

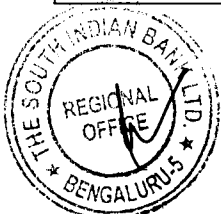
TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 21.11.2017 to **M/s. Athithikriya Hotels Pvt Ltd.** No.1878/19, South End C Main Road, 9th Block, Jayanagar, Bangalore-560069 (Also at, No 422, Suchin Plaza, Uttarahalli Main Road, Uttarahalli- Bangalore 560061) and Guarantors i) **Ms. Jagrathi Shukla**, No.129, Devikrupa, Canara Bank Colony, Uttarahalli Main Road, Bangalore-560061 ii) **Mr. Sharma H.V** (Hosur Venkatesh Sharma) No.46, 1st floor,9th Cross 2nd Main, C T BED, Banashankari 3rd Stage, Bangalore-560085 (Also at No 422, Suchin Plaza , Uttarahalli Main Road, Uttarahalli- Bangalore 560061) iii) **Mr.Vinay.S**, No.18&23, Flat No.401, Siri Crystal Apartments, Patel Murivenkatappa Layout, Uttarahalli, Bangalore-560061 (Also at #20, 51st Cross, 4th block, Rajaji Nagar, Bangalore-560010) iv) **Mr. Sangamesh Korke**, C/o. Korke Medical Store, Haralayya Chowk, Basavakalyan district, Bidar-585327. (Residing at No.30-288, Biradar Colony, Basavkalyan District, Bidar-585327) (Also at 30/231, Tripurant, Basavkalyan, Bidar 585327) v) **Mr. Nitish Biradar**, residing at No. 155/1,1st C cross, 4th block, 6th main, 2nd Phase, BSK 3rd Stage, Bangalore - 85 (Also at Mr. Nitish Biradar Director, Yugasys Private Limited 121/24, 2nd Floor, 7th B Main, 30th Cross, Jayanagar IV th Block, Bangalore 560011) (Also at House No. 30/234, Ganga Nivas , Biradar Colony, Basavakalyan, Bidar -585327) vi) **Mr. K S Lokesh**, No. 4550, 6th cross, Vijayanagar, Bangarapet, Kolar Dist, 563 114 vii) **Mr. Ganesh N**, No. 112/95, 1st floor, 6th cross, 3rd block, T R Nagar, Bangalore-28 viii) **Mr. Hemanth K V**, No. 366/72, Grace cottage, 19th Main Road, 1st block, Rajajinagar, Bangalore -560010, 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 properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 11.01.2019.

AND WHEREAS, the borrower/guarantors 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.80,58,174.98 (Rupees Eighty Lakh Fifty Eight Thousand One Hundred and Seventy Four and ninety eight paise only) as on 06.08.2020 with further interest and costs, subject to the following terms and conditions: -

Item No.1

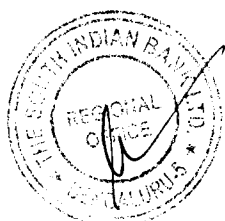
Name of Property Owner	Smt. Jagrathi Shukla
Description of property	Residential land (with all improvements) East to West: 30 feet, North to South:40 feet ie measuring 1200sq.ft, Municipal No.156/2D (Old Site No 8, Laidout in old Sy no.60/2 of Byrasandra Village) situated at Municipal Ward No.83 (Corporation PID No 83-236-156/2D) 6 th Main,13 th cross,



	Kaveri Layout, Garakamanthanapalya, C V Raman Nagar, Bangalore. The said property is owned by Smt. Jagrathi Shukla under sale deed no 8096/1991-92 dtd 20-02-1992, SRO K R Puram. Boundaries East: By Road West:By Private Property North:By private Property South: By old Site bearing no :7
Reserve Price	Rs.78,00,000.00 (Rupees Seventy Eight Lakh only)
Earnest Money Deposit (EMD)	Rs.7,80,000.00 (Rupees Seven Lakh Eighty Thousand only)
Date and Place of Sale	22.09.2020 at 11:30 A.M. At The South Indian Bank Ltd., Regional Office, SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560005

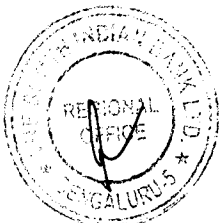
Item No.2

Name of Property Owner	Sri. Vinay S
Description of property	Residential land (with all improvements thereon) East to West:30 feet, North to South:40 feet bearing municipal No 60/73/118/448 (Old C.M.C Khata No.448/73/118, Old Site bearing No.118, P-01, laidout in Old Sy No 73 of Vijinapura@ Kothanur Village), Situated at Kothanur village, K R Puram, within BBMP, 2 nd Main, 4 th Cross, Udayanagar, Dooravaninagar Post, K R Puram Bangalore. The property is owned by Mr Vinay S, as per Release deed no 15096/14-15 dt 08/12/2014 under Shivajinagar (Banasawadi) SRO (and sale deed 3508/1998-99 dt 07/08/1998 (SRO KR Puram Bangalore, & Gift deed 9382/2014-15 dt 10.09.2014 Shivajinagar (Banasawadi) SRO) Boundaries North: By 20ft wide Road, East: By 20 Ft Wide Road, South: By House Site Bearing No.129, West: By House Site Bearing NO 177
Reserve Price	Rs.66,00,000.00 (Rupees Sixty Six Lakh only)
Earnest Money Deposit (EMD)	Rs.6,60,000.00 (Rupees Six Lakh Sixty Thousand only)
Date and Place of Sale	22.09.2020 at 11:45 A.M. At The South Indian Bank Ltd., Regional Office, SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560005.



TERMS AND CONDITIONS

- 1) The properties 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 properties. The particulars furnished regarding the secured assets 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 Jayanagar at 28th Cross, 10th Main, 4th Block Jayanagar, Bangalore, Karnataka-560011 and Bangalore Regional Office at SIB Arcade, #61, Wheeler Road, Cox Town, Bangalore - 560 005 and also visit the scheduled properties 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 properties 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/RTGS 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-Bangalore along with the Tender in a sealed cover before 11.00 AM on 22.09.2020. The property details in brief shall 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 22.09.2020 at 11:30 AM. as to Item No. 1 property. The Sealed tender as to Item No. 2 property would be opened at 11.45 A.M. on 22.09.2020. 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 properties 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 for the following period:

Item No. 1 property - EC is obtained from 01.04.1980 to 25.02.2020 and it contains no encumbrance. It may be noted a suit has been filed by Prathiksha Shukla against Jagrathi Shukla before the Hon'ble Prl. City Civil and Sessions Judge vide OS 1234/2019 claiming share in the property and the same is pending.

Item No. 2 property - EC is obtained from 01.04.1980 to 25.02.2020 and the following encumbrance is noted:

1. Doc. No. 12086/2001-02 dated 15.01.2002 wherein Lease Agreement was executed between M/s. Reliance Communications Ltd. (presently, Reliance Infratel Ltd., being successor in interest to Reliance Communications Ltd.) and Smt. S Veena for installation of Communication tower and various related equipments for a period of 20 years from 15.01.2002 and an option to renew the lease period for further period as mutually agreed upon.



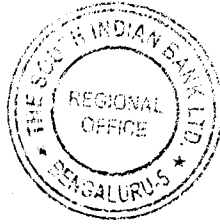
However, NOC has been issued allowing the advance against security of the property and undertaking to co-operate in the recovery of dues, if and when needed.


2. Doc. No. 5563/15-16 dated 13.07.2015 of SRO Shivajinagar executed by Sri Vinay S in favour of Smt. Veena releasing portion of interest over the property. **The above mentioned transaction cannot affect the rights of the Bank over the property as mortgage was created prior to the said document.**

Apart from the above mentioned entries, there are no other encumbrances.

- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Branch Jayanagar (080-26530214) during working hours.

Date: 10.08.2020
Place: BANGALORE



For The South Indian Bank Ltd.

Authorised Officer

**AUTHORISED OFFICER
(CHIEF MANAGER)**