

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002 CUM NOTICE TO THE  
BORROWERS/GUARANTORS.**

**SALE NOTICE UNDER SARFAESI ACT 2002 (hereafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereafter referred to as Rules)**

Pursuant to the Notice issued U/S 13(2) of the above Act, the Possession of the below mentioned properties were taken on behalf of the Equitas Small Finance Bank Limited, by the Authorized officer of the Bank.

Whereas the Authorized Officer of the Bank has decided to sell the property described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS CONDITION" under rules 8 & 9 of the said Act, through online auction.

<b>Borrower/s &amp; Guarantor/s Name &amp; Address Total Due + Interest from</b>	<b>Description of the Immovable Property</b>
<p><b>1. M/s Sarah</b> Rep by its Proprietor Mrs. MuktaAdlahka Having registered office at, No. 36,2nd Floor,"Shukra", Opp. ICICI bank, 15th Cross, Malleshwaram, Bengaluru <b>[Loan Acc No. 20000843190]</b></p> <p><b>2. M/s Trends</b> Rep by its Partners Mrs. MuktaAdlahka &amp; Mr. Mohan Kumar Having registered office at, No. 331/2, First Floor, 2<sup>nd</sup> Main, Sampige Road, Opp:-The Raymond Shop, Malleshwaram, Bangalore 560003 <b>[Loan Acc No.20000870887]</b></p> <p><b>3. Mr. Mohan Kumar</b> S/o Mr. Mudalagiri Gowda</p> <p><b>4. Mrs. MuktaAdlahka,</b> W/o Mr. Mohan Kumar</p> <p>All residing at, No. 403/D, 1 White House Dinnur Main Road, Near BDA Complex, R.T Nagar Bangalore-560032</p> <p>Amount Due from <b>M/s Sarah</b> – Rs.1,82,01,233/- as on 18.02.2020 with further interest from 19.02.2020 with monthly rest, charges and costs etc.,</p> <p>Amount Due from <b>M/s Trends</b>– Rs. 1,13,67,034/- as on 18.02.2020 with further interest from 19.02.2020 with monthly rest, charges and costs etc.,</p>	<p><b><u>PROPERTY 1</u></b> All that piece and parcel of residential unit bearing no:9 situated in the schedule property and known as "SAMRUDDHI MYSTIC WIND", property E Katha no.150200401601420084, Panchayati property no. 119/129/115/125/31/2/8 In all measuring 916.4529 square feet of Plinth Area, 597.8842 square feet of exclusive right to use garden area ,450.2533 square feet of proportionate undivided land area (common areas) with all rights, appurtenances whatsoever hereunder or underneath or above the surface constructed on the land bearing survey No: 31/2, measuring 1 Acre 35 Guntas, excluding 7 Guntas of karab land situated at Nimbekayipura Village, BidarahalliHobli, Bangalore East Taluk(earlier Hoskote Taluk), Bangalore District and bounded on the North by: Compound Wall, South by : Drive way, East by: Unit no 10 and West by : Unit no 8</p> <p><b><u>PROPERTY 2</u></b> All that piece and parcel of residential unit bearing no:8 situated in the schedule</p>

	<p>property and known as "SAMRUDDHI MYSTIC WIND", property E Katha no.150200401601420085, Panchayati property no. 119/129/115/125/31/2/9. In all measuring 926.0793 square feet of Plinth Area, 597.4397 square feet of exclusive right to use garden area ,450.2533 square feet of proportionate undivided land area (common areas) with all rights, appurtenances whatsoever hereunder or underneath or above the surface constructed on the land bearing survey No: 31/2, measuring 1 Acre 35 Guntas, excluding 7 Guntas of karab land situated at Nimbekayipura Village, BidarahalliHobli, Bangalore East Taluk(earlier Hoskote Taluk), Bangalore District and bounded on the North by: Compound Wall, South by: Drive way, East by: Unit no 9 and West by: Unit no 7.</p>
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<b>Date &amp; Time of Sale:</b> 21.03.2020–12.00 P.M. to 01.00 P.M.		
For Property No. 1 & 2		
<b>Particulars</b>	<b>Reserve Price</b>	<b>Earnest Money Deposit</b>
Property No. 1	Rs. 1,47,84,133/-	Rs. 14,78,413/-
Property No. 2	Rs. 1,47,84,133/-	Rs. 14,78,413/-

**TERMS & CONDITIONS:**

1. The auction sale will be 'On line E-Auction' Bidding through website <https://sarfaesi.auctiontiger.net>.
2. Intending bidders shall hold a valid digital signature certificate and email address, for details with regard to digital signature, please contact M/s. e-procurement Technologies Ltd., Chennai Branch (Contact Mr. Bharathi Raju Mob.08939000594. E-mail id:support@auctiontiger.net).

3. Bidders are advised to go through the website <https://sarfaesi.auctiontiger.net> for detailed Terms and Conditions of Auction sale before submitting their bids and taking part in the E-auction sale proceedings.
4. Prospective bidders may avail online training on e-auction from M/s. E-Procurement Technologies Ltd., B-704/705, Wall Street, Opp. To Orient Club, Near Gujarath College, Ellis bridge, Ahmedabad - 380 006. Contact:Mr.Praveen Kumar-09722778828 &Mr. Bharathi Raju - 08939000594, praveen.thevar@auctiontiger.net&tamilnadu@auctiontiger.net.
5. Bids shall be submitted through online procedure only in the prescribed format with relevant details.
6. Earnest Money Deposit (EMD) shall be deposited in favour of Equitas Small Finance Bank Ltd., through Electronic mode (RTGS/NEFT) to credit of Account No. **200000012658**, Equitas Small Finance Bank Ltd, T. Nagar branch, Bhaggyam Galleria, New No. 18, Bazulla Road, T. Nagar, Chennai - 600 017, IFSC Code: **ESFB0001001**, before submitting the bids online on or before **2.00 PM on 20.03.2020 by way of Demand Draft drawn in favor of Equitas Small Finance Bank Ltd, payable at Chennai.**
7. A copy of the bid form along with Online Transfer Details shall be handed over to the Authorized Officer, Equitas Small Finance Bank Ltd, No. 769, IV Floor, Phase II, Spencer Plaza, Anna Salai, Chennai – 600 002, **on or before 2.00 PM on 20.03.2020.**
8. The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of Rs. 1,00,000/-(Rupees One Lakh Only).
9. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money, already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale in the same mode as stipulated in clause-6 above. The balance of the purchase price shall have to be paid within 15 days of acceptance &confirmation of sale conveyed to them failing which, Bank is at liberty to forfeit the amount deposited by the successful bidder.
10. The EMD of the unsuccessful bidder will be returned within 3 working days from the closure of the e-auction sale proceedings
11. The sale is subject to confirmation by the Bank. If the borrowers/co-borrowers/guarantor pay the amount due to the bank in fullbefore date of sale, no sale will be conducted.
12. The property is sold in "as is where is basis and as is what is condition" and the intending bidders should make discreet enquiries as regards any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the titleextent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.
13. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason.
14. The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
15. The intending purchasers can inspect the propertyon 05.03.2020 to 16.03.2020 from 11.00 A.M to 04.00. P.M. For inspection of the properties, please contact:**9884542299/9952611005**

16. The sale is subject to the conditions prescribed in the SARFAESI Act Rules 2002 and the conditions mentioned above. The sale confirmation will be issued as per rule 9(4) of the Security Interest (Enforcement) Rules 2002 amended w.e.f: 04.11.2016.
17. Neither the Bank nor the service provider will be responsible for the any network connectivity issue, system error and electricity problem occurs while submitting the online bids/participating in the auction sale.

Place: Chennai  
Date: 19.02.2020

Authorized Officer,  
Equitas Small Finance Bank Ltd.