



# 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 the Borrowers, Co-Obligants, Guarantors	Debt Due as on 31.07.2024	Date & Time of Auction	Description of the Property	Reserve Price	EMD Amount	Bid Increment by
1	1) Mr. Yogendra Naidu C 2) Smt. Jamuna C 3) Mr. Ramesh Naidu. C 4) Smt. Haritha All are residing at: No.14/42, Muneshwara Layout, 9th Cross, Kudlu Gate, Hosur Road, Bangalore-560068.	Rs. <b>85,62,000/-</b> (Rupees Eighty Five Lakhs Sixty Two Thousand Only)	<b>23.08.2024</b> <b>10.30 AM</b>	All that piece and parcel of A-Khata Property bearing No. 14, Madiwala, Notified Khata No. 42, Situated at Haralakunte Village, Begur Village, Begur Hobli, Muneshwara Layout, Kudlu Main Road, Bengaluru South Taluk, Bengaluru-560068. Measuring East to West 40.00 Feet & North to South 30.00 Feet. Totally Measuring 1,200.00 Sq. Feet bounded by following boundaries. East by: 25 feet Road, West by: Property of Vasantha Iyengar, North by: Site No. 15, South by: Site No. 13.	Rs. <b>85,00,000/-</b> (Rupees Eighty Five Lakhs Only)	Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)	Rs. 1,00,000/- (Rupees One lakhs only)
2	1) Smt. Lalitha K 2) Sri. Anandareddy P Both are residing at: No.11/5, 7th Cross, Beretena Agrahara, BegurHobli, Electronic City, Bengaluru-560100.	Rs. <b>42,46,000/-</b> (Rupees Forty Two Lakhs Forty Six Thousand Only)	<b>23.08.2024</b> <b>11.30 AM</b>	All that piece and parcel of Property bearing No. 11/5, Khatha No. 13 & 14, Beretena Agraha, Begur Hobli, Bengaluru South Taluk, Bengaluru. Measuring East to West 25.00 Feet, and North to South 45.00 Feet. Totally Measuring 1,125.00 Sq. Feet bounded by following boundaries. East by: Property belongs to Mahadevi, West By: Road, North by: Private Property, South by: Road.	Rs. <b>1,35,00,000/-</b> (Rupees One Crore Thirty Five Lakhs Only)	Rs. 13,50,000/- (Thirteen Lakhs Fifty Thousand only)	Rs. 1,00,000/- (Rupees One lakhs only)
3	1) M/s. Madhusudan Enterprises Rep. by its Partners: Smt. Shwetha Sharma & Sri. Sharath Gowda., # 1611, Janardhan Towers, 7th Cross, 19th Main, 1st Sector, HSR Layout, Bangalore-560102. 2) Smt. Shwetha Sharma W/o Deepak Sharma, No.A003, Raja Prakruthi Apartments, 4th Cross, Jayanagar 1st Block, Bangalore 560 011. 3) Sri. Sharath Gowda S/o M Thimme Gowda, # 14, 3rd Main, 9th Cross, Sadashivanagar, Bangalore 560 080.	Rs. <b>1,66,92,000/-</b> (Rupees One Crore Sixty Six Lakhs Ninety Two Thousand only)	<b>23.08.2024</b> <b>12.30 PM</b>	All that piece and parcel of the Property Having Built Up Area of 1,167.50 Sq. Ft. In Ground Floor comprising of Hall, Strong Room, Room and an annex room separated by a passage, along with Undivided land share of 1214 Sq. Ft. out of the larger piece and parcel of the property bearing Municipal No.20, 2nd Main Road, Sheshadripuram, Bangalore 560020, Corporation Division No. 19, with PID No. 27-67-20, Totally Measuring 4,500 Sq. Ft. and 1/3rd of the terrace rights of the constructed residential building consisting of Ground Floor, Mezzanine, First and Second floors belonging to Smt. Shwetha Sharma. Measuring East to West 100.00 Feet, North to South : Eastern side 40.00 Feet, Western Side 50.00 Feet. Totally Measuring 4,500 Sq. Feet and bounded on as follows: East by: Property PID No 27-67-20/6, West by: Conservancy Road, North by: Property or Premises No.21, South by: Property No.19 and No.18.	Rs. <b>2,20,00,000/-</b> (Rupees Two Crore Twenty Lakhs only)	Rs. 22,00,000/- (Rupees Twenty Two Lakhs only)	Rs. 5,00,000/- (Rupees Five Lakhs only)
4	1) Smt. Varalakshmi M 2) Sri. Muniyallappa, Both are residing at: No.23, House List No.252/187, 1st Cross, Bilekahalli, Near Veerabhadra Swamy Temple, Bannerughatta Road, Bengaluru 560076. 3) Sri. Anjinappa, No. 649, Near Renuka Yallamma Temple, Veerasandra Main Road, Electronic City, Bengaluru 560100.	Rs. <b>62,93,000/-</b> (Rupees Sixty Two Lakhs Ninety Three Thousand Only)	<b>23.08.2024</b> <b>2.30 PM</b>	All that piece and parcel of Property bearing No. 149/512, Old No.149, CMC Khatha No.533, BBMP Khatha No.705/1/643/533/149/512, Bilekahalli, Bengaluru. Measuring East to West 15.00 Feet, North to South : 40.00 Feet, Totally Measuring 600.00 Sq. Feet. Bounded by following boundaries. East by: Remaining portion of the same property, West By: Site No. 152, North by: Road, South by: Site No. 150.	Rs. <b>53,00,000/-</b> (Rupees Fifty Three Lakhs Only)	Rs. <b>5,30,000/-</b> (Rupees Five Lakhs Thirty Thousand Only)	Rs. 1,00,000/- (Rupees One lakhs only)

Note: The intending bidders may contact **Smt. Asha Harish**, Assistant Manager, The National Co-Operative Bank Ltd., Koramangala Branch on Mobile No. **9739789911** for ascertaining the details of property and also for inspection of property.

#### TERMS AND CONDITIONS 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 "02410200009034- A/c Name: The National Co-Operative Bank Ltd, through IFSC Code "IBKL000024" 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 "02410200009034- A/c Name: The National Co-Operative Bank Ltd, through IFSC Code "IBKL000024", 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.
- Place of auction : The National Co-Operative Bank Ltd., Administrative Office: No.73/1, Gandhi Bazaar Main Road, Bangalore - 560 004.
- The Bidders should present 15 minutes before the start of Auction.
- The intending bidders may visit/inspect the properties on all working days between **10.00 AM to 5.00 PM**, before the auction date.

Note: The intending bidders may contact concerned Branch managers 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: 05.08.2024  
Place: Bengaluru

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