



# The National Co-Operative Bank Ltd.,

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

Ph: 080-22421998, 26618092, 26618093 E-mail: admin.ao@ncbl.org.in, Website: www.ncbl.org.in

## Authorised Officer's Details:

Name: Ramesh M.V.

Annexure – 2

E-mail: 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 ASSETS 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 properties u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured properties as mentioned in the Schedule is available for sale through Private Treaty 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 due as on **31-12-2023** with future interest and costs thereon due to **The National Co Operative Bank Limited**, on **"AS IS WHERE IS BASIS"**, **"AS IS WHAT IS BASIS"**, **"WHATEVER THERE IS BASIS"** and **"NO RECOURSE BASIS"**

#### "Standard terms & conditions for sale Immovable 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"**, **"WHATEVER THERE IS BASIS"** and **"NO RECOURSE 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% EMD 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.
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. 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.
13. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.
14. Bid increment by Rs. 1,00,000/- (Rupees One Lakh Only).

Sl. No.	Name and address of borrowers & Mortgagors and guarantor/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 and Time of Auction	Branch Manager's Name and Phone Number
1.	1) Sri. Dhananjaya A. 2) Smt. Vasantha D. 3) Sri Ananda M N No. 2, Sree Prasanna Ganapathi Nilaya, NRI Layout, Ramamurthy Nagar, Bangalore-560016.	Rs. 5,63,00,000/- (Rupees Five Crore Sixty Three Lakhs Only)	All that piece and parcel of the Immovable Property bearing <b>No.77, Khatha No. 381/1/132, Khatha No 132, Kowdenahalli, K R Puram Hobli</b> , Bengaluru East Taluk, Property Belongs to Sri. Dhananjaya A, Measuring East to West (62+0)/2 Feet and North to South 95+78/2 Feet in all <b>Totally measuring 2,681 Sq.Ft.</b> along with <b>7,500 Sq.Ft building</b> built there on and bounded on. <b>East by</b> : Private Property. <b>West by</b> : Road. <b>North by</b> : Road. <b>South by</b> : Site No.76.	<u>Reserve Price</u> : <b>Rs. 3,26,00,000/- (Rupees Three Crore Twenty Six Lakhs Only)</b>  <u>EMD Amount</u> : Rs. 32,60,000/- (Rupees Thirty Two Lakhs Sixty Thousand Only)	29.01.2024 10.30 AM	Sri. Prasad G, Deputy Manager, Banaswadi Branch. Mobile No. 8861711522
2.	1) M/s. Sri Varun Enterprises, 2) Smt. Lakshmi Devi K M, 3) Sri. Manjunath K V 4) Sri.VARUN K.M. No.225, 1st Floor, 5th Cross, 8th Main, 2nd Block, Jayanagara, Bengaluru-560011.	Rs. 4,03,00,000/- (Rupees Four Crore Three Lakhs Only)	<b>Schedule 1:</b> All that piece and parcel of the Property bearing <b>No.1, 1st Cross, Pavagada Venkataramana Naik Lane, Nagarthpet, Bengaluru-560002</b> . Owned by Sri.Manjunath K.V. Measuring East to West : Northern Side 36.1/4 Feet, Southern Side 36 Feet. North to South 36 Feet <b>Totally measuring 1301.4 Sq.Feet with building area of 1800 Sq.Feet</b> and bounded on as follows: <b>East by</b> : Chinnapullappa House, <b>West by</b> : Road, <b>North by</b> : Dandusa's House, <b>South by</b> : Lane.	<u>Reserve Price</u> <b>Rs. 3,20,00,000/- (Rupees Three Crore Twenty Lakhs Only)</b>  <u>EMD Amount</u> Rs.32,00,000/- (Rupees Thirty Two Lakhs Only)	29.01.2024 11.30 AM	Smt. Rama S, Assistant General Manager, Gandhibazar Branch. Mobile No. 7349784526
			<b>Schedule 2:</b> All that piece and parcel of the Property bearing <b>No.9, Cart Stand Road, Jolly Mohalla, Shri Krishna Rajendra Market, Bengaluru</b> . Owned by Sri. Manjunath K.V. Measuring East to West 20 ¼ feet North to South 57.3 feet, <b>Totally Measuring 1163.19 Sq.ft</b> and bounded on as follows: <b>East by:</b> Mosque, <b>West by:</b> Vishwanathappa's Property, <b>North by</b> : Cart stand road, Jolly Mohalla, <b>South by</b> : Property bearing No.195 & 196 belongs to Sri. M Sathyanarayana Shetty.	<u>Reserve Price</u> <b>Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakhs Only)</b>  <u>EMD Amount</u> Rs. 22,00,000/- ( Rupees Twenty Two Lakhs Only)		
3.	1) M/s Sri Ganesh Visuals 2) Sri. Sricharan B, 3) Smt. Nagarathnamma 4) Smt. Prameela K 5) Sri. Sriharsha No.14/1, 2nd Floor, 40th Cross, 8th Main, 5th Block, Jayanagar, Bangalore – 560041.	Rs. 56,00,000/- (Rupees Fifty Six Lakhs Only)	<b>Schedule A:</b> All that piece and parcel of Immovable Property bearing Site <b>No. 14/1, PID No. 58-124 - 14/1, 2nd Floor, 40th Cross, 8th Main, 5th Block, Jayanagar, Bangalore - 560041</b> , measuring East to West 45 Feet, North to South 30 feet, totally measuring 1350 Sq.ft. and bounded on as follows: <b>East by</b> : Site No. 237, <b>West by</b> : Road, <b>North by</b> : Site No.14/2, <b>South by</b> : Site No. 14.  <b>Schedule B :</b> All that piece and parcel of the 2nd Floor, consisting of 1250 Sq. Feet of super built up area or there about together with 1/3rd of undivided right in Schedule "A" Property, right over all common area and amenities.	<u>Reserve Price</u> <b>Rs.76,00,000/- ( Rupees Seventy Six Lakhs Only)</b>  <u>EMD Amount</u> : Rs. 7,60,000/- (Rupees Seven Lakh Sixty Thousand only)	29-01-2024 12.30 PM	Smt. Hemamalini S.K Deputy Manager, Jayanagara Branch, Mobile No. 8861004572

- The intending bidders may contact concerned branch Managers for ascertaining the details of property and also for inspection of property.
- Place of action : The National Co-operative Bank Ltd., administrative Office, No.73/1, Gandhi Bazar Main Road, Bangalore-560004.

Date: 08.01.2024

Place: Bengaluru

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