

E-AUCTION SALE NOTICE

It is notified for all concerned that the following property is secured in favour of Anand Rathi Global Finance Limited (“**ARGFL**”), and as secured creditor taken possession under SARFAESI Act 2002, will be sold by e-auction on **06/12/2019** “**as is where is and as is what is basis**” for recovery of ARGFL’s dues. This is a notice to the borrower/s, Mortgagor/s and to the guarantor/s of the below said loan about holding of E-Auction sale on the said date, if their outstanding dues are not repaid in full by the date of auction.

Name of the Borrower: Purple Estates and Holdings Private Limited, Bengaluru, Karnataka is a Company incorporated under the Indian Companies Act, 1956 and 2013 having CIN No. U70102KA2006PTC040096 as a Borrower having address at 131, D-3, 2nd Floor, Devatha Plaza, Residency Road, Bengaluru - 560025	Name of the Guarantors: 1. Mr. Thomas Mathew having residential address at 14, Rainbow Residency Layout, Junnasandra Village, VarthurHobli, Bengaluru East Taluk, Bengaluru- 560035. 2. Mrs. Betty Thomas having residential address at 14, Rainbow Residency Layout, Junnasandra Village, VarthurHobli, Bengaluru East Taluk, Bengaluru- 560035.
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The under mentioned properties will be sold by “**Online e-Auction through website <https://sarfaesi.auctiontiger.net>** on **06/12/2019** for Recovery of an amount of Loan A/c No. ARGFL/CF/BEN/017 total Outstanding **Rs.13,05,63,247/-** (In words Rupees Thirteen Crores Five Lakh Sixty Three Thousand Two Hundred Forty Seven Only) as on 31st December, 2018 and interest thereon and other cost and charges till the date of payment.

Description of the Secured Asset

- I. The “Purple Woods Apartments” situated on all the piece and parcel of the immovable properties detailed under point number (i) and point number (ii) as described below
 - (i) Immovable properties constituting Survey No. 40/1 to an extent of 18 Guntas and Survey No. 40/2 to an extent of 20 Guntas of Varanasi, Jinkethimmanahalli Village, Thambuchetti Palya Post, Bidarahalli Hobli, Bengaluru East Taluk, Dist. Bengaluru (converted vide order No. ALN(EBB) S.R. 80/10-11, Dated 13/4/2011 by SL, Deputy Commissioner, Bengaluru District) and bounded on the:

East by	:	Property of Chamaraj
West by	:	Property of Ramachandrappa
North by	:	Road
South by	:	Property of J. C. Narayanappa

And

- (ii) Immovable properties constituting Survey No. 40/1 to an extent of 10 Guntas and Survey No. 40/2 to an extent of 20 Guntas of Varanasi, Jinkethimmanahalli Village, Thambuchetti Palya Post, Bidarahalli Hobli, Bengaluru East Taluk, Dist. Bengaluru (converted vide order No. ALN(EBB) S.R. 80/10-11, Dated 13/4/2011 by SL, Deputy Commissioner, Bengaluru District.) and bounded on the:

East by : Property of Motappa

West by : Government tank nala and properties of Motappa and
Dobi Ramaiah

North by : Road

South by : Property of J. C. Narayanappa

Together with the units as more particularly mentioned below:

S. No.	Floor	Flat No.	Carpet Area	Saleable Area
1.	Ground	103	1,048	1,361
2.	Ground	105	943	1,225
3.	Ground	106	890	1,156
4.	Ground	110	805	1,045
5.	Ground	111	1,010	1,312
6.	Ground	114	805	1,045
7.	First	205	1,047	1,360
8.	First	208	857	1,113
9.	First	210	857	1,113
10.	First	211	1,117	1,450
11.	Second	305	1,047	1,360
12.	Second	307	1,047	1,360
13.	Second	317	1,047	1,360
14.	Third	402	857	1,113
15.	Third	408	857	1,113
16.	Third	410	857	1,113
17.	Third	411	1,117	1,450
18.	Third	416	857	1,113
19.	Third	417	1,047	1,360
20.	Fourth	501	1,142	1,483
21.	Fourth	502	857	1,113
22.	Fourth	503	1,087	1,411
23.	Fourth	504	857	1,113
24.	Fourth	505	1,047	1,360
25.	Fourth	507	1,047	1,360
26.	Fourth	515	924	1,200
27.	Fourth	523	1,171	1,521
Total			26244	34,083

Reserve Price	Rs. 11,86,47,000/- (Rupees Eleven Crore Eighty Six Lakhs Forty Seven Thousand Only)
Earnest Money Deposit	Rs.1,18,64,700/- (Rupees One Crore Eighteen Lakhs Sixty Four Thousand Seven Hundred Only)
Bid increment Amount	Rs.25,000/- or in such multiples
Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc.	05/12/2019 before 5.00 PM
Date & time of opening of online offers	06/12/2019 at 11.30 AM to 12.30 PM

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

This Publication is also 30 days notice stipulated under rule 8(6) & 9(1) of Security Interest (Enforcement) Rules, 2002 to the above Borrower/Mortgagors/Guarantors.

Date: 03/11/2019

Authorised Officer

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), Ahmedabad is the Service Provider to arrange e-auction platform.
2. The bidders may participate in e-auction for bidding from their place of choice internet connectivity shall have to be ensured by bidder himself. 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), Ahmedabad. : <https://sarfaesi.auctiontiger.net> Support Contact detail : 079- 40230810 to 079-40230844 Support Mail id: karnataka@auctiontiger.net & support@auctiontiger.net Contact Person:- Manohar: 7353931866
4. Bidders are advised to go through the Anand Rathi Group website www.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), Ahmedabad, well in advance and get the User ID and password. Only the password may be changed on receiving it. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.
6. The property "SHALL NOT" be sold below the reserve price.
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 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.
9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable in 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 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 thereof.

14. In case the e-Auction scheduled is postponed to a date before 30 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 (Ph: 080-46245200/ 91 22 62817000), Email ID: rupaliutgikar@rathi.com/
rajeevsathe@rathi.com.

Authorised officer

Date: 3.11.2019