



# ಬಿ ನ್ಯಾಷನಲ್ ಕೋ-ಆಪರೇಟಿವ್ ಬ್ಯಾಂಕ್ ಲಿಮಿಟೆಡ್ The National Co-operative Bank Limited

Annexure – 2

Branch: Gandhi Bazar Branch, Bengaluru.

Address of the Branch: The National Co-Operative Bank Ltd.,  
Gandhi Bazar Branch, No. 73/1,  
Gandhi Bazar Main Road, Bengaluru-560004.

**Authorised Officer's Details:**

Name: Ramesh M.V.

E-mail: [ramesh.mv@ncbl.org.in](mailto:ramesh.mv@ncbl.org.in)

Mobile No: 7349784525

Land Line No: Office – 080 – 22421998/22421999

## NOTICE OF SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY

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

The undersigned as Authorised Officer of The National Co Operative Bank Limited has taken over possession of the schedule property u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property as mentioned in the Schedule is available for sale through Private Treaty on **28-04-2023, 2 PM** at **The National Co-Operative Bank Ltd., Administrative Office,** No. 73/1 Gandhi Bazar Main Road, Bengaluru-560004. as per the terms agreeable to the Bank for realisation of Bank's dues of **Rs. 7,18,00,000/-** (Rupees Seven Crore Eighteen Lakhs only) as on 31-03-2023 with future interest and costs due to The National Co Operative Bank Limited, Gandhi Bazar Branch, Bengaluru in the loan account of **M/s. Manjunatha Silks & Sarees, Sri. Mallesh R & Smt. Chaitra** on "AS IS WHERE IS BASIS" "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".

**Standard terms & conditions for sale of property through Private Treaty are as under:**

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to submit an application on or before Auction Date quoting the offered amount for purchase of the scheduled property which shall not be less than the Reserve Price fixed by the Bank along with the 10% of the offered amount which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

ಆಡಳಿತ ಕಛೇರಿ: 73/1, ಗಾಂಧಿಬಜಾರ್ ಮುಖ್ಯರಸ್ತೆ, ಬೆಂಗಳೂರು – 560 004.

ದೂರವಾಣಿ: 22421998, 22421999, 26618092, 26618093 ಫ್ಯಾಕ್ಸ್: 080-26619950

**Administrative Office:** 73/1, Gandhi Bazar Main Road, Bengaluru - 560 004. E-mail: [admin.ao@ncbl.org.in](mailto:admin.ao@ncbl.org.in)

Telephone : 22421998, 22421999, 26618092, 26618093, Fax: 080-26619950




7. The purchaser should conduct due diligence on all aspects related to the property (under sale through Private Treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

Description of the Property	Reserve Price (below which the properties will not be sold)
<p>All that piece and parcel of the property bearing Site No 1,2,3 &amp; 4, Assessment No.3/8, Mallathahalli Village, YeshwanthpuraHobli, Bengaluru North Taluk, Bengaluru, Owned by Sri.Malles R.</p> <p>Measuring East to West : Northern Side 125 Feet, Southern Side 157 feet.</p> <p>North to South : Eastern Side 0 feet, Western Side 97 feet. <b>Totally measuring 6838.5 Sq.ft</b> bounded on as follows:</p> <p><b>East by :</b> Road.  <b>West by :</b> Road.  <b>North by :</b> Road.  <b>South by :</b> Road.</p>	<p><b>Reserve Price : Rs. 2,50,00,000/-</b>  <b>(Rupees : Two Crore Fifty Lakhs Only)</b></p> <p>EMD Amount : Rs. 25,00,000/-  (Rupees : Twenty Five Lakhs Only)</p> <p>Bid increment amount of : Rs.1,00,000/-  (Rupees : One Lakh Only)</p>

Date : 14-04-2023

Place: Bengaluru.

**For THE NATIONAL CO-OP. BANK LTD.**

  
**Authorised Officer**