

### TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 20.01.2023 to the borrowers, **(1) Smt. Prabhavathi L, W/o Vijayanarasimha and (2) Sri Vijayanarasimha, S/o Huchaiah**, both of them residing at #1135/5, Ganga Parameshwari Temple, Begur Main Road, Bangalore-560068 (Also at: Site No.737, 3<sup>rd</sup> Main, 7A Cross, Nisarga Layout, Harpanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore-562106) under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken Physical possession of the immovable property described hereto in the schedule, under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 21.08.2023.

AND WHEREAS, the Borrower /Guarantor / Mortgagor have failed to pay the amount in full, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of tender cum auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 98,63,793.35 (Rupees Ninety Eight Lakh Sixty Three Thousand Seven Hundred Ninety Three and paisa thirty five only) as on 22.08.2023 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mrs. Prabhavathi L and Mr. Vijayanarasimha H
Description of property	All that part and parcel of property bearing Site No 737, E-Khata No.150200100401800972, V.P.Khatha No.122/737, admeasuring 1200 sq.ft, (in 3 <sup>rd</sup> Main, 7'A' Cross) in "NISARGA Layout", with residential Building having built in area of 3666 Sq. ft. (approx), within the limits of Kallubalu Village Panchayat,, along with all other constructions, improvements, easementary rights existing and appurtenant thereon, in situated in converted lands of Sy.No.137 of Harappanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District and owned by Mrs. Prabhavathi L., and Mr. Vijayanarasimha .H. more fully described in Sale Deed no 4717 / 2018-19 dated 11-07-2018 of Sub Registrar Office Basavanagudi and bounded on North By: Site No.736 South By: Site No.738 East By: Site No.731 West By: Road



Reserve Price	Rs. 1,18,49,000.00 (Rupees One Crore Eighteen Lakh Forty Nine Thousand Only)
Earnest Money Deposit (EMD)	Rs. 11,84,900.00 (Rupees Eleven Lakh Eighty Four Thousand Nine Hundred Only)
Date and Place of Sale	<b>15.09.2023 at 12.30 P.M.</b> At The South Indian Bank Ltd., Regional Office, No.61, SIB Arcade, Wheeler Road, Cox Town, Bangalore – 560 005.

### TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis and “as is what is” condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Branch at Bangalore-Bannerghatta Road at Marillac Home, Bannerghatta Road, Near Meenakshi Temple, Bangalore, Karnataka-560076 and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore – 560 005 and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD drawn in favour of “The Authorised Officer, The South Indian Bank Ltd.” payable at Bangalore or by RTGS in favour of ‘The Authorised Officer’ vide a/c. no. 0655073000000021 (IFSC: SIBL0000655).
- 5) Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd., Regional Office, 1<sup>st</sup> Floor, SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore – 560 005 along with the Tender in a sealed cover before **12.15 P.M. on 15.09.2023**. The property details in brief may be mentioned on the cover for easy identification.



- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on **15.09.2023 at 12.30 P.M.** Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC/ search report regarding the properties from 01.04.2018 to 31.05.2023 and it contains no encumbrance.



- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer (9916097340) or The South Indian Bank Ltd., Br. Bangalore-Bannerghatta Road (9037785343/9900931599/9740866232) during working hours.

For The South Indian Bank Ltd.

  
Authorised Officer

Date: 22.08.2023

Place: BANGALORE

**AUTHORISED OFFICER  
(CHIEF MANAGER)**

