



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 Guarantors/s in particular that the under mentioned properties mortgaged to The National Co-Operative Bank Ltd., 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 in 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.

Name of borrowers & Mortgagors and guarantors / sureties:

(1) M/s. Indo Asian Academy Education Trust. (a) Sri.Ekambaram Naidu T-Chairman-Managing Trustee. (b) Smt.Umarani T-Trustee, No.10,4th D Main, HRBR Layout, 2nd Block, Kalyan Nagar, Bengaluru-560 043.

(2) Sri.Ekambaram Naidu T, (3) Smt.Umarani T, PH-A, 4th Floor, Kasturi Palace, 1st Main, Kasturi Nagar, Bengaluru-560 043.

The properties will be sold by Public Auction for Recovery of an amount of Rs. 55,22,89,000/- (Rupees Fifty Five Crore Twenty Two Lakhs Eighty Nine Thousand Only). As on 31.07.2024 future interest & other charges Thereon.

Sl No	DESCRIPTION OF PROPERTIES	Reserve Price & EMD Amount	Bid Increment by	Date & Time of Auction
1.	PROPERTY: 1: All that piece and parcel of land dwelling houses and outhouses, wells, trees and drains thereon built and planted and situated and floors/outhouses here in after to be built, planted together with all rights and easements pertaining thereto and thereafter and enjoyed acquired Property bearing Site.No.4M-506 Situated at 2nd Block, HRBR Layout, Hennur Road, Banaswadi Road Extension, formed by BDA, Bengaluru. Property Belongs to Sri.Ekambaram Naidu T measuring an extent of East to West 25.90 Mtrs, and North to South 15.00 Mtrs., Totally measuring 388.50 Sq.Mtrs (4182 Sq.feet) and bounded by: East by : Site No.4M 505, West by : 4th Main Road, North by : Site No.4M-508, South by : Site N.4M-504.	Reserve Price : Rs. 5,70,00,000/- (Rupees Five Crore Seventy Lakhs Only) EMD Amount : Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)	Rs. 5,00,000/- (Rupees Five Lakh Only)	26.08.2024 10.30 AM
2.	PROPERTY: 2: All that piece and parcel of the Site No.4M-508, Situated at 2nd Block, Hennur Banaswadi Road, Bengaluru formed by BDA, Presently within the limits of BBMP. Property Belongs to M/s.Indo Asian Academy Education Trust represented by its chairman and managing trustee, Sri.Ekambaram Naidu T. Measuring East to West 25.90 Mtrs and North to South 15 Mtrs Totally measuring 388.50 Sq.Mtrs (4182 Sq.feet) and bounded by: East by : Site No.4M-507, West by : 4th Main Road, North by : Site No.4M-510, South by : Site No.4M-506.	Reserve Price : Rs. 5,70,00,000/- (Rupees Five Crore Seventy Lakhs Only) EMD Amount : Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)	Rs. 5,00,000/- (Rupees Five Lakh Only)	26.08.2024 11.00 AM
3.	PROPERTY: 3 : All that piece and parcel of the Property bearing Old No.10 present Corporation No.2/174/05, PID No.017-W0284-23, (Old No.2-174-5) BBMP Ward No.2 Jalahalli, Situated at Raghavendra Layout, D Block, Behind Good Shed of Yeshwanthapur Railway Station, Bengaluru. Property Belongs to Sri.Ekambaram Naidu T. Measuring East to West 60 feet and North to South 40 feet Totally measuring 2400sq.feet bounded by: East by: Property No.6&7, West by: Road, North by : Property No.11, South by : Property No.9	Reserve Price : Rs. 5,70,00,000/- (Rupees Five Crore Seventy Lakhs Only) EMD Amount : Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only).	Rs. 5,00,000/- (Rupees Five Lakh Only)	26.08.2024 11.45 AM
4.	PROPERTY: 4 : All that piece and parcel of the Property bearing No.6, (Old No.11) present Corporation No.2/174/06, BBMP Ward No.2 Jalahalli, Situated at Raghavendra Layout, D Block, 2ND Cross Behind Good Shed of Yeshwanthapur Railway Station, Bengaluru, Property Belongs to Smt.Umarani T W/o Sri.Ekambaram Naidu T. Measuring East to West 60 feet and North to South 40 feet Totally measuring 2400 sq. feet, East by : Property No.5&6, West by : Road, North by : Road, South by : Property No.10.	Reserve Price : Rs.57,00,000/- (Rupees Fifty Seven Lakhs Only).	Rs. 5,00,000/- (Rupees Five Lakh Only)	
5.	PROPERTY: 5: All that piece and parcel of the Property bearing House No.45A, Bearing old Khatha No36/4, New K.No.356, and site bearing No.45 bearing old K.No328/A, New K.No 357 situated at Hennur Village, Kasaba Hobli, Bengaluru North Taluk, Both the site together bears a combined New BBMP K.No.356/357/36/4-45/45A Property Belongs to Smt.Umarani T W/o Sri.Ekambaram Naidu T. Measuring East to West 40 feet and North to South 42 feet. Totally measuring 1680sq feet bounded by: East by: 30 Feet Road, West by: Private Property, North by: Property No.44, South by: Private Property	Reserve Price : Rs.2,60,00,000/- (Rupees Two Crore Sixty Lakhs Only) EMD Amount : Rs.26,00,000/- (Rupees Twenty Six Lakhs Only)	Rs. 5,00,000/- (Rupees Five Lakh Only)	26.08.2024 12.45 PM
6.	PROPERTY: 6: All that piece and parcel of land dwelling houses and outhouses, wells, trees and drains thereon built and planted and situated and floors/outhouses here in after to be built, planted together with all rights and easements pertaining thereto and thereafter and enjoyed and all the piece and parcel of the Property No.392, old Khatha No.36/4, HBR Ward No.24. Prop No.36/4-20-392 Hennur Village, Kasaba Hobli, Bengaluru North Tq. Property Belongs to Sri.Ekambaram Naidu T. Measuring an extent of East to West 55 feet and North to South 40 feet Totally measuring 2200 Sq.ft and bounded by: East by: 30 Feet Road, West by: Private Property, North by : Site No.391, South by : Site No.395.	Reserve Price : Rs. 3,60,00,000/- (Rupees Three Crore Sixty Lakhs Only) EMD Amount : Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)	Rs. 5,00,000/- (Rupees Five Lakh Only)	26.08.2024 03.00 PM
7.	PROPERTY: 7 SCHEDULE – A, All that piece and parcel of land dwelling houses and outhouses, wells, trees and drains thereon built and planted and situated and floors/outhouses here in after to be built, planted together with all rights and easements pertaining thereto and thereafter and enjoyed and all the piece and parcel of property bearing Site No.1&2 Municipal Katha No.406/80/1/57 formed in Sy.No57, (converted vide conversion order No.ALN.SR(E):91/2002-03), situated at Hennur Village, Kasaba Hobli, Bengaluru North Taluk, East to West 80feet, and North to South 69 feet., totally measuring 5520 Sq.feet and bounded by: East by : BDA Property, West by : BDA Property, North by : 60 Feet Main Road, South by : Private Property. SCHEDULE – B : The Flat No.PH-2, 4th floor, HBR Palace measuring 1500 Sq.feet Super builtup area 3BHK along with North side 1125 Sq.Feet Open Garden Area of the same flat along with 346 Sq.feet undivided share in the schedule A Property Belongs to Sri.Ekambaram Naidu T and bounded by: East by: PH-1(3BHK Flat), West by: BDAProperty, North by: Road, South by: Private Property.	Reserve Price : Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs Only) EMD Amount : Rs. 11,00,000/- (Rupees Eleven Lakhs Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	26.08.2024 03.45 PM
8.	PROPERTY: 8 SCHEDULE – A: All that piece and parcel of the Property bearing Plot No.1 old Khatha No.128/2 and Plot No.2, old K.No.128/3, now both are amalgamated as one katha and the new BMP Khatha No.DAW-84/PRR241/2004-05 of 1st A Main Road, Rajeev Nagar (Kasturi Nagar) Bengaluru now coming under the jurisdiction of BMP bearing ward No.84 formed in property no.42/3 Situated At Benniganahalli Village, KR Puram Hobli, Bengaluru East Taluk, Bengaluru Plot No.1 measuring east to west 55 feet, north to south 70 feet totally measuring 3850 Sq.feet and plot No.2 measuring east to west 56 feet north to south 50 feet totally measuring 2800 sq.feet both the sites measuring 6650 Sq feet and bounded on the. East by: 1st A Main Road Kasturi Nagar, West by : Private property and Road, North by : Road, South by : Site No.3. SCHEDULE – A-1 : 5% of undivided share i.e 332.5 Sq.feet in the land i.e Schedule A property of 6650sq.feet SCHEDULE – H-2: All that piece and parcel of the built up Flat No.PH-4 in 4th floor of Kasturi Palace with a sellable area measuring 1750 Sq.feet which is built in solid concrete blocks and cement vitrified tiles flooring with teak wood doors and aluminum windows and consisting of three bed rooms and one covered car parking area Property Belongs to Sri. Ekambaram Naidu T bounded on the East by : Road, West by : Private Property, North by : Road. South by : Flat No.PH-3.	Reserve Price : Rs. 95,00,000/- Rupees Ninety Five Lakhs Only) EMD Amount : Rs. 9,50,000/- (Rupees Nine Lakh Fifty Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh Only)	26.08.2024 4.30 PM

Note: The intending bidders may contact Sri. Prasad G, Deputy Manager, The National Co-Operative Bank Ltd., Banaswadi Branch on Mobile No. 8861711522 for ascertaining the details of property and also for inspection of properties.

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 "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 "02410200009034- 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.
- The Bidders should present 15 minutes before the start of Auction.
- 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 intending bidders may visit / inspect the properties on all working days between **10.00 AM to 5.00 PM,** before the auction date.
- 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 Bazar Main Road, Bengaluru 560004.**

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

Date: 08.08.2024
Place: Bengaluru

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