



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

Ref. No.: NCB/AO/ 23 /2023-24

DATE: 14-04-2023

PUBLIC AUCTION SALE NOTICE

Notice is hereby given to the public in general and to the Borrower/s and Guarantors/s in particular that the under mentioned property 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 Sirivaibhava Gold Palace No.20, Jawaharlal Nehru Road, 3 rd Stage, BEML Layout, Rajarajeshwarinagar, Bengaluru - 560 098. Represented by its Partners Sri. Rajesh V.R, Smt. Nagavalli B.S 2) Sri. Rajesh V.R No.397, 3 rd Stage, BEML Layout, Rajarajeshwarinagar, Bengaluru - 560 098. 3) Smt. Nagavalli B.S No.397, 3 rd Stage, BEML Layout, Rajarajeshwarinagar, Bengaluru - 560 098.
Date, Time and Place of Auction	15-05-2023 10.00 AM The National Co-Operative Bank Ltd., Administrative Office, No. 73/1 Gandhi Bazar Main Road, Bengaluru-560004.
Earnest Money Deposit (EMD)	Rs.42,50,000/- (Rupees Forty Two Lakhs Fifty Thousand Only)
Reserve Price	Rs.4,25,00,000/- (Rupees Four Crore Twenty Five Lakhs Only)
Bid Increment by	Rs.1,00,000/-(Rupees One Lakh only)
Debt due including interest as on 31.03.2023 plus future interest from 01.04.2023 and charges, costs, etc.	Rs.34,83,72,000/- (Rupees Thirty Four Crores Eighty Three Lakhs Seventy Two Thousand Only)
Date and Time of inspection of properties for intending bidders/purchasers	On all working days between 10.00 AM to 5.00 PM till 12-05-2023



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

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

ANNEXURE
DESCRIPTION OF PROPERTY

Property bearing No No 75. Sy. No 58/1, 58/2, Jeevan Deepa Residential Layout, Pattanagere Village, Kengeri Hobli, Jointly Owned by Rajesh V R & Nagavalli B S. Site Measuring East to West 50 Feet and North to South 90 feet in all totally measuring 4500 Sq Feet and bounded by :

East by : 30 feet Road
West by : Site No. 98, 99, 100
North by : Site No. 76
South by : Site No. 74

TERMS AND CONDITIONS OF AUCTION SALE:-

1. 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 "913020046646999- A/c Name: The National Co-Operative Bank Ltd, through IFSC Code "UTIB0000558" BANK: Axis Bank, Branch : Chamarajpet** 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.
2. The property "SHALL NOT BE SOLD" below the Reserve Price.
3. 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 "913020046646999- A/c Name: The National Co-Operative Bank Ltd, through IFSC Code "UTIB0000558" BANK: Axis Bank, Branch :Chamarajpete** Or by **Demand Draft /Pay Order** in favour of " The National Co-Operative Bank Ltd.," payable at Bangalore
4. 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.
5. 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.
6. General Power of Attorney holders, agents and any other persons are not allowed to participate in the auction on behalf of the bidders.
7. 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.
8. The Bank reserves the right to cancel / postpone the bid without assigning any reasons.
9. 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 terms and conditions of sale shall be strictly as per the provisions of the Security Interest (Enforcement) Rules, 2002.

Note: The intending bidders may contact **Smt. Hemamalini S K, Deputy Manager, The National Co-Operative Bank Ltd., Rajarajeshwari Nagar Branch on Mobile No. 8861399722** for ascertaining the details of property and also for inspection of property.

Date:- 14-04-2023
Place:- Bengaluru

For THE NATIONAL CO-OP. BANK LTD.


Authorised Officer