



THE NATIONAL CO-OPERATIVE BANK LTD

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

Ph: 080-22421998, 22420819 E-mail: admin.ao@ncbl.org.in, www. ncbl.org.in

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 (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 & Time of Public Auction	Branch Manager's Name and Phone Number
1)	1) Sri. Muthu C. 2) Smt. Manjula M Both are residing at No 155, Vittal Nagar, ISRO Layout, Bengaluru 560078. 3) Sri. Rajendra C. 4) Smt. Kala R. Both are residing at No 474, 2nd Main, 4th A Cross, Gururaja Layout, Bengaluru - 560028.	Rs.1,26,00,000/- (Rupees One crore Twenty Six Lakhs Only)	All that piece and parcel of the immovable property bearing Site No. 155, Survey No. 15, Khatha No.77, 4th Main, Vittal Nagar HBCS, Bikasipura Village, Uttarahalli Hobali, Bengaluru. Measuring East to West 45.00 Feet and North to South 30.00 Feet. Totally measuring 1,350.00 Sq. Feet. Owned by Sri. Muthu C. East by : Site No.141-A. West by : Road. North by : Site No.156. South by : Site No.155-A.	Reserve Price : Rs.1,83,00,000/- (Rupees One Crore Eighty Three Lakhs Only) EMD Amount : Rs.18,30,000/- (Rupees Eighteen Lakh Thirty Thousand only)	04.03.2024 10.30 AM	Sri. Kishore Narasimha S, Manager, Banashankari 2nd Stage Branch. Mob : 7349784527
2)	1) Sri. Rajendra C, Proprietor M/s. C.R. Constructions. 2) Smt. Kala R. Both are residing at No. 474, 2nd Main, 4th A Cross, Gururaja Layout, Bengaluru - 560028. 3) Sri. Muthu C. No 155, Vittal Nagar, ISRO Layout, Bengaluru 560078.	Rs. 1,54,00,000/- (Rupees OneCrore Fifty Four Lakhs Only)	Property No. 1: All that piece and parcel of Immovable property bearing No.474, 4th 'A' Cross, Gururaja Layout, Behind Vidyapeeta, Kathriguppe, BSK 3rd Stage, Bangalore, Owned by Sri.Rajendra.C. Property measuring East to West 20 feet and North to South 30 feet totally measuring 600 Sq Feet and building thereon measuring 2000 sq.ft. in Ground, 1st,2nd Floor and Terrace. Property is bounded by following boundaries: East by : Site No.475. West by : Site No.473. North by : Private Property. South by :Road Property No. 2: All that piece and parcel of Immovable property bearing Old Site No.31/B, New (BDA) No.473, Khatha No. 15/1, situated at Kathriguppe Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore. Owned by Sri.Rajendra.C Property measuring East to West 30 feet and North to South 30 feet totally measuring 900 Sq Feet and building thereon measuring 1680 sq.ft. in Ground, 1st, 2nd Floor and Terrace. Property is bounded by following boundaries: East by : Property No.472. West by : Property No.474. North by : Property No.470. South by :Road.	Reserve Price : Rs. 93,00,000/- (Rupees Ninety Three Lakhs only). EMD Amount : Rs.9,30,000/- (Rupees Nine Lakh Thirty Thousand only) Reserve Price : Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs only). EMD Amount : Rs.12,00,000/- (Rupees Twelve Lakhs only)	04-03-2024 11.30 AM	Sri. Kishore Narasimha S, Manager, Banashankari 2nd Stage Branch. Mob : 7349784527
3)	1) Sri. Pramod V, 2) Smt. Sushma S. Both are residing at No.232, 3rd Main, 3rd Cross, Chamarajpet, Bengaluru -560018.	Rs. 8,02,000/- (Rupees Eight Lakh Two Thousand Only)	All that piece and parcel of the Southern portion of Property bearing No.108, Khatha No.335, Assessment No.16/6, Adakamaranahalli village, Dasanapura Hobli, Bangalore North Taluk, Bengaluru. Measuring : East to West-30.00 Feet, North to South-20.00 Feet, Totally measuring 600.00 Sq.Feet. East by : Road, West by : Private Property, North by : Remaining portion of the property No.108 belonging to Nandakumar and Mary Shalini, South by : Site No.109.	Reserve Price : Rs.9,60,000/- (Rupees Nine Lakh Sixty Thousand Only) EMD Amount : Rs.96,000/- (Rupees Ninety Six Thousand Only)	04-03-2024 2.30 PM	Smt. Rama S, Assistant General Manager, Gandhi Bazar Branch on Mobile No. 7349784526

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 outgoings 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.
- The intending bidders may visit / inspect the properties on all working days between 10.00 AM to 5.00 PM, before the auction date.
- Bid increment amount of Rs 1,00,000/- (Rupees one Lakh Only), (25,000/- for property mentioned in Sl no.3)
- 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: 25.01.2024
Place: Bengaluru

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