



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 including interest as on 31.05.2024 plus future interest from 01.06.2024 and charges, costs, etc.	Date & Time of Public Auction	Description of the Property	Reserve Price	EMD	Bid Increment	Branch Manager's Name & Phone Number
1	1) Sri.Nagaraju K 2) Smt.Shobha N Both are residing at: No.126, Chokkahalli, Chintamani Road, Hosakote Industrial Area, Hoskote-562 114.	Rs. 76,51,000/- (Rupees Seventy Six Lakhs Fifty One Thousand Only)	10.07.2024 10.30 AM	All that piece and parcel of property bearing Sy No.1, Present E-Khata No.150300401200100383, Chokkahalli Village, Hosakote Taluk, Bengaluru Rural. Measuring East to West 60 feet and North to South 30 feet Totally measuring 1800 Sq.ft and bounded by Following boundaries: East by: Venkatacharulu Property, West by: Thimmaiah's Property, North by: Narasimhamappa's Property, South by: Road.	Rs. 45,00,000/- (Rupees Forty Five Lakhs Only)	Rs. 4,50,000/- (Four Lakh Fifty Thousand only)	Rs. 1,00,000/- (Rupees One Lakh only)	Smt. Indira A R, Assistant Manager, Indiranagar Branch, Mobile No. 8861004569.
2	1) Sri. Narayanaswamy K 2) Smt. Dhanaalakshmi 3) Sri. Harish Kumar 4) Smt. Saraswathi All are residing at: No.126, Chokkahalli, Chintamani Road, Hosakote Industrial Area, Hoskote-562 114.	Rs. 4,86,15,000/- (Rupees Four Crore Eighty Six Lakh Fifteen Thousand Only)	10.07.2024 11.30 AM	All that piece and parcel of property bearing No.126, Sy.No.1, Chokkahalli Village, Chintamani road, Hosakote Taluk, Bengaluru Rural. Measuring East to West 32.004 Mtrs and North to South 28.956 Mtrs. Totally measuring 926.70 Sq.Mtrs. With a Building of 8000 Sq.ft and bounded by Following boundaries: East by: Venkatacharulu Property, West by: Ramaiah's Property, North by: Road, South by: M.Narayana's property.	Rs. 2,43,00,000/- (Rupees Two Crore Forty Three Lakhs Only)	Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh only)	Smt. Indira A R, Assistant Manager, Indiranagar Branch, Mobile No. 8861004569.
3	1) Sri. Manoj Kumar S/o VijayNath, 2) Smt. Archana Kumar W/o Manoj Kumar, Flat No. ET8, 3rd Floor, SVS Anandanilayam, Sy.No.93 & 103, Kowdenahalli, K. R. Puram, Bengaluru-560016.	Rs. 45,27,000/- (Rupees Forty Five Lakhs Twenty Seven Thousand Only)	10.07.2024 12.30 PM	Schedule A: All that part and parcel of converted land vide No.A.L.N.(E)S.R. 102/09-10 Dated 04.02.2010 bearing Sy No. 93 (measuring 20 Guntas) and Sy No. 103 (measuring 1 acre 17.5 Guntas) Present BBMP Khatha No. 1, Kowdenahalli, K.R.Puram, Bengaluru. Measuring 84,397.5 Sq. Ft. and bounded as follows: East by: 40 Feet Road & Partly remaining land in Sy. No. 93, West by: Remaining Land in Sy. No. 93 & Sy. No. 103, North by: Land bearing Sy.No. 103, South by: Land Sy. No. 93 & Sy. No. 103. Schedule B: Flat No. ET8, 3rd Floor, "SVS Ananda Nilayam", Sy.No. 93 & 103, Khatha No. 1, Kowdenahalli, K.R.Puram, Bengaluru 560016 with super built up area 1485 Sq.Ft., and Undivided share of Land measuring 560 Sq. ft.	Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only)	Rs. 5,70,000/- (Rupees Five Lakh Seventy Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh only)	Smt. Vani A, Assistant Manager, Electronic City Branch, Mobile No. 9901985934.
4	1) M/s Neptune Agro Products Pvt Ltd., Represented by its Directors Sri. Anand H.R, Smt. Geetha H.A, Sri. Nithin H.A & Sri. Guruprasad R, No.97, 1st Floor, 4th Main, 7th Cross, Chamarajpet, Bengaluru-560018. 2) Sri.Anand H.R, 3) Smt.Geetha H.A, 4) Sri.Nithin H.A, No.85/42, 2nd Floor, 1st Main Road, 1st Cross, Opp: Jnanabharathi Bus stop, Ullal Signal, Bengaluru-56. 5. Sri.Guruprasad R, No.1/1, Rayarapalya, Nelamangala Taluk, Bengaluru.	Rs. 7,28,32,000/- (Rupees Seven Crore Twenty Eight Lakhs Thirty Two Thousand Only)	29.07.2024 10.30 AM	All that piece and parcel of the property bearing No.38/3, situated at Hale Nijagal village, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural District, Totally Measuring in a land 1 acre 28 guntas and including Kharab land 0.24 Guntas and bounded on : East by: Road and Shivamalliah's Land, West by: Revanasiddappa's Land, North by: Muddappa and Revanasiddappa's Land, South by: M Rajashekariah's Land.	Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five lakhs Only)	Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)	Rs. 5,00,000/- (Rupees Five Lakh only)	Smt. Rama S Assistant General Manager, Gandhi Bazaar Branch, Mobile No. 7349784526.
5	1) M/s Bhavani Agencies, Proprietor: Sri. Mohan Singh, 2) Smt. Jyothi Bai K, Both are residing at: No.4207, 49th Main, 2nd Stage, Kumaraswamy Layout, Bengaluru-560078.	Rs. 95,69,000/- (Rupees Ninety Five Lakhs Sixty Nine Thousand Only)	29.07.2024 11.30 AM	SCHEDULE-A: All that piece and parcel of the property bearing Sy. No. 106, Measuring 4 Acres 11 Guntas of Land converted for residential purpose through conversion order No. ALN.SR(A) 664/04-05 Dated 23.02.2005 situated at Suragajakkanahalli village, Kasaba Hobli, Anekal Taluk, Bengaluru Urban Dist and bounded on : East by: Soppahalli Village Boundary, West by: Sy.No. 107, North by : Sri. Nanjappa Reddy and Sri. Muniswamy Reddy's Properties, South by : Sri. Subbanna and Sri. Muniswamy Reddy's Properties. SCHEDULE-B: All that piece and parcel of the residential Site No. 48, Khatha No. 458, Formed in the Schedule A Property in the BMRDA approved layout called as "Prashanthi Garden Villa" Measuring East to West: 32.00 Feet and North to South : 40.00 Feet, Totally Measuring 1,280.00 Sq. Feet, and bounded on : East by: Plot No. 49, West by: 30 Feet wide Road, North by: Plot No.47, South by: Private Land.	Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only)	Rs. 3,20,000/- (Rupees Three Lakh Twenty Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh only)	Smt. Rama S Assistant General Manager, Gandhi Bazaar Branch, Mobile No. 7349784526.
6	1) Smt. Deepashree S, 2) Sri. Suman K R, Both are residing at: No.3451, VBHBS Layout, Hosakerehalli Cross, Girinagar, Bengaluru-560085.	Rs. 35,42,000/- (Rupees Thirty Five Lakhs Forty Two Thousand Only)	29.07.2024 12.30 PM	SCHEDULE: All that piece and parcel of Vacant Site bearing No.59, Property No.150200300100320079, E-Khata No.1504/59, in the layout comprised in residentially converted lands comprised in Sy. Nos.59, Measuring 02-20 Guntas, Sy.No.60, Measuring 03-08 Guntas, Sy.No.67, Measuring 06-20.08 Guntas of Kaggalipura Village, Uttarahalli Hobli, Bangalore South Taluk, in all a total extent of acres 12= 12.08 Guntas. Measuring East to West 9.15 Meters and North to South 12.19 Meters Totally measuring 111.53 Meters (1,200.60 Sq.ft) bounded on : East by: Site No. 58, West by: Site No. 60, North by: Site No. 112, South by: Road. The Land comprising of the Schedule Site is converted for residential purpose, vide Official Memorandums bearing Nos. (i) BDS : ALN. (S.U) SR 140/2007-08, Dt.04.10.2008, (ii) BDS : ALN. (S.U) SR 139/2007-08 Dt.04.10.2008 (iii) BDS : ALN. (S.U) SR 141/2007-08 Dt.04.10.2008 and Layout being approved by the Kanakapura Planning Authority Vide No.KPALAO/48/2008-09/394 Dt.12.03.2009.	Rs. 41,00,000/- (Rupees Forty One Lakh Only)	Rs. 4,10,000/- (Rupees Four Lakh Ten Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh only)	Smt. Manjula M, Deputy Manager, Banashankari 3rd Stgae Branch, Mobile No. 9739745533.
7	1) Smt. Varalakshmi M 2) Sri. Muniyallappa, 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. 60,92,000/- (Rupees Sixty Lakhs Ninety Two Thousand Only)	29.07.2024 2.30 PM	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. 53,00,000/- (Rupees Fifty Three Lakhs Only)	Rs. 5,30,000/- (Rupees Five Lakh Thirty Thousand Only)	Rs. 1,00,000/- (Rupees One Lakh only)	Smt. Asha Harish, Assistant Manager, Koramangala Branch, Mobile No. 9739789911.

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 "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.
 - 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.
- 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: 19.06.2024
Place: Bengaluru

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