



THE NATIONAL CO-OPERATIVE BANK LTD

Administrative Office: No.73/1, Gandhi Bazaar Main Road, Bangalore - 560 004.

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PUBLIC AUCTION SALE NOTICE

SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned properties are mortgaged to **The National Co-Operative Bank Ltd.,** and taken possession under the provisions of Section 13(4) and Rule 8(6) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, will be sold by Public Auction as mentioned below for recovery of under mentioned dues and further interest, charges and costs etc, as detailed below by adopting any of the methods mentioned in Rule 8(5) of the above rules. The property is being sold on "**AS IS WHERE IS AND AS IS WHAT IS AND WHATEVER THERE IS**" AND "**NO RECOURSE BASIS**" and as such the sale is without any kind of warranties and indemnities.

| Sl. No. | Name and address of borrowers & Mortgagors and guarantors / sureties | Debt due (as on 31.12.2023 plus future interest from 01.01.2024 and other charges, costs from thereon.) | Description of the Property | Reserve Price And EMD | Date & Time of Public Auction |
|---------|--|---|--|---|-------------------------------|
| 1) | 1) M/s. Avion Network, Represented by its partners a) Sri. C.N. Nagendra b) Smt. Nalina S Murthy, Office at No.174/40, Lucky Paradise, 8th 'F' Main, 3rd Block, Jayanagar, Bangalore-560011. 2) Sri. C.N. Nagendra, No.98, 1st Cross, 11th Main, Girinagar 3rd Phase, Bangalore-560085. 3) Smt. Nalina S Murthy, 4) Sri. Sreenivasa Murthy A, No.406, Adishesha, Avalahalli BDA Layout, 5th Cross, 8th Main, BSK 3rd Stage, Bangalore-560085. | Rs. 5,45,00,000/- (Rupees Five Crore Forty Five Lakhs Only) | Property No. 1: All that part and parcel of the Property bearing Site No.7 (Sy No.41/1,41/6, now Sy No's 41/1C,41/6B of Jalahalli), 12th G Main Road, Muthyalnagar, Near Railway Track, Bengaluru Owned by Sri. A. Sreenivasamurthy & mortgaged in favor of the bank through Registered DTD, Measuring: East to West: 40 feet and North to South: 30 feet, Totally Measuring 1200 Sq.ft. And Bounded by: East By: Road, West By: Site No.12, North By: Site No.6, South By: Site No.8 – Others Property. Property No. 2: Schedule A : All that part and parcel of the Property bearing old No. 174, New No. 174/40, 22nd Cross, Division No.59, 3rd Block, Jayanagar, Bengaluru 560011. Totally measuring 9,600 Sq. ft. bounded by : East by: Road, West by: Property No.175, North by: 22nd Cross Road. South by: Property No. 195. Schedule B : All that part and parcel of Office Premises bearing No.18/C, First Floor, No. 174/40, Lucky Paradise, Jayanagar 3rd Block, 22nd Cross, Bengaluru-560011. belonging to Sri. C N Nagendra & Smt. Nalina S Murthy, with super built up area 309.63 Sq. Ft. along with 120.50 Sq.ft. Undivided share in land over "Schedule A" property and bounded by : East by: Open to Sky. West by: Corridor, North by: Unit bearing No.18/B. South by: Unit bearing No.18/D Property No. 3: All that part and parcel of the Property No.406, 5th Cross, Avalahalli BDA Layout, Deepanjalnagar, BSK 3rd Stage, Bangalore-560026. Jointly Owned by Sri. A Sreenivasa Murthy and Smt. Nalina S Murthy, Measuring: East to West :9.15 Mts and North to South :12.10 Mts, Totally Measuring 110.70 Sq. Mts and Bounded by: East by: Site No.407, West by: Site No.405, North by: Site No.434, South by: Road. | Reserve Price : Rs.1,31,00,000/- (Rupees One Crore Thirty One Lakhs Only) EMD Amount : Rs. 13,10,000/- (Rupees Thirteen Lakhs Ten Thousand Only) Reserve Price : Rs.85,00,000/- (Rupees Eighty Five Lakhs Only) EMD Amount : Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) Reserve Price : Rs.1,92,00,000/- (Rupees One Crore Ninety Two Lakhs Only) EMD Amount : Rs.19,20,000/- (Rupees Nineteen Lakhs Twenty Thousand Only) | 29-02-2024 10.30 AM |

TERMS AND CONDTIONS OF AUCTION SALE:-

- For participating in auction, intending bidders have to deposit a refundable EMD of 10% of Reserve Price by RTGS/NEFT/Funds Transfer to the credit of **A/C No "024102000009034- A/c Name: The National Co-Operative Bank Ltd, through IFSC Code "IBKL0000024" BANK: IDBI Bank, Branch : J P Nagara Sarakki Lake Or by Demand Draft /Pay Order in favour of " The National Co-Operative Bank Ltd,"** payable at Bangalore so as to reach us On or before Auction Date. The intending bidders have to submit copy of ID and address proof and PAN Card to the Authorized Officer The National Co-Operative Bank Ltd., Gandhi Bazaar Main Road, Bangalore-560004. The EMD will not carry any interest.
- The property "SHALL NOT BE SOLD" below the Reserve Price.
- The successful bidder should deposit 25% of the bid amount (including EMD) immediately on declaring him as successful bidder, and the balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of **A/C No "024102000009034- A/c Name: The National Co-Operative Bank Ltd, through IFSC Code "IBKL0000024", Bank: IDBI Bank, Branch : J P Nagara Sarakki Lake Or by Demand Draft /Pay Order in favour of " The National Co-Operative Bank Ltd.,"** payable at Bangalore
- In case of default in payment at any stage by the successful bidder as mentioned above, the sale shall be treated as cancelled and the amount already paid will be forfeited.
- The property is put for sale on the condition "AS IS WHERE IS" and "AS IS WHAT IS "and" NO RECOURSE " basis. The intending bidder shall satisfy himself about the title, Ownership, Statutory approvals, encumbrances, claims etc., in regard to the property. The Bidder has to bear the Registration Charges, Stamp Duty, Cess, Sales Tax (if applicable) and any other statutory dues or other dues like Municipal Tax, Electricity Charges, Land use conversion charges, Society Charges, Maintenance Charges, Akrama/ Sakrama and all other incidental costs, charges including all taxes and rates and any outgoing relating to the property.
- General Power of Attorney holders, agents and any other persons are not allowed to participate in the auction on behalf of the bidders.
- This is also notice to the (Borrower/Guarantor/Mortgagor) of the aforesaid loan dues about holding of Auction sale on above mentioned date if the dues are not repaid in full.
- The Bank reserves the right to cancel / postpone the Auction without assigning any reasons.
- The Authorized Officer is presumed to have information about the mortgaged property. However, Authorized Officer is not responsible for any wrong information which has not come to his notice.
- The intending bidders may visit / inspect the properties on all working days between 10.00 AM to 5.00 PM, before the auction date.**
- Bid increment amount of Rs 1,00,000/- (Rupees one Lakh Only)
- Place of Auction: **The National Co-Operative Bank Ltd. Administrative Office, No.73/1, Gandhi Bazar Main Road, Bengaluru 560004.**
- The intending bidders may contact Smt. Rama S, Assistant General Manager, The National Co-Operative Bank Ltd., Gandhi Bazar Branch on Mobile No. 7349784526 for ascertaining the details of property and also for inspection of property.

The terms and conditions of sale shall be strictly as per the provisions of the Security Interest (Enforcement) Rules, 2002.

Date: 19.01.2024

Place: Bengaluru

Sd/- Authorised Officer
The National Co-Operative Bank Ltd