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|  <b>बैंक ऑफ महाराष्ट्र</b><br><b>Bank of Maharashtra</b><br>भारत सरकार का उद्यम<br><b>एक परिवार एक बैंक</b><br> | <b>शाखा Branch - Asset Recovery Branch</b><br><b>No.13,Paxal Towers, K.R.Road,</b><br><b>Opp.Vani Vilas Hospital, Bangalore - 560002</b><br><b>टेलीफोन/TELE :080-26706723;26706722</b><br><b>ई-मेल/e-mail : <a href="mailto:bom1934@mahabank.co.in">bom1934@mahabank.co.in</a>,</b><br><b><a href="mailto:bom1934_arbban@mahabank.co.in">bom1934_arbban@mahabank.co.in</a></b><br><b>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5</b><br><b>Head Office: Lokmangal,1501,Shivajinagar,Pune-5</b> | <br>एक कदम स्वच्छता की ओर<br>'स्वच्छता अभियान'<br>की सफलता हेतु हम प्रतिबद्ध हैं |
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Ref: AK78/ARB/BAN/PNFS2/2018-19

Date: 05.09.2019

**Authorized Officer's Details:**

Address: Asst General Manager, BANK OF MAHARASHTRA Asset Recovery Branch No 13, Paxal Towers,K.R.Road Opp Vani Vilas Hospital, Bangalore -560 002

E-mail ID: [bom1934@mahabank.co.in](mailto:bom1934@mahabank.co.in), [bom1934\\_arbban@mahabank.co.in](mailto:bom1934_arbban@mahabank.co.in)

Landline No (Off): 080 – 26706722, 26706723

**PUBLIC NOTICE FOR SALE OF IMMOVABLE ASSETS CHARGED TO THE BANK THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT), 2002**

The undersigned as Authorized Officer of Bank of Maharashtra has taken over possession of the following properties under Section 13(4) of the SARFAESI Act. Public at large is informed that e-auction (Under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realization of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

**LOT –NO -I**

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| <b>Name &amp; Address of the Borrower,Guarantors &amp; Mortgagors</b>  | 1.Shri N.Narayana Reddy, No 94,ANR Kalayana Mantappa, Anekal Road,Chandapura, Bangalore -560 081<br>2.Shri C.N.Shantakumar, No 575,Ist A Main,6 <sup>th</sup> Sector, H.S.R.Layout, Bangalore |
| <b>Outstanding dues for Recovery of which properties are being sold</b>  | <b>Rs. 6,97,66,764/- as of 17.7.2017 plus interest from 18.7.2017 and charges, expenses thereon LESS recovery effected, if any</b>  |
| <b>SCHEDULE OF IMMOVABLE PROPERTIES</b><br>All those piece and parcel of land admeasuring 0-30 Guntas in Sy No 94 of Chandapura Village, Attibele Hobli, Anekal Taluk together with Buildings constructed thereon with boundaries as follows - East: Venkataswamy Reddy Land, North: KEB Property, West: Road, South: Land of Muniyellappa |   |
| <b>Reserve Price</b>   | <b>Rs. 8,59,00,000/- (Rupees Eight Crores Fifty Nine lakhs only)</b>  |
| <b>EMD</b>   | <b>Rs. 86,00,000/- (Rupees Eighty Six lakhs only)</b>   |

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| <b>e-Auction Website</b>  | <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .  |
| <b>Date &amp; Time of e-Auction</b>   | <b>20.09.2019</b><br>11.00 AM to 12.00 PM  |
| <b>EMD Remittance Details</b>   | Deposit 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 LOT NO. & NAME OF THE BORROWER (as the case may be) IFS Code:MAHB0000304 or by way of demand draft drawn in favour of Bank of Maharashtra – PROPERTY LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Bangalore. |
| <b>Bid Multiplier</b>   | Rs.100000 / -  |
| <b>Inspection of properties</b>   | 06.09.2019 to 18.09.2019   |
| <b>Last date for Submission of On line Bid</b>  | 19.09.2019 Up to 3.00 pm   |
| <b>Last date for Submission of offline bid application with EMD and documents( On line bid application etc)</b> | 19.09.2019 upto 3.00 PM<br>at BANK OF MAHARASHTRA, Asset Recovery Branch, No 13, Paxal Towers, K.R.Road, Opp Vanivilas Hospital Bangalore -2   |

## LOT-II--

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| <b>Name &amp; Address of the Borrower,Guarantors &amp; Mortgagors</b>   | 1.Hotel Keerthana International represented by its proprietor Mr Shanthakumar C.N At No 100/1,Hosur Main Road, Chandapura, Bangalore 560081<br><b>2.Mrs Shobha Reddy, W/o Mr Shantakumar,C.N, R/at No 575,1st A Main, Sector 6, H.S.R.Layout, Bangalore</b> |
| <b>Outstanding dues for Recovery of which properties are being sold</b>   | Rs. 6,42,15,622/- as on 16.2.2017 plus interest from 17.2.2017 plus unapplied interest, costs, charges and expenses thereon LESS RECOVERY EFFECTED, IF ANY. The dues as on 04.01.2019 is Rs. 82850199.00 plus costs, charges and expenses thereon.          |
| <b>SCHEDULE OF IMMOVABLE PROPERTIES</b><br><b>All that piece and parcel of building at Sy No 101/2 and 100/2 of Chandapura Village, Hosur Road, Anekal Taluk, Bangalore – 560099 having land for Sy No 100/2 measuring 10050 Sq ft and For Sy No 101/2 measuring 10050 Sq ft together with building constructed thereon and having boundaries as follows - East by : Land bearing Sy No 100/1, West by: Rajannas property, North by: Land bearing Sy No 100/2, South by: Krishi School of Ramakrishanapur</b> |   |
| <b>Reserve Price</b>  | Rs. 5,68,00,000/- (Rs. Five Crores Sixty Eight Lakhs only)  |
| <b>EMD</b>  | Rs. 57,00,000/- (Rupees Fifty Seven lakhs only)   |
| <b>e-Auction Website</b>  | <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> .   |

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| <b>Date &amp; Time of e-Auction</b>   | <b>19.09.2019</b><br>11.00 AM to 12.00 PM  |
| <b>EMD Remittance Details</b>   | Deposit 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 LOT NO. & NAME OF THE BORROWER (as the case may be) IFS Code:MAHB0000304 or by way of demand draft drawn in favour of Bank of Maharashtra – PROPERTY LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Bangalore. |
| <b>Bid Multiplier</b>   | Rs.100000 / -  |
| <b>Inspection of properties</b>   | 06.09.2019 to 18.09.2019   |
| <b>Last date for Submission of On line Bid</b>  | 19.09.2019 Up to 3.00 pm   |
| <b>Last date for Submission of offline bid application with EMD and documents( On line bid application etc)</b> | 19.09.2019 up to 3.00 PM<br>at BANK OF MAHARASHTRA, Asset Recovery Branch, No 13, Paxal Towers, K.R.Road, Opp Vanivilas Hospital Bangalore -2  |

### **Terms and Conditions**

1. The properties are being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and the E-Auctions will be conducted “On Line”. The auctions will be conducted through the Bank’s approved service provider M/s.\_C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015 at the web portal <https://www.bankeauctions.com>.
2. Please visit <http://www.bankofmaharashtra.in/> on <http://tenders.gov.in/> and on <https://www.bankeauctions.com> for E-Auction Tender Documents containing online e-auction bid form, Declaration, General Terms and conditions of online auction sale. For details in this regard, kindly contact Asst General Manager & Authorized officer,email:bom1934@mahabank.co.in ): Phone Nos 080 – 26706722,26706723
3. To the best of knowledge and information of the Authorised Officers, there is the encumbrance of KSIIDC on the property. However, the intending bidders should make their own independent inquiries regarding other encumbrances, title of property put on auction and claims / rights / dues / affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
4. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No. 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 LOT 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 LOT No. & NAME OF THE BORROWER (as the case may be), AND on any Nationalized or scheduled Bank, payable at Bangalore.

5. Bidders shall hold a valid email ID as all the relevant information from Bank and allotment of ID & Password by M/s.C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015 may be conveyed through e-mail ONLY.
6. The intending bidder should submit the evidence for EMD deposit like UR number along with Request Letter for participation in the E-auction, and self-attested copies of (i)Proof of Identification (KYC) viz. Voter ID Card / Driving License / passport etc. / Current Address – Proof for communication, (iii)PAN Card of the bidder, (iv)valid e-mail ID, (v)contact number (Mobile / Landline) of the bidder etc. to the Authorised Officer of Bank of Maharashtra, Asset Recovery Branch, No 13, Paxal Towers,K.R.Road, Opp Vanivilas Hospital Bangalore -2 by **3.00 PM on 19.09.2019**. Scanned copies of the original of these documents will also be submitted to e-mail id displayed above.
7. Names of the Eligible Bidders will be identified by the Bank of Maharashtra Asset Recovery Branch, Bangalore to participate in online e-auction on the portal <https://www.bankeauctions.com>. M/s.\_C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015 will provide User ID and Password after due verification of PAN of the Eligible Bidders.
8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, immediately on acceptance of bid price by the Authorised Officer and the balance of the sale price on or before 15<sup>th</sup> day of sale or within such extended period not exceeding three months as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property / amount.
10. The prospective qualified bidders may avail online training on e-Auction from M/s.\_C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building, No.301, Gurgaon, Haryana-122015, Email Id: [karnataka@clindia.com](mailto:karnataka@clindia.com), Helpline Mob Nos: +91-7291981124/1125/1126 prior to the date of e-Auction. Neither the Authorised Officer nor Bank of Maharashtra, nor M/s.C1 India Pvt Ltd will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation the interest bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction.
11. The bid price to be submitted shall be above the minimum Reserve Price and bidders shall improve their further offers in multiples of **Rs. 10,0000/- ( One Lakh only)**
12. The purchaser shall bear the applicable stamp duties / additional stamp duty / transfer charges fee etc. and also all the statutory / non-statutory dues, taxes rates assessment charges, fees etc. owing to anybody.

13. The Authorized Officer / Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
14. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
15. The sale shall be subject to rules / conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act,

**STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002**

The borrower / guarantors are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned / sold and balance dues if any will be recovered with interest and cost.

Date: 05.09.2019  
Place: Bangalore

Authorized Officer &  
Asst General Manager  
Bank of Maharashtra