



# BANK OF MAHARASHTRA

(A Govt. of India Undertaking)

Asset Recovery Branch, Bangalore

# 13, Paxal Towers, K R Road,

Opp. Vanivilas Hospital, Bangalore-560 002

Ph:080-26706723;26706722

## SALE NOTICE FOR IMMOVABLE PROPERTIES

(Appendix - IV –A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s and Guarantor/s that the below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorised Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **17.08.2019 from 11.00 AM to 12.30 PM**, for recovery of the balance due to the Bank of Maharashtra from the Borrower (s) and Guarantor(s) as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, Short description of the immovable property and encumbrances known thereon, possession type, reserve price and the earnest money deposit are also given as under. **EMD to be deposited by 3 pm on 16.08.2019**. Bid multiplier is Rs. 100000 (Rupees One lakh only). EMD is to be deposited through NEFT / RTGS in the Account No 60263732506 –Name of the A/c: (Asset Recovery Branch Bidding Account) with our City Market Branch, Bangalore. Name of the Beneficiary: Bank of Maharashtra A/c- PROPERTY SL NO. & NAME OF THE BORROWER (as the case may be) IFS Code:MAHB 0000304 or by way of demand draft drawn in favour of Bank of Maharashtra – PROPERTY SL No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Bangalore. –

| Sl. No. | Name of the Borrower/s and Guarantor (s)                                                                                                                                                                                                                                                                                                                                                                                                     | Amount Due                                                                       | Short description of the immovable property with known encumbrances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Possession Type | Reserve Price / Earnest Money Deposit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | <b>1.Saravana Buildwell Private Limited</b><br>No. 1, 3 rd Floor, G P Complex , 1 st Main RMV 2 <sup>nd</sup> Stage, New Bel Road, Bengaluru-560 054<br><b>2. Mr. K Nagaraja (Director)&amp; Guarantor</b><br># 11, 8 th Main, Brindavan Nagar, S B M Colony, Mathikere, Bengaluru- 560054<br><b>3. Mrs. NaliniNagaraja (Director)&amp; Guarantor</b><br>Address # 11, 8 th Main, Brindavan Nagar, S B M Colony, Mathikere, Bengaluru-560054 | Rs. <b>8,77,64,436.00</b> plus interest 14.75% cost , charges etc. paid by bank. | Six ( 6) Mortgaged 3 BHK flats in <b>BLOCK –I</b> in " <b>SARAVANA ESPLANADE</b> " Apartments Bearing <b>flat no.-315 ( 1459 sft) , flat no-316 ( 1483sft)</b> on second floor , <b>flat no-401 , Flat no-415( 1459 sft)</b> on third floor , <b>flat no.515( 1459 sft) , Flat no-516 ( 1483sft)</b> on fourth floor Situated at property bearing site no.1-14, BBMP Khatha no. 10/1-5 , Situated at Jalahalli , Tumkur Road , HMT ward no.38 , Bangalore<br>Five (5) mortgaged flats in <b>BLOCK –II</b> , " <b>SARAVANA ESPLANADE</b> " Apartments , in which 2 BHK flats bearing <b>flat no -413 ( 1256 sft)</b> on third floor , <b>Flat no-513 ( 1256sft)</b> fourth floor & 3 BHK flats bearing <b>flat no-311 ( 1792sft)</b> second floor , <b>flat no-412 ( 1380sft)</b> third floor , <b>flat no- 512 ( 1380sft)</b> fourth floor . Situated at property bearing site no .1-14, BBMP Khatha no. 10/1-5 , Situated at Jalahalli , Tumkur Road , HMT ward no.38 , Bangalore<br>Seven (7) mortgaged flats in <b>BLOCK –III</b> in " <b>SARAVANA ESPLANADE</b> " Apartments in which 2-BHK flats bearing <b>flat no-407 ( 1186sft) &amp; flat no-408 ( 1120sft)</b> on third floor , <b>flat no -507 ( 1186 sft), flat no-508 ( 1120sft)</b> on fourth floor & 3 BHK flats bearing <b>flat no-406 ( 1592sft)</b> on third floor , <b>flat no-506 ( 1592sft), flat no-509 ( 1697sft)</b> , on fourth floor . Situated at property bearing site no .1-14, BBMP Khatha no. 10/1-5 , Situated at Jalahalli , Tumkur Road , HMT ward no.38 , Bangalore. | Symbolic        | <b>BLOCK –I</b><br><b>Flat No. 315, 415, 515</b><br>R.P.-Rs.9191700/-<br>EMD: Rs.919170/-<br>each flat.<br><b>Flat No.316 ,516</b><br>R.P.-Rs.9342900/-<br>EMD: Rs.934290/-<br>Each Flat<br><b>Flat No.401</b><br>R.P.- Rs.10785600/-<br>EMD:Rs.-1078560/-<br><b>BLOCK –II</b><br><b>Flat No.311</b><br>R.P. –Rs.9676800/-<br>EMD –Rs.967680/-<br><b>Flat No.-412 ,512</b><br>R.P.- Rs.8694000/-<br>EMD Rs.869400/-<br>Each flat<br><b>Flat No.413 ,513</b><br>R.P.- 7912800/-<br>EMD Rs.791280/-<br>Each flat<br><b>BLOCK- III</b><br><b>Flat No.406, 506</b><br>R.P.- Rs.10029600/-<br>EMD Rs.1002960/-<br>Each flat<br><b>Flat No. 408, 508</b><br>R.P.- Rs.7056000/-<br>EMD Rs.705600 /-<br>Each flat<br><b>Flat No.407 ,507</b><br>R.P. – Rs.7471800/-<br>EMD Rs.747180/-<br>Each flat<br><b>Flat No 509</b><br>R.P. – Rs.10691100/-<br>EMD Rs.1069110/- |

For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/propsale.asp>" provided in the Bank's website and also Bank's approved service provider M/s.C1 India Pvt Ltdat <https://www.bankeauctions.com>.

### STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

Please treat this also as a notice under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s), Mortgagor(s) of the secured debt mentioned above regarding holding the sale on the above mentioned date and time if their outstanding dues mentioned above are not paid in full.

Date: 12.07.2019

Place: Bangalore

AGM & Authorised Officer,  
Bank of Maharashtra  
Asset Recovery Branch, Bangalore