

**FORM A**  
**PUBLIC ANNOUNCEMENT**

(Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF  
SEAROCK INTERNATIONAL PRIVATE LIMITED**

<b>RELEVANT PARTICULARS</b>		
1.	Name of corporate debtor	<b>Searock International Private Limited</b>
2.	Date of incorporation of corporate debtor	23.11.2000
3.	Authority under which corporate debtor is incorporated / registered	ROC Mumbai
4.	Corporate Identity No. / Limited Liability Identification No. Of Corporate Debtor	U51109MH2000PTC129722
5.	Address of the registered office and principal office (if any) of corporate debtor	504, 5th floor, Kshitij Building, Opp Andheri Sports Complex, Veera Desai Road, Mumbai - 400053 <b>Additional Place of Business:</b> 1-N4-261/3-2, Sona Palace, Near Infosys Technology, Kottara Mangaluru, Dakshina Kannada, Karnataka - 575006
6.	Insolvency commencement date in respect of corporate debtor	23.02.2024 (Order uploaded on NCLT on 23.02.2024, however it came into knowledge of IRP on 24.02.2024)
7.	Estimated date of closure of insolvency resolution process	20.08.2024
8.	Name and registration number of the insolvency professional acting as interim resolution professional	Mr. Sanjay Mehra <b>Registration No: IBBI/PA-001/IP-P-01818/2019 -2020/12784</b>
9.	Address and e-mail of the interim resolution professional, as registered with the Board	<b>Add.:</b> B-11, Third Floor, Geetanjali Enclave, Opp Aurbindo College, New Delhi - 110017 <b>Email:</b> <a href="mailto:sanjay.mehra64@gmail.com">sanjay.mehra64@gmail.com</a>
10.	Address and e-mail to be used for correspondence with the interim resolution professional	<b>Add.:</b> Upper Ground Floor, A-381, Defence Colony, New Delhi - 110024 <b>Process Email ID:</b> <a href="mailto:cirp.sipl@yahoo.com">cirp.sipl@yahoo.com</a>
11.	Last date for submission of claims	09.03.2024
12.	Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the interim resolution professional	NA
13.	Names of Insolvency Professionals identified to act as Authorised Representative of creditors in a class (Three names for each class)	NA
14.	(a) Relevant Forms and (b) Details of authorized representatives are available at:	Weblink: <a href="https://ibbi.gov.in/en/home/downloads">https://ibbi.gov.in/en/home/downloads</a>

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench, Court-V, has ordered the commencement of a Corporate Insolvency Resolution Process of the **Searock International Private Limited** on **23.02.2024**.

The creditors of **Searock International Private Limited** are hereby called upon to submit their claims with proof on or before **09.03.2024** to the interim resolution professional at the address mentioned against entry No. 10. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit the claims with proof in person, by post or by electronic means.

The submission of proof of claims should be made in accordance with Chapter IV of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016. The proof of claims is to be submitted by way of following specified forms along with documentary proof in support of their claims.

Form B- For claims by Operational Creditors (except Workmen and Employees); Form C- For claims by Financial Creditors, Form CA- For claims by Financial Creditors in a class as aforesaid, Form D-For claims by Workmen and Employees, Form E- For claims by Authorized Representative of Workmen and Employees, Form F- For claims by Creditors other than Financial Creditors and Operational Creditors.

**Submission of false or misleading proofs of claim shall attract penalties.**

**S/d-**  
**Sanjay Mehra**  
**Interim Resolution Professional**  
**IBBI/IPA-001/IP-P-01818/2019 -2020/12784**  
**Searock International Private Limited**  
**Process Email ID: [cirp.sipl@yahoo.com](mailto:cirp.sipl@yahoo.com)**

Date: 27/02/2024

Place: New Delhi





**TATA ELXSI LTD**  
 Regd. Office: ITPB Road, Whitefield, Bengaluru, Karnataka - 560048

Notice is hereby given that the certificates for the under mentioned securities of the Company has/have been lost/misaid and the holder(s) of the said shares have applied to the company to issue duplicate certificate(s). Any person who has a claim in respect of the said securities should lodge such claim with the company at its Registered Office within 15 days from this date else the company will proceed to issue duplicate certificates without further intimation.

Name of Holder(s)	Certificate No.	Folio No.	Distinctive No.	No. of Securities
Hinaben B. Modi	127662	EXH0021364	18240241 - 18240340	100

Date : 25/02/2024  
 Place : Ahmedabad

Name of Applicant  
**Hinaben B. Modi**  
**Bharatkumar N. Modi**

**INGERSOLL RAND INDIA LTD**  
 Regd. Office: 1st Floor, Subramanya Arcade No.12/1 Bannerghatta Road, Bengaluru - 560029

Notice is hereby given that the certificates for the under mentioned securities of the Company has/have been lost/misaid and the holder(s) of the said shares have applied to the company to issue duplicate certificate(s). Any person who has a claim in respect of the said securities should lodge such claim with the company at its Registered Office within 15 days from this date else the company will proceed to issue duplicate certificates without further intimation.

Name of Holder(s)	Certificate No.	Folio No.	Distinctive No.	No. of Securities
Vinaykant Dave (Demise)	00020073-74	ISV000341	07848878 - 07848977	100
Yashkumari Dave	00071578-79	ISV000341	0031406188 - 0031406287	100

Date : 25/02/2024  
 Place : Ahmedabad

Name of Applicant  
**Yashkumari Dave**

**FORM A**  
**PUBLIC ANNOUNCEMENT**  
 (Under Regulation 6 of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

**FOR THE ATTENTION OF THE CREDITORS OF SEAROCK INTERNATIONAL PRIVATE LIMITED**

**RELEVANT PARTICULARS**

1. Name of Corporate Debtor	Searock International Private Limited
2. Date of incorporation of Corporate Debtor	23.11.2000
3. Authority under which Corporate Debtor is incorporated / registered	RoC- Mumbai
4. Corporate Identity No. / Limited Liability Identification No. of Corporate Debtor	U51109MH2000PTC129722
5. Address of the registered office and principal office (if any) of Corporate Debtor	504, 5th Floor, Kshiti Building, Opp Andheri Sports Complex, Veera Desai Road, Mumbai - 400053 Additional Place of Business: 1-N4-261/3-2, Sona Palace, Near Infosys Technology, Kottara Mangaluru, Dakshina Kannada, Karnataka - 575006
6. Insolvency commencement date in respect of Corporate Debtor	23.02.2024 (Order uploaded on NCLT on 23.02.2024, however it came into knowledge of IRP on 24.02.2024)
7. Estimated date of closure of insolvency resolution process	20.08.2024
8. Name and Registration number of the insolvency professional acting as Interim Resolution Professional	Mr. Sanjay Mehra Reg. No.: IBI/IRPA-001/1P-P-018/2019-2020/12784
9. Address & email of the interim resolution professional, as registered with the board	Address: B-11, Third Floor, Geetanjali Enclave, Opp. Aurbindo College, New Delhi - 110017 Email: sanjay.mehra64@gmail.com
10. Address and e-mail to be used for correspondence with the Interim Resolution Professional	Address: Upper Ground Floor, A-381, Defence Colony, New Delhi - 110024 Process Email ID: crip.sipl@yahoo.com
11. Last date for submission of claims	09.03.2024
12. Classes of creditors, if any, under clause (b) of sub-section (6A) of section 21, ascertained by the Interim Resolution Professional	NA
13. Names of insolvency professionals identified to act as authorised representative of creditors in a class (three names for each class)	NA
14. (a) Relevant forms and (b) Details of authorized representatives	(a) Weblink: https://ibbi.gov.in/en/home/downloads

Notice is hereby given that the National Company Law Tribunal, Mumbai Bench, Court-V, has ordered the commencement of a Corporate Insolvency Resolution Process of the **Searock International Private Limited** on 23.02.2024.

The creditors of **Searock International Private Limited** are hereby called upon to submit their claims with proof or before 09.03.2024 to the interim resolution professional at the address mentioned against entry No. 10. The financial creditors shall submit their claims with proof by electronic means only. All other creditors may submit their claims with proof in person, by post or by electronic means.

The submission of proof of claims should be made in accordance with Chapter IV of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016. The proof of claims is to be submitted by way of following specified forms along with documentary proof in support of their claims.

Form B- For claims by Operational Creditors (except Workmen and Employees); Form C- For claims by Financial Creditors; Form CA- For claims by Financial Creditors in a class as aforesaid; Form D-For claims by Workmen and Employees; Form E- For claims by Authorized Representative of Workmen and Employees; Form F- For claims by Creditors other than Financial Creditors and Operational Creditors.

Submission of false or misleading proofs of claims shall attract penalties.

Sd/-  
 Interim Resolution Professional, Searock International Private Limited  
 Date : 27.02.2024  
 Place: New Delhi  
 Regn. No.: IBI/IRPA-001/1P-P-018/2019-2020/12784  
 Process Email ID: crip.sipl@yahoo.com

**GOVERNMENT OF INDIA**  
 Ministry of Finance, Deptt. of Financial Services

**DEBTS RECOVERY TRIBUNAL -2, BENGALURU**  
 BSNL Building (4th Floor) Telephone House, Rajbhawan Road, Bengaluru-560 001

**TRC NO: 734/2018**

Bank of India  
 Market Yard (Belgaum) Branch,  
 A.P.M.C. Nehru Nagar,  
 Belgaum District-590010.

...Certificate Holder Bank

Versus  
 Sri. Basayya Basalingayya Mathapathi & another  
 ...Certified Debtor/Defendants

**DEMAND NOTICE**

1. Sri. Basayya Basalingayya Mathapathi S/o. Sri. Basalingayya, Residing at Ghothe Village, Jamakhandi Taluk, Bagalkot District.  
 2. Sri. Yallappa Bhimappa Mahar S/o. Sri. Bhimappa Mahar Residing at: Tungal Village, Jamakhandi Taluk, Bagalkot District.

...Certified Debtor/Defendants

In View of the Recovery Certificate issued in OA No. 146/2014 passed by the Hon'ble Presiding Officer, DRT, Bangalore on dt. 11.2.2015 an amount of Rs.15,31,305.19/- (Rupees Fifteen Lakhs Thirty One Thousand Three Hundred Five and Paise Nineteen Only) is due against you along with interest and costs from date of filing of O.A.s till realization of the Recovery Certificate.

In addition to the sum aforesaid you will be liable to pay all charges and expenses incurred in respect, of the service of this notice and other process that may be taken for recovering the amount due.

You are hereby called upon to deposit the amount within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

Given under my hand and seal of the Tribunal on 01st day of August 2019.

Sd/-  
 Recovery Officer-2,  
 Debts Recovery Tribunal-2  
 Bangalore.

Note: Attention is invited to Rule 16 of the Second Schedule of the Income Tax Act 1961 read with Recovery of Debts Due to Banks and Financial Institutions Act 1993 which is reproduced below:  
 "Rule 16(1) where a notice has been served on a defaulter under Rule 2, the defaulter or his representative in interest shall not be competent to mortgage, charge, lease or otherwise deal with any property belonging to him except with the permission of the Debts Recovery Officer, nor shall any civil court issue a decree for the payment of money."  
 (2) Where an attachment has been made under this schedule any private transfer or delivery of the property attached or of any interest therein and any payment to the defaulter of any debt, dividend or other monies contrary to such attachment, shall be void, as against all claims enforceable under the attachment."  
 (3) You are also liable to disclose your assets both movable and immovable to this Tribunal along with the Income Tax Returns of last 5 year.



I get the inside information and get inside the information.

Inform your opinion with investigative journalism.

The Indian Express. For the Indian Intelligent.

The Indian EXPRESS JOURNALISM OF COURAGE

**L&T Finance Holdings Limited**  
 (Erstwhile, L&T Finance Ltd under The Scheme of Amalgamation by way of merger by absorption with L&T Finance Holdings Ltd w.e.f. Dec 4<sup>th</sup> 2023)  
 Registered Office: L&T Finance Holdings Limited, Brindavan Building, Plot No 177 Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai 400 098  
 CIN No.: L67120MH2008PLC181833  
 Branch office: Bangalore

**TATA ELXSI LTD**  
 Regd. Office: ITPB Road, Whitefield, Bengaluru, Karnataka - 560048

Notice is hereby given that the certificates for the under mentioned securities of the Company has/have been lost/misaid and the holder(s) of the said shares have applied to the company to issue duplicate certificate(s). Any person who has a claim in respect of the said securities should lodge such claim with the company at its Registered Office within 15 days from this date else the company will proceed to issue duplicate certificates without further intimation.

Name of Holder(s)	Certificate No.	Folio No.	Distinctive No.	No. of Securities
Deepaben B. Modi	120499	EXD0021282	17524841 - 17524940	100

Date : 25/02/2024  
 Place : Ahmedabad

Name of Applicant  
**Deepaben B. Modi**

**UNION BANK OF INDIA**  
 BANGALORE CITY (SULTHANPET) BRANCH  
 # 24 Keshavnivas, KaviKalidas Road, Agharaha, Bangalore-560009.  
 Mob: 9321821497 E-mail: ubin0900222@unionbankofindia.bank, Website: www.unionbankofindia.com

**NOTICE TO THE BORROWERS INFORMING ABOUT SALE (30 DAYS NOTICE) RULE 6 (2)/8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002**

(1) Borrower: 1) Mrs. K.Manjula, No.58/1 Krishna Reddy Layout, Agharaha Electronic City Bangalore-560100. 2) Mr. Thippana, No.58/1 Krishna Reddy Layout, Agharaha Electronic City Bangalore-560100. Sale of property belonging to K Manjula Thippanna for realization of amount due to Bank under the Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002. Union Bank of India, Bangalore City (Sulthanpet) Branch the secured creditor, caused a demand notice dated 02.11.2019 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 02.01.2020.

**SCHEDULE OF PROPERTY** : Site No.29 Katha No.37 Chikathagour Village, Begur Hobli Bangalore South Taluk, Measuring 720.00 Sqft. Bounded on: East by: Road, West by: Site No.36, North by: House of M Nanjunda, South by: Part of Site No.29 Now sold to Mr. D.Puttaswamy.

(2) Borrower : (1) Sri. Amit Kumar S/o. M.R.Amarath, No.1706, 5th Cross, 5th Stage, 1st Phase, BEML Layout, RR Nagar, Bengaluru - 560098. Also at: Sri. Amit Kumar No.63 A, Kumarappapuram 1st Street, Rayapuram Extn. Tirupur, Tamilnadu-641601. (2) Sri. Abhishek Kumar S/o. M.R.Amarath, No.1706, 5th Cross, 5th Stage, 1st Phase, BEML Layout, RR Nagar, Bengaluru -560098. Also at: Sri. Abhishek Kumar, 5-H, SBI Colony, 3rd Street, Rayapuram, Tirupur, Tamilnadu-641601. (3) Sri. Prasad. KA, No.137, Rajee Ashraya, 1st Floor, 1st Cross, central Excise Layout, Vijayanagar-560040. Sale of property belonging to Sri. Amit Kumar, for realization of amount due to Bank under the Securitization And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002. Union Bank of India, Bangalore City (Sulthanpet) Branch, the secured creditor, caused a demand notice dated 03.10.2022 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to pay the dues within the time stipulated therein. Since you failed to comply the said notice within the period stipulated, the Authorised Officer, has taken possession of the immovable secured assets under Section 13(4) of the Act read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 04.03.2023.

**SCHEDULE OF PROPERTY** : Flat No.22-B, 1st Floor (consisting 2BHK) having super built-up area 1304.77 SQ FT along with 1 car parking, proportionate share in common areas, passages, lobbies, staircase etc together with 510 SQ FT UDS of land comprised in All that piece and parcel of property Bearing Site No.22 & 22A, Formed in Sy No.147/8, Khata No.552 vide conversion order No.B/DIS/ALN/SR(N) 76/1989-90 dt.04.01.1989 issued by Spl. Dy. Commissioner, Bangalore District situated at Herohalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, Presently comes under BBMP ward No.72 Limits, East to West 45 Feet and North to south 35 Feet together with all rights appurtenances whatsoever whether under demit or above surface and Bounded by: East by: Road, West by: Site No. 16, North by: Private Property, South by: Site No. 23.

Even after taking possession of the secured asset, you have not paid the amount due to bank. As such, it has become necessary to sell the above mentioned properties by holding public e-auction after 30 days from the date of receipt of this notice through online mode. The date and time of e-auction along with the Reserve Price of the properties and the details of the service provider, in which the e-auction to be conducted, shall be informed to you separately. Therefore, if you pay the amount due to the bank along with subsequent interest, costs, charges and expenses incurred by bank before the date of publication of sale notice, no further action shall be taken for sale of the property and you can redeem your property as stipulated in sec. 13 (8) of the SARFAESI Act.

Date : 26.02.2024  
 Place : Bangalore

Sd/- Authorised Officer  
 Union Bank of India

**L&T Finance Holdings Limited**  
 (Erstwhile, L&T Finance Ltd under The Scheme of Amalgamation by way of merger by absorption with L&T Finance Holdings Ltd w.e.f. Dec 4<sup>th</sup> 2023)  
 Registered Office: L&T Finance Holdings Limited, Brindavan Building, Plot No 177 Kalina, CST Road, Near Mercedes Showroom, SantaCruz (East), Mumbai 400 098  
 CIN No.: L67120MH2008PLC181833  
 Branch office: Bangalore

**Intimation for sale of Mortgaged Property by way of Private Treaty under SARFAESI Act, 2002**

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) that the below described immovable property mortgaged to the Secured Creditor, the Physical possession dated 13th September 2023 of which has been taken by the Authorised Officer of L&T Finance Holdings Limited, the Secured Creditor, will be sold through Private Treaty, in accordance with the provisions of SARFAESI Act and the rules thereunder pursuant to the receipt of an offer for purchase of below mentioned Secured Property at a reserve price of **Rs. 33,00,000/- (Rupees Thirty Three Lacs Only)** as "As is where is basis", "as is what is basis", whatever there is basis" and "No recourse Basis" on 16/03/2024, for recovery of Rs. 63,67,531.47/- (Rupees Sixty Three Lac Sixty Seven Thousand Five Hundred Thirty One and Forty Seven Paise) as on 23.02.2024 along with further interest, expenses, charges and other costs thereon due to the Secured Creditor from **Mr. RAJENDRA PRASAD HG (Borrower) and Mrs. SARASWATI MYAGOTI & SRI GANESH TRADING CO. (THROUGH ITS PROPRIETOR RAJENDRA PRASAD HG) (Co-Borrowers)**.

Further we refer to public auctions dated 01-12-2023 with Reserve price of Rs. 39,79,240/- and Second Auction dated 02-01-2024 with Reserve price of Rs. 35,81,316/- which have failed due to lack of bidders. We therefore proposed to sell the aforesaid immovable property by way of private treaty at a reserve price of **Rs. 33,00,000/- (Rupees Thirty Three Lacs only)**.

DESCRIPTION OF SECURED ASSETS	SCHEDULE-A (ENTIRE PROPERTY IN WHICH THE BUILDING IS CONSTRUCTED)
	All The Piece And Parcel Of The Property Address:- Residentially Converted Lands Bearing New Survey Numbers 1 To 26 Of Venkatapura Village, Kengeri Hobli, Bangalore South Taluk (presently Under H.gollahalli Grampanchayat Having Katha No. 1500030601000009) Measuring In All About 51 Acres 9.6 Guntas Out Of Which 3008 Sq Meter Equivalent To 32,378 Sq.ft Have Been Relinquished For Putting Up Electrical Sub-station Area And 96145.67 Sq.ft Have Been Reserved Towards Civil Amenities (excludes The Area Relinquished Towards Parks, Open Space And Towards Cdp Road) And Bounded On The:
	East 3 Meters Access Road And Thereafter Doddabele Village Boundary
	West Kambipura Village Boundary
	North Doddabele Village Boundary
	South Vrushabhavathi Valley/Stream And Private Property

BOUNDARIES	East	Stair/lobby
	West	5G-503
	North	Open To Sky
	South	5F-507

The Building Is Pre-fabricated Rcc Framed Structure With Vitrified Tile Flooring, Metal Windows And Wooden Doors Connected With Electricity And Water Supply.

**PLACE OF SALE** L&T Finance, 2nd Floor, City Center, 79/2, Hebbal Ring Road, Hebbal, Bangalore, Karnataka - 560024.

**DATE OF SALE** 16-03-2024

**SECURED DEBT** Rs. 63,67,531.47/- (Rupees Sixty Three Lac Sixty Seven Thousand Five Hundred Thirty One and Forty Seven Paise) as on 23.02.2024

**CONTACT DETAILS OF AUTHORIZED OFFICERS**  
 Mr. Santosh Tiwari  
 Email - santoshitiwari@ltsf.com  
 Mobile No. 9920490126

The borrower's attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Date: 27.02.2024  
 Place: Bangalore

Sd/-  
 Authorized Officer  
 For L&T FINANCE HOLDINGS LIMITED

**PIRAMAL CAPITAL & HOUSING FINANCE LTD**  
 CIN:L65910MH1984PLC032639  
 Registered Office: Unit No.-601,6th Floor, Piramal Amiti Building, Piramal Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West) Mumbai-400070 - T +91 22 3802 4000.

Branch Office: No 305 & 306, 3rd Floor, Inland Ormate Navbharat Circle, Kodlialabi, Mangaluru, Karnataka- 575003  
 Contact Person: 1. Mallikarjun G. Hadagali- 9620686817 2. Praveen B Emmi- 9343178492 3. Vishal Ketele- 9584966653

**E-AUCTION SALE NOTICE ON SYMBOLIC POSSESSION, E-AUCTION DATE: 29.03.2024, 11.00 AM TO 2.00 PM**

Loan Code/ Branch/ Borrower(s)/Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Property Address -final	Reserve Price	Earnest Money Deposit (EMD) (10% of RFP)	Outstanding Amount (23-02-2024)
Loan Code: No./ M0131570, Bengaluru- Branch (Branch), Somashekar V (Borrower), Vedha D (Co Borrower 1)	Dt:17-08-2023, Rs. 45,62,604/- (Rs. Forty Five lakh Sixty Two Thousand Six Hundred Four Only)	All The Piece and Parcel of The Property Having an Extent- Site No.34 Bangalore Rural- 562114	Rs. 70,08,000/- (Rs. Seventy lakh Eight Thousand Only)	Rs. 7,00,800/- (Rs. Seven lakh Eight Hundred Only)	Rs. 48,59,714/- (Rs. Forty Eight lakh Fifty Nine Thousand Seven Hundred Fourteen Only)

**DATE OF E-AUCTION: 29.03.2024, FROM 11.00 A.M. TO 2.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 28.03.2024, BEFORE 4.00 P.M.**

For detailed terms and conditions of the Sale, please refer to the link provided in [www.piramalfinance.com/e-Auction.html](http://www.piramalfinance.com/e-Auction.html) or email us on [piramal.auction@piramal.com](mailto:piramal.auction@piramal.com).

**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**

The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.

Date : February 27, 2024  
 Place : Bangalore

Sd/- (Authorised Officer)  
 Piramal Capital & Housing Finance Limited

**Tumkur Grain Merchants Co-op Bank Ltd.,**  
 Head Office : B.H. Road, Tumkur-572103, Karnataka,  
 Phone : 0816-2257636 / 4021102-103, Fax : 0816-2255905, Email : tgmcb\_ho@hotmail.com, tgmcb.ho@tgmcbank.com, Website: www.tgmcbank.com

**TENDER CUM - AUCTION SALE NOTICE**

**AUCTION SALE OF IMMOVABLE PROPERTY UNDER SECURITISATION AND RE-CONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Whereas, borrower (1) Mr. Ramchandra S/o Gujjappa, #42, First Floor, Sri Lakshmi Venkateshwara Nilaya, 9th Main Road, Near ICICI Bank ATM, Hongasandra North, Bangalore-560068, (2) Mr. Prakash R S/o Ramchandra #42, First Floor, Sri Lakshmi Venkateshwara Nilaya, 9th Main Road, Near ICICI Bank ATM, Hongasandra North, Bangalore-560068 (3) Mr. Harish R S/o Ramchandra, #42, First Floor, Sri Lakshmi Venkateshwara Nilaya, 9th Main Road, Near ICICI Bank ATM, Hongasandra North, Bangalore-560068. Personal guarantee of Sri Ranjetha H S S/o Shivanna H N, Residing at # 487, 1st cross, 9th Block, Sir M Vishveshwarya Layout, Malathalli, Bangalore-78 having failed to repay the debt in respect of borrowing from **Tumkur Grain Merchants Co-op Bank Ltd., J.P.Nagar Branch, Bangalore**. The total amount due and payable by them jointly and severally as per the agreed terms and conditions is **Rs. 3,88,47,445/- (Rupees Three Crore Eighty Eight Lakhs Forty Seven thousand Four Hundred and Forty Five Only)** as on 30.04.2019, along with interest at the applicable rate and costs thereon.

Whereas the Bank has issued notice under Section 13 (2) of the SARFAESI Act, 2002 and in pursuance to and in exercise of the powers conferred under Section 13 (4) of the Act, the Authorized Officer has taken possession of the mortgaged property including those more fully described hereunder on, and the Bank has decided to sell the below mentioned property under the provisions of the SARFAESI Act read with the relevant rules of the Security Interest (Enforcement) Rules, 2002.

Description of Property	Date & Time of Opening Tender and Place of Auction	Reserve Price & EMD Amount
<b>Item No-1:</b> All that piece and parcel of immovable property bearing B B M P Katha No. 1, and its PID No.61-51-1, situated at Arekempannahalli, Bangalore 560 011, Ward No. 61 - Mavalli, measuring East to west 32.5 feet and North to south 100 feet, totally measuring 3250 Sq feet and Industrial shed thereon bounded on: East by: Remaining half portion of the Site No.1, West by: Site No.2, North by: Private Property, South by: Road.	14-03-2024 at 11.30 AM	Item No-1: Rs.24,82,500/- (Rupees Two Crore Fourty Eight Lakh Sixty Two Thousand Five Hundred Only)
<b>Item No-2:</b> All that piece and parcel of Brick Factory industrial shed formed out of Sy No.81, and industrially converted vide No. ALN.S.R.139/2011-12 dated 15.12.2011 situated at Bhavanahally Village, Kasaba Hobli, Malur Taluk, Kolar Dist. bearing Abnenahally Grampanchayathi katha No. 250 totally measuring 7250 Sq meters/78010 Sq feet and Industrial land and shed thereon and bounded on: East by: 20 feet Road, West by: 14 feet Road, North by: Road, South by: Remaining portion of the same Sy.no.	Tumkur Grain Merchants Co-Op Bank Ltd., 2nd Floor, 2nd Cross, 4th Block, Dr. Rajkumar Road, Rajajinagar, Bangalore 560010.	EMD: Rs.24,86,250/- (Rupees Twenty Four Lakh Eighty Six Thousand Two Hundred And Fifty Only)  Item No-2: Rs.2,20,00,000/- (Rupees Two Crore Twenty Lakh Only)  EMD: Rs.22,00,000/- (Rupees Twenty Two Lakh Only)

**Terms and Conditions of Auction Sale:** -1) The Tender form can be collected from **Tumkur Grain Merchants Co-Op Bank Ltd., 2nd Floor, 2nd Cross, ESI Road, 4th Block, Dr. Rajkumar Road, Rajajinagar, Bangalore 560010 (Mob: 9880882881, 9449027476)** on all working days during office hours. 2) The intending bidders should submit their bids in the prescribed tender form in closed cover along with EMD of 10% of the Reserve Price by means of Demand Draft / Banker's Cheque / Pay Order drawn in favour of "Tumkur Grain Merchants Co-Op Bank Ltd.", payable at Bangalore. The Demand Draft / Banker's Cheque / Pay Order shall be drawn after the date of publication of this Tender - cum - Auction Sale Notice. 3) Tenders not in the prescribed format will not be accepted. The tender along with the EMD shall be submitted at **Tumkur Grain Merchants Co-Op Bank Ltd., 2nd Floor, 2nd Cross, ESI Road, 4th Block, Dr. Rajkumar Road, Rajajinagar, Bangalore 560010 (Mob: 9880882881, 9449027476)** latest by 11.30.2024 before 5.00 P.M. Tender without EMD shall be summarily rejected. 4) The property "SHALL NOT" be sold below the reserve price. 5) In case the bidder is not successful the EMD amount shall be refunded without interest. 6) The EMD amount shall be liable for forfeiture without prior notice, if the successful bidder fails to adhere to the terms and conditions of the Auction Sale. 7) The sealed tenders will be opened by the Authorized Officer in the presence of the available / attending bidders at 11.30 AM on 14.03.2024. 8) After opening the tenders, the intending bidders may be given opportunity at the discretion of the Authorized Officer to have, intense bidding amongst themselves to enhance the offer Price. 9) The successful bidder shall deposit 25% of the Sale Price (inclusive of EMD) immediately after the auction sale, on the same day, in Cash or Demand Draft and the balance of the Sale Price within 15 days from the date of confirmation of sale. In case of default by the successful bidder, all the amounts deposited till then shall be forfeited without notice and the property shall be put for re-auction. 10) The successful bidder shall bear the statutory dues / taxes / charges / property tax / E B charges / water charges / conveyance charges such as stamp duty, registration fee etc. that is required to be paid in order to get the property conveyed in his favour, as per the applicable laws. 11) The Authorized Officer has absolute right to accept or reject any or all of the tender or bid / offer and / or adjourn / postpone / cancel the Auction Sale without assigning any reason, and also to modify an or all terms and conditions of the sale without prior notice. 12) The sale is subject to confirmation by the Bank. 13) The property can be inspected by the intending bidder between 10.00 AM and 5.00PM at his expenses at the address mentioned in the Schedule. 14) The property is put for sale as "AS IS WHERE IS CONDITION" and "AS IS WHAT IS CONDITION". The intending bidder shall satisfy himself about the title, ownership, statutory approvals, encumbrances etc. of the property. 15) Bidder can bid for all or any one of the lots by submitting their EMD amount for the individual property. 16) In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the actual bidder to participate in the auction on behalf of the Company should be submitted. 17) If the sale price is more than Rs.50,00,000 (Rupees Fifty Lakhs Only), then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

For further details the intending bidders may contact the Authorized Officer, **Tumkur Grain Merchants Co-Op Bank Ltd., 2nd Floor, 2nd Cross, ESI Road, 4th Block, Dr. Rajkumar Road, Rajajinagar, Bangalore 560010 (Mob: 9880882881, 9449027476)** E-mail: [securitization@tgmcbank.com](mailto:securitization@tgmcbank.com)

Place : Bangalore  
 Date : 26.02.2024

Sd/- Authorised Officer  
 TUMKUR GRAIN MERCHANTS CO-OPERATIVE BANK LTD.,

