



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act(SARFAESI), 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 property(ies) mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit is mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sl. No.	1)Name of Borrower/ Name of the Account Name of theBranch	Description of the immovable Properties Mortgaged/Owner's Name (mortgagers of property (ies))	A) Dt. of Demand Notice u/s 13(2) of SARFAESI ACT 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFAESI ACT 2002 D) Nature of Possession Symbolic/Physical /Constructive	E. Reserve Price F. Last date of deposit of EMD G. Bid Increase Amount H. EMD (Earnest Money Deposit)	1. Date of Auction 2. Time of Auction	Details of the Encumbrances known to the Secured Creditors
1	1) Basenapalli Prasad Fraser Town (PNB)	All that piece and parcel of property bearing flat no G-10 Ground floor, Sy. No 119/3, S Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore, measuring a super built up area of 1205 square feet and the apartment is bounded by:- East by : Land of Yellappa S/o Kivudappa, West by : Land bearing Sy. No119/2 Corridor, North by : Road reaching to Handenahalli, South by : Land of Thyavakanahalli Balappa.	A) 5.4.2019 B) Rs 50.78 lakhs plus interest and charges C) 18.7.2019 D) Symbolic	E) Rs 34,00,000/- F) 11.9.2020 G) Rs.10,000/- H) Rs.3,40,000/-	1) 15.9.2020 2) 11.00 am - 4:00 pm	Nil
2	1) Siraj Ismail Fraser Town (PNB)	All that piece and parcel of flat bearing no 3004 situated on the 3rd floor of the multi-storied residential building 'mayur daffobils', measuring a super built up area of 1205 sq.ft, with one car parking space in basement level, together with 482 sq.ft, undivided share, right, title and interest, in land bearing sy.no:119/3, S. Medahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore measuring 1 acre 10 guntas and the apartment is bounded by East by : land of Yellappa, s/o. kivudappa, West by : land bearing sy.no : 19/2, North by : Road reaching to Handenahalli village, South by : land of Thyavakanahalli Balappa.	A) 5.4.2019 B) Rs. 40.68 lakhs plus interest and charges C) 18.7.2019 D) Symbolic	E) Rs. 34,00,000/- F) 11.9.2020 G) Rs.10,000/- H) Rs.3,40,000/-	1)15.9.2020 2) 11.00 am - 4:00 pm	Nil
3	1) M/s R V Granites 2) Bannerghatta (E-OBC)	All that plant and machinery of M/s R V Granites situated at Sy No. 261/3 and 261/4, Haragadde Village, Jigani Hobli, Anekal Taluk, Bangalore-562106.	A) 10.12.2015 B) Rs 41.96 lakhs plus interest and charges C) 1.12.2015 D) Physical	E) Rs 11,00,000/- F) 11.9.2020 G) Rs.10,000/- H) Rs.1,10,000/-	1) 15.9.2020 2) 11.00 am - 4:00 pm	Nil
4	1) Mr Ananthram Anil Kumar Bangalore City (PNB)	All that part and parcel of Residential Flat No. T-1, Third Floor, Municipal No. 65, 5th Cross, Ward No.6, Malleshwaram, Bangalore-560003, admeasuring Super Built Up Area of 1380 sq.ft and undivided share of 205 sq.ft and surrounded in the East by : 6 feet common passage followed by Sri. Sudhakar's property No. 65/1, West by : Property No. 733 C, North by : 5th Cross Road and South by : Six feet common passage followed by part of property no. 65/2 and 65/3 allotted to Sri. Jayakumar and Sri. Yoganand Rao.	A) 8.7.2017 B) Rs 79.00 lakhs plus interest and charges C) 19.9.2018 D) Physical	E) Rs 55,00,000/- F) 25.9.2020 G) Rs.10,000/- H) Rs.5,50,000/-	1) 29.9.2020 2) 11.00 am - 4:00 pm	Nil
5	1) Mujeeb Ahmed Sherief & Sameena Sherief Bangalore City (PNB)	All that part and parcel of residential house property consisting of Ground Floor and First Floor bearing Municipal No. 92, BBMP Khatha No. 58/58/92 situated at BTM Layout formed in Survey No. 56, 57, 99 and 60 of Bilekanahalli and Survey Nos 61,71,72 of N.S Palya Dollars Scheme, built on site measuring East to West 15.24 meters, North to South 24.38 meters, totally measuring 371.55 sq. m, a layout formed by the Bangalore Development Authority, now within the limits of Bruhat Bangalore Mahanagara Palike and bounded on the East by : Site No. 93, West by : Site no. 91, North by : Road and South by : Site no. 115.	A)10.4.2018 B) Rs 825 lakhs plus interest and charges C) 23.7.2018 D) Physical	E) Rs 6,75,00,000/- F) 25.9.2020 G) Rs.25,000/- H) Rs.67,50,000/-	1) 29.9.2020 2) 11.00 am - 4:00 pm	Nil
6	1) M/s Spectrum Prop Rajeshwari R Bangalore City (PNB)	All that piece and parcel of residential apartment/flat bearing no GF-03, in Ground floor having a super builtup area of 1700 sq ft with vitrified flooring consisting of 3 bed rooms, one hall, kitchen, bathroom and toilet, balcony, passage in the entrance, fittings and fixtures of the building known as POOJA MANDIR constructed in the property bearing site no 24, 25 and 26 Khatha no 2 and 13 formed in converted land bearing Sy No 23 of Nagarabhavi Village, Yeswantpurahobli Bangalore North taluk and now under the limits of BBMP, Bangalore admeasuring East to West 120 feet and North To South 60 Feet in all 7200 Sq ft. The apartment is bounded on the East By: Remaining land in Sy no 23, West by: Site No 23, North By :Portion of Sy No 23 and South By : Road plus an extent of undivided share, right, title which is equivalent to 470 sqft along with car parking space in the basement in the property bearing site no 24, 25 and 26, khata no 2 and 13 formed in converted land bearing Sy No 23 Of Nagarabhavi village, YeswantpuraHobli Bangalore North Taluk bounded on the East by : Remaining land in Sy No 23, West by : Site no 23, North by : Portion of Sy no 23 and South by : Road.	A) 7.1.2019 B) Rs 161.54 lakhs plus interest and charges C) 16.4.2019 D) Physical	E) Rs 70,00,000/- F) 25.9.2020 G) Rs.10,000/- H) Rs.7,00,000/-	1) 29.9.2020 2) 11.00 am - 4:00 pm	Nil
7	1) Dharani M K and Mrs Sampurna M Bangalore Cantonment (E-UBI)	All that piece and parcel of Western Portion of the Immovable Residential Property bearing Site No.41/10, House List No.41, Old Khata No.39, New Khata No.10, BBMP Khata No.619/655/41/10, situated at Arehalli Village, Uttarahalli Hobli, Bangalore South Taluk, presently comes under the jurisdiction of Bruhat Bangalore Mahanagara Palike, Ward No.184 - Uttarahalli, measuring East to West 20ft & North to South 40 ft in all measuring 800 Square Feet. Bounded on : East by: Remaining portion of the same property measuring 20X40 feet, West by: 30 feet road, North by: 25 feet road and South by: Remaining portion of the same property measuring 20X40 feet belongs to Sri G R Vasudev. Together with 26 squares of RCC Roofed Residential Building comprising of Ground Floor 6 ½ Squares, First Floor 6 ½ Squares, Second Floor 6 ½ Squares, Third Floor 6 ½ Squares having granite flooring and doors and windows of teak wood provided with all basic civic amenities.	A) 9.10.2014 B) Rs 26.77 lakhs plus interest and charges C) 11.12.2014 D) Symbolic	E) Rs 76,90,000/- F) 25.9.2020 G) Rs.10,000/- H) Rs.7,69,000/-	1) 29.9.2020 2) 11.00 am - 4:00 pm	Nil
8	1) P Sampangi Ramaswamy Electronic City (E-UBI)	Land and Building in the name of P. Sampangi Ramaswamy situated at No. 184, PID No. 57:255:184, Ward No.57, VPHL No. 184, 11th Cross road, Sarakki Village, Uttarahalli Hobli, bangalore south Taluk, Bangalore measuring 690 sq ft and bounded on the East by : Property of Munilakshmaiah, West by : Property of Kuntappa, North by : Property of Arakerappa, South by : 10X30 feet passage and property of Dommappa.	A) 10.1.2012 B) Rs 13.58 lakhs plus interest and charges C) 28.4.2012 D) Symbolic	E) Rs 46,50,000/- F) 25.9.2020 G) Rs.10,000/- H) Rs.4,65,000/-	1) 29.9.2020 2) 11.00 am - 4:00 pm	Nil

TERMS AND CONDITIONS:

- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. (1) The auction sale will be "online through e-auction" portal <http://www.mstcecommerce.com>
- The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet above mentioned dates the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.
- Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 3 mode i.e. NEFT/ Cash/ Transfer (After generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit Punjab National Bank Branch. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
- Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by e Auction service provider M/S MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata 700020 (contact Phone & Toll free Numbers 079-41072412/411/413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
- The Sale Notice containing the General Terms and Conditions of Sale is available/ published in the following websites/ web page portal. (1) <https://www.ibapi.in> (2) <https://eprocure.gov.in/epublish/app> (3) <http://www.mstcecommerce.com/>, (4) www.pnbindia.in, (5) <http://procure.gov.in/epublish/app>, <http://www.mstcecommerce.com/>, www.pnbindia.in.
- The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this eAuction from e-www.mstcecommerce.com or IBAPI portal (<https://www.ibapi.in>).
- The intending Bidders/ Purchasers are requested to register on portal (<https://www.mstcauction.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
- Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.
- During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.10,000/- to the last higher bid of the bidders.
- It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
- (1) In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider (<https://www.mstcecommerce.com/>). Details of which are available on the e-Auction portal.
- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
- The secured asset will not be sold below the reserve price.
- The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "The Authorized Officer, Punjab National Bank, A/C (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
- The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspect the property in consultation with the dealing official as per the details provide.
- All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
- It is open to the Bank to appoint a representative and make self bid and participate in the auction. For detailed term and conditions of the sale, please refer <https://www.ibapi.in>, <https://eprocure.gov.in/epublish/app>, <http://www.mstcecommerce.com/>, www.pnbindia.in.
- The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:
- The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
- The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The Sale will be done by the undersigned through e-auction platform provided at the Website <https://www.mstcecommerce.com> on above mentioned dates @ 11.00 AM
- For detailed term and conditions of the sale, please refer www.ibapi.in, www.tenders.gov.in, www.mstcecommerce.com, <https://eprocure.gov.in/epublish/app>

Place : Bangalore
Date : 27.8.2020

Sd/-
AUTHORISED OFFICER & CHIEF MANAGER
PUNJAB NATIONAL BANK (SECURED CREDITOR)