the Immovable Residential Converted Land bearing Survey Nos.493 & 494, which is duly converted for residential purpose vide its conversion order No.ALN(S)SR/18/2010-11, dt:14/07/2010, No.ALN(S)B/SR/75/2009-10, dt:02/12/2009, No.ALN(S)B/SR/12/2010-11, dt:14/07/2010, No.ALN(S)B/SR/20/2010-11, dt:14/07/2010, No.ALN(S)B/SR/19/2010-11, dt:14/07/2010, situated at Haralukunte Village, Beguru Hobli, Bengaluru South Taluk, measuring 1Acre 14 Guntas or 58606 Sq.ft. BMDP Katha Nos.1223/49/3, 946/49/3, 1220/49/3, 1221/49/3, 1222/49/4, together with all appurtenances whatsoever, whether underneath or above the surface and bounded on the East by : Property belongs to remaining portion 493 late V.C Rama Reddy & sons, West by : Land bearing Sy No.49/2, North by : Road and Land bearing Sy No.49/1, South by : Sy No.48. SCHEDULE 'B' PROPERTY (Description of the land hereby conveyed to the Purchaser) A 451 sq ft of undivided share of right, title and ownership in the land of Schedule 'A' Property, SCHEDULE 'C' PROPERTY (Description of the apartment hereby conveyed to the Purchaser) All that piece and parcel of the Apartment bearing Flat No.006, 'A' Block, in the Ground Floor, of the apartment building known as "PURVI LOTUS" having a Super built up area of 1482 sq.ft, along with one covered car parking space in the ground floor consisting of Three bedrooms, hall, dining, kitchen, two bathrooms, Pooja room, along with proportionate share in the common areas such as passages, lobbies, lift and staircase contained in the multistoried building constructed on the schedule 'A' property with ceramic flooring.

Reserve Price: Rs. 83,00,000/- EMD: Rs. 8,30,000/-

3) 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. 93,06,247/- (Rupees Ninety Three Lakh Six Thousand Two Hundred and Forty Seven 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 Vijnapura 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 Vijnapura 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 Survey South by : Land bearing Sy No. 15.
Schedule II Property : Part of the schedule I property agreed to be sold to the Second Part 384 sqft undivided right, title and interest in IMMOVABLE PROPERTY mentioned in Schedule I above. SCHEDULE III PROPERTY: Apartment bearing Flat No.308, A Block, 3rd Floor, of 1280 Sft Super Built-up area, containing 2BHK, together with one covered car parking space, along with proportionate share in common areas such as Passages, 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/-

4) 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 Vijnapura 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 Vijnapura 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 Survey, South by : Land bearing Sy No. 15.
Schedule II Property : Part of the schedule I property agreed to be sold to the Second Part 384 sqft undivided right, title and interest in IMMOVABLE PROPERTY mentioned in Schedule I above. SCHEDULE III PROPERTY: Apartment bearing Flat No.408, B-Block FOURTH Floor, measuring 1280 Sft super built up area, containing 2 bedrooms, together with one covered car parking space, along with proportionate share in common areas such as Passages, 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/-

5) Name & Address of the Borrower : Mrs. Savitha B M, # 803, 8TH Floor, A-Block, Vaishnavi Nakshatra Apts, Tumkur Road Yeshwanthapur, Bangalore-560022.

Demand Notice: 27-06-2019 Possession Notice: 22-11-2019

Outstanding Amount : Rs. 1,18,49,522/- (Rupees One Crore Eighteen Lakh Forty Nine Thousand Five Hundred and Twenty Two Only) as on 10-10-2023 together with further interest and charges thereon with effect from 10-10-2023. (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 Vijnapura 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 Vijnapura 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 Survey, South by : Land bearing Sy No. 15.
Schedule II Property : Part of the schedule I property agreed to be sold to the Second Part 507 sqft undivided right, title and interest in IMMOVABLE PROPERTY mentioned in Schedule I above. SCHEDULE III PROPERTY: Apartment bearing Flat No.A-310, A Block, 3rd Floor, of 1690 Sft Super Built-up area, containing 3BHK, together with one covered car parking space, along with proportionate share in common areas such as Passages, Lobbies, Staircase, contained in the Multi storied building to be constructed on the SCHEDULE I Property known as "ADITI ELOQUENT"

Reserve Price: Rs. 67,00,000/- EMD: Rs. 6,70,000/-

6) 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. 66,00,000/- EMD: Rs. 6,60,000/-

7) 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. 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 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. 53,00,000/- EMD: Rs. 5,30,000/-

8) Name & Address of the Borrower : Mr. Kunigal Govidasetty Swamy & Mrs. B N Leelavathi, S/o. Mr. Kunigal Sheshiah 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. 58,00,000/- EMD: Rs. 5,80,000/-

9) Name & Address of the Borrower : Mr. Dilip Kumar Acharya & Mrs. Smitarani Satapathy, # 05/7, 2nd Main, 2nd Cross, Neel Sakshi Mansion, Gopal Reddy Layout, Dooda Banaswadi, Vaddara Palya, Bangalore-560043.

Demand Notice: 05-09-2022 Possession Notice: 12-10-2023

Outstanding Amount : Rs. 95,99,384/- (Rupees Ninety Five Lakh Ninety Nine Thousand Three Hundred and Eighty Four Only) as on 10-10-2023 together with further interest and charges thereon with effect from 10-10-2023. (less further payments, if any).

Property details : Schedule-A Property : All that piece and parcel of the Residential Converted land bearing Sy No 13/2A, measuring 02 Acres, [converted as per the Official Memorandum bearing No ALN (EKHW) SR. 64/2012/13 dated 15/09/2012 issued by the Special Deputy Commissioner, Bangalore District, Bangalore] BMDP Katha No 1093/74 situated at Hagadur Village, Krishnarajapura Hobli, Bangalore East Taluk, and bounded on the East by : Land bearing Sy No.14, West by : Road and Land in Sy No. 13/2A, North by : Land bearing Sy No. 13/2B, South by : Land bearing Sy No. 13/1.
Schedule 'B' Property : 489 Square Feet, in an undivided state, in the land described in Schedule 'A' Property above, together with corresponding right, title, interest and ownership.
Schedule 'C' Property : Residential Apartment bearing No. 342, having super built up area of 1480 Sq. ft in the Third Floor, inclusive of proportionate share of common areas of along with one car parking space in the Basement floor of the Apartment building known as "SOWPARNIKA SANVI PHASE-II" together with the right to use passages, lobbies, lifts, stair case and other areas of common use. All the floors and ceilings between apartments as also walls between adjoining apartments shall be owned jointly and equally by the adjoining apartment owners. The apartment constructed with RCC roofing, Vitified Flooring, Main Door leak wood frame, other internal doors are flesh doors, aluminum windows.

Reserve Price: Rs. 90,00,000/- EMD: Rs. 9,00,000/-

10) 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 vajarahalli Village, Panchayat Khata No. 1E: 1503007/1500802452 situated at Mallapur 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.
Reserve Price: Rs. 30,00,000/- EMD: Rs. 3,00,000/-**

11) Name & Address of the Borrower : Mr. Thamburaj Richard Isaac, Mr. Balraj Richard & Mr. Prashant Banerjee, No. 7-E, 12th Cross, (Opp. To old post office) Jaya Mahal Extension, Benson Town, Bangalore North-560046.

Demand Notice: 12-04-2023 Possession Notice: 15-09-2023

Outstanding Amount : Rs. 7,55,189.75 (Rupees Seven Lakhs Fifty Five Thousand One Hundred and Eighty Nine and Paise Seventy Five only) as on 12-04-2023 together with further interest and charges thereon with effect from 12-04-2023. (less further payments, if any).

**Property details : All that piece and parcel of the Site bearing No. 84B, Katha No. 3618/B - 84B, measuring East to West 50 feet, North to South 30 feet, totally measuring 1500 Sqft, forming part of Sy.No. 316/1, formed in the residential layout known as "NOVEL ECHO" and formed in the Sy.No.85/3, Sy.No.317/2d, Sy.No.314/2, Sy.No.85/2, Sy.No.314/3, Sy.No.314/4, Sy.No.315/1, Sy.No.315/2, Sy.No.317/2E, Sy.No.317/2E, Sy.No.317/1E, Sy.No.316/1F situated at Madwala Village, Kasaba Hobli, Anekal Taluk Bangalore Urban District Bangalore same has been duly converted for non-agricultural residential purpose vide order A.L.N (A) (K) and A) S.R: 118, 119,120 & 121/2005-06, AND BMRDA has issued the permission letter dated 24.03.2008, vide No.BMRDA/LAO/CR-02/2006-07, and bounded on: East by: Private Property, West by: 30 Feet Wide Road, North by : Plot No. 84A, South by : Plot No. 84C.
Reserve Price: Rs. 30,00,000/- EMD: Rs. 3,00,000/-**

12) 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)SR/327/09-10, charges of land use from industrial use to residential use vide Order dated 15-04-2010, in No.20/1109/153/10-11, issued by the Commissioner, Bangalore Development Authority, vide No.NA/MA/A/S/A/Aa.3a/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 Gowamma 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 (demarcated 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. 2,42,25,000/- EMD: Rs. 24,22,500/-

Minimum Bid increment: Rs.1,00,000/- (Rupees One Lakh Only)

13) Name & Address of the Borrower : Ms. Jecyntha and Mr. Nirmalin Vasanth, G No. 23, Flat no. 301,2nd Floor, Vensla 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.60; 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 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 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 Slitl Floor. East by : Open to Sky, West by : Corridor, North by : Corridor & Open to sky, South by : Open to sky

Reserve Price: Rs. 70,20,000/- EMD: Rs. 7,02,000/-

14) Name & Address of the Borrower : Shri Shri. Ghatage Chetan and Smt. Komal V Jadhav, Flat No.58, Second Floor, of the 'SHIVAGANGA TEMPLE VIEW' Apartment, Site No. 77.78.79 and 80, Old Khatha No. 52/1, BMDP Khata Old No.443/77, 445/80 and 444/79, New No. 445/80, situated at Vasanthapura Village, Uttarahalli, Hobli, Bangalore South Taluk, BMDP Ward No. 197.

Demand Notice: 20-07-2021 Possession Notice: 12-10-2023

Outstanding Amount : Rs. 40,88,971/- (Rupees Forty Lakhs Eighty Eight Thousand Nine Hundred Seventy One only) due as on 10-06-2021 together with further interest and charges thereon with effect from 11-06-2021 plus Incidental Expenses, Charges and costs (less further Payments, if any).

Property details : SCHEDULE 'A' : All that piece and parcel of the property bearing Site No. 77.78.79 and 80, Old Khatha No. 52/1, Old BMDP Khata No. 443/77, 445/80 and 444/79, Present BMDP Khata No. 44