

E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable properties mentioned in Schedule I and Schedule II inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] (Secured Creditor), the Symbolic Possession of which has been taken by the Authorised Officer of ARGFL, will be sold by e-auction on 14th October, 2022 on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum of Rs. 9,81,46,048/- (Rupees Nine Crores Eighty One Lakhs Forty Six Thousand Forty Eight Only) as on 24th November, 2019 and the contractual interest thereon and other cost and charges till the date of realisation from Borrower/ Guarantors as mentioned below:

<p><u>Name of the Borrower:</u> 1. M/s. JK Developers Mr. Jagdish Subramanyam (Proprietor) <u>Registered office:</u> 15/2, 1st Floor, Bone Mill, Hessaraghatta Main Road, Near Anubhava Club, Bengaluru - 560073. And <u>Residential address:</u> 2/5, Shri Lakkam Nilaya, Shetty Hali, Subram Enclave, Jalahalli West, Bengaluru - 560073</p>	<p><u>Name of the Co-Borrower:</u> 2. Mr. Balaji Subramanyam, Director <u>Residential address:</u> 328/1, SUBRAM Arcade, 5th Main, Malleshpalya, CV Ramanagar, Bengaluru - 560075</p>
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The under mentioned properties will be sold by "Online e-Auction through website <https://sarfaesi.auctiontiger.net> on 14th October, 2022 for recovery of an amount of Loan A/c No. ARGFL/CF/041 total Outstanding Rs. 9,81,46,048/- ((Rupees Nine Crores Eighty One Lakhs Forty Six Thousand Forty Eight Only) as on 24th November, 2019 and the contractual interest thereon and other cost and charges till the date of realization.

"SCHEDULE I":**PARTICULARS OF THE PROPERTY CONSTITUTING THE PROJECT**

1. All that piece and parcel of plot bearing BBMP Khata No.11 of survey No.57, admeasuring 1 acre 26 guntas of residential converted land situated at Shettyhalli village, Yeshwanthpura Hobli, Bangalore North taluk, Bangalore, along with Villas as mentioned in Table-I and bounded by:

East by	Remaining part of Survey No.57;
West by	Remaining part of Survey No.57 belonging to D.M.Muniyappa
North by	Rain water drain;
South by	Private property.



PART - A: LIST OF UNSOLD UNITS IN THE PROJECT

Sr No.	Ownership	Villa No.	Carpet Area (area in sq. ft.)	Reserve Price (in Rs.)
1	Jagdish Subramanyam	3	2480	54,68,400/-
2	Jagdish Subramanyam	8	2687	59,24,835/-
3	Jagdish Subramanyam	18	2317	47,44,057/-
4	Jagdish Subramanyam	29	2712	5,552,820/-
5	Jagdish Subramanyam	33	2343	47,97,292/-
6	Jagdish Subramanyam	32	2343	47,97,292/-
7	Jagdish Subramanyam	34	2185	44,73,787/-
8	Jagdish Subramanyam	36	2699	17,00,370/-
	Total		20,135	



Schedule II

PARTICULARS OF THE PROPERTY UNDERLYING THE SECOND MORTGAGED
PROPERTY

Details		Reserve Price (in Rs.)
All that property bearing Survey No. 61 measuring remaining portion of 15 guntas out of 17 guntas and 2 guntas reserved for valley, situated at Shettyhalli village, Yashavanthapura hobli, Bangalore North taluk, Bangalore and the property is bounded by;		Rs 1,80,00,000/- (Rupees One Crore Eighty Lakh only.)
East by	Property belongs to Kadarappa;	
West by	Land in Survey No.57;	
North by	Sarkari Halla and Road;	
South by	Rajakaluve & Halla;	

Reserve Price	As mentioned in the table above for each unit in Schedule I and the land as mentioned in Schedule II.
Earnest Money Deposit	10% of the Reserve Price with respect to each unit as mentioned in Schedule I and the Reserve Price of the lands as mentioned in Schedule II above.
Bid increment Amount	a. Rs.5,000/- or in such multiples as permitted by the Secured Creditor for each of the units as mentioned in Schedule I. b. Rs.25,000/- or in such multiples as permitted by the Secured Creditor for the lands as mentioned in Schedule II.
Date and Time for Inspection of title documents and the immovable properties mentioned in Schedule I and Schedule II.	Schedule I units on 12 th October, 2022. (Timing 11.00 AM to 02.00 P.M.) Schedule II land on 12 th October, 2022. (Timing 11.00 AM to 01.00 P.M.) [Contact: Mr. Bijay Mahana, Phone: +91 8150833818, Email ID: bijaymahana@rathi.com / cfsupport@rathi.com]
Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc.	13 th October, 2022 before 5.00 PM
Date & time of opening of online offers	14 th October, 2022 at 11.00 AM to 03.00 PM

Note: The intending bidder/purchaser may visit Anand Rathi Group website sme.rathi.com for detail terms and conditions regarding auction proceedings.

This Publication is also 15 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Guarantors.

Date: 22nd September, 2022

Place: Bengaluru

Authorised Officer



Anand Rathi Global Finance Limited

Terms and Conditions of the E-auction are as under:

1. Auction/bidding shall only be through "online electronic mode" through the website of the Service <https://sarfaesi.auctiontiger.net> M/s e-Procurement Technologies Limited - Auction Tiger is the Service Provider which will arrange to provide the e-auction platform.
2. The bidders may participate in e-auction for bidding with respect to a single unit or multiple units with respect to Schedule I and/or entirely for Schedule II as they may so desire from their place of choice internet connectivity shall have to be ensured by bidder himself with respect to each unit. ARGFL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
3. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider viz M/s e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) <https://sarfaesi.auctiontiger.net>, Contact Person: Mr. Ram Sharma -6351896834, Help Line No :.079-61200559 |531, Support Mail id: ramprasad@auctiontiger.net, support@auctiontiger.net.
4. Bidders are advised to go through the website sme.rathi.com for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. For participating in e-auction sale the intending bidders should register their details with the Service Provider viz M/s. e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) well in advance and get the User ID and password. The password may be changed only on receiving it and loggin in. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.
6. The immovable properties "SHALL NOT" be sold below the reserve price and the same shall be sold on an "As is where is", "As is what is" and "Whatever there is".
7. The successful bidder should deposit 25% of the bid amount (including EMD) on the next day of the sale, being knocked down in his/her/it favor and balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of A/C No. 00600340008138 as mentioned above, Anand Rathi Global Finance Limited, Bangalore through IFSC Code "HDFC0000060" or by Demand Draft /Pay Order in favor of Anand Rathi Global Finance Limited, payable at Mumbai.
8. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale, without any reference or recourse to such a bidder.



9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable under related laws.
 10. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her/it only.
 11. Prospective bidders are advised to peruse the copies of Title deeds with ARGFL and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any over the property.
 12. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
 13. The Authorised Officer may postpone/cancel the e- Auction without assigning any reason therefor.
 14. In case the e-Auction scheduled is postponed to a date before 15 days from the scheduled date of sale, it will be displayed on the website of the Service Provider.
- Note: The intending bidders may contact Anand Rathi Global Finance Limited for ascertaining the details of property and also for inspection of property on the date fixed by ARGFL (Contact: Mr. Bijay Mahana, Phone: +91 8150833818, Email ID: bijaymahana@rathi.com / cfsupport@rathi.com)

Date: 22nd September, 2022

Place: Bengaluru

Authorised Officer


Anand Rathi Global Finance Limited