

**L&T Finance Limited**  
(formerly known as L&T Finance Holdings Limited)  
**Registered Office:** L&T Finance Limited, Brindavan Building  
Plot No. 177, Kalina, CST Road, Near Mercedes Showroom  
Santacruz (East), Mumbai 400 098  
**CIN No.:** L67120MH2008PLC181833  
**Branch office:** Bangalore



**POSSESSION NOTICE  
(Rule-8(1))**

Whereas the undersigned being the authorized officer of L&T Finance Holdings Limited (Erstwhile, L&T Housing Finance Ltd has been Merged with L&T Housing Finance Ltd. (under the Scheme of Amalgamation by way of merger by absorption approved by the NCFI Mumbai as well as NCLT Kolkata, merged with L&T Finance Limited w.e.f. 12th April, 2021 under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of powers conferred by Section 13(12) of the said Act read with rule 3) of the Security Interest (Enforcement) Rules, 2002 issued a demand notices calling upon the Borrower/ Co-borrowers and Guarantors to repay the amount mentioned in the demand notice appended below within 60 days from the date of receipt of the said notice together with further interest and other charges from the date of demand notice till payment/realization. The Borrower/ Co-Borrowers/ Guarantors having failed to repay the amount, notice is hereby given to the Borrower/ Co-Borrowers/ Guarantors and public in general that the undersigned has taken possession of the property described herein under in exercise of powers conferred on him/her under Section 13 of the said Act read with rule 8 of the said Rules on this notice.

Loan Account Number	Borrower/s/ Co-borrowers & Guarantors Name	Description of the Mortgaged Properties	Demand Notice		Date and Type of Possession Taken
			Date	Outstanding Amount (₹)	
H042682012 22053331, H042682012 22053331L, H051970902 23055535	1. Mr. R S Senthil Kumar	All The Piece And Parcel Of Apartment Bearing No.D-702, On 7th Floor, Having 451.55 Sq.ft Carpet Area And 650 Sq.ft Of Super Built Area Along With 314.33 Sq.ft., Of Undivided Share, In Building Known As "Janaadhar Shubha", Alongwith Right To Use Semi Covered Car Parking Space No. T-17-ps001 Constructed In Land In Sy.no.39/1, 39/2, 40/3, & 42/1, Situated At Medehalli Village, Attibele Hobli, Bangalore Anekal Taluk, Bangalore Urban District, Presently Within The Limits Of And Bounded On:-  East By Lands In Sy.no.43, West By Road North By Maysandra Gadi, South By Land In Sy.no.41.	08.09.2025	Rs. 27,71,085.26/- As on 03/09/2025	02.01.2026 Symbolic Possession
H036091706 22110606, H036091706 22110606L	1. Mr. Asgar Khan 2. Mrs. Nasreen 3. Bharath Steel Traders (through Its Proprietor Asgar Khan)	All That Piece And Parcel Of The Immovable Property Bearing Site No.42/44, Old Cmc Khatha No.98/42/44, M.r.no.679/96-97, Bmp Khatha No.116/102/98/42/44, Situated At 3rd Main, Vijayashree Layout, Kodichikkanahalli Village, Begur Hobli, Bangalore South Taluk, Now Within The Jurisdiction Of Bruhat Bangalore Mahanagara Palike-ward No.188, Measuring East To West 60 Feet And North To South 40 Feet, Totally Measuring 2400 Square Feet., With All Rights, Appurtenances Whatsoever Hereunder Or Underneath Or Above The Surface, And Bounded As Mentioned Below And Along With Ground Floor Built Up Area Measuring 20 Squares, First Floor Built Up Area Measuring 20 Squares And Second Floor Built Up Area Measuring 10 Squares, Constructed With Rcc Roofed House Built In Thereon With Mosaic Flooring Doors And Windows Of Jungle Wood With All Civic Amenities  East Residential Layout Site No. 23 West Residential Layout 40 Feet Road North Residential Layout Site No.43 South Property No.45.	08.09.2025	Rs.1,97,05,218.60/- As on 03/09/2025	02.01.2026 Symbolic Possession

The Borrower/ Co-borrowers/ Guarantors in particular and public in general is hereby cautioned not to deal with the property and any dealing in the property would be subject to the charge of L&T Finance Limited for an amount mentioned in the demand notice together with further interest and other charges from the date of demand notice till payment/realization.

**Date:** 07.01.2026  
**Place:** Bangalore

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

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**JOINT E-AUCTION SALE NOTICE  
BASE CORPORATION LIMITED (in LIQUIDATION)**

CIN: U30007KA1987PLC023168  
**Reg. Office:** Flat No. S2, 2nd Floor, No.13 Lohan's Regent, Sundermurthy Road, Cox Town, Bangalore-560005.  
**Liquidator's Address:** No.12, Raheja Chambers, Museum Road, Bangalore-560001.  
**Email:** basecliquidator@gmail.com, ipkpraju@gmail.com.

**JOINT E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016 AND SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

This Joint E-Auction Sale Notice is for Sale under the Insolvency and Bankruptcy Code, 2016 (Reg. 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of Immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 ("SARFAESI ACT, 2002").

This Joint E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Personal Guarantor under that the Company/Unit/Assets of the BASE CORPORATION LIMITED (in Liquidation) ("Corporate Debtor") is proposed to be sold as a Going-Concern Basis or "Mode of Sale" Basis as under Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32 of Liquidation Regulations jointly with land of the Personal Guarantor of the Corporate Debtor mortgaged/charged/freehold with the secured creditors forming integral part of the plant and machinery under SARFAESI ACT, 2002 read with Appendix IV and rule 6 proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" by way of an "online e-auction" through e-auction platform.

The said proposition for disposition is without any kind of warranties and indemnities.  
The bidding of the assets stated in the below table shall take place through online e-auction service provider, via website <https://banknet.com/>.

Submission of Requisite Forms, Affidavits, Declaration etc., by the Prospective Bidder.	Until 20-01-2026.
Site Visit / Inspection/Due Diligence Date.	On or before 20-01-2026.
Last Date for Submission of EMD.	20-01-2026 till the end of Banking Hours.
Date and Time of E-Auction, with unlimited extension of 5 minutes for incremental bids.	23-01-2026 10 A.M. to 5 P.M (SI.No.1).
Declaration of Highest Bidder	27-01-2026

The Brief Particulars of sale are as follows:

Sl.	Following Group/Lot of Assets available for sale in E-Auction.	Reserve Price (INR) (in Cr)	EMD(INR) (in Cr)
1.	UNDER IBC CODE, 2016 AND UNDER SARFAESI ACT, 2002 BASE Corporation Ltd (CD)'s Land and Building situated at Khasra No. 357/192/140/2 having 29.04 Bighas and CD's Property on Personal Guarantor Mr. Rakesh Sharma's Land situated in the Factory Premises and adjoining measuring 85.06 Bighas situated at Khasra No's 357/190/140/5, 357/190/140/3, 357/190/140/1, 357/190/140/2 at Village Oachghat, Solan District, Himachal Pradesh.	36.00	3.60

The E-Auction will be with unlimited extension of 5 minutes for incremental bids.  
The BID Increment amount is Rs. 20 Lakhs for SI.No.1.

Under IBC, 2006 and SARFAESI ACT, 2002, all the part and parcel of the Mortgaged Property, belonging to CD and Mortgaged Property, Free-hold Property belonging to Mr. Rakesh Sharma (Personal Guarantor to Consortium of Banks), for recovery of Rs.36,83,58,49,663.76 including interest and charges thereon- as on the admission of Personal Guarantor to CD NCLT Admission dt:19-12-2023.

**TERMS AND CONDITIONS OF E-AUCTION 1.** The Auction Sale is being conducted by the Liquidator and Authorised Officer under the provisions of IBC, 2016 and SARFAESI Act, 2002 with the aid and through Joint E-auction. This Joint E-Auction/ Bidding shall be only through "Online Electronic Mode" through the website <https://banknet.com/>. 2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of for bid documents, for obtaining the bid form [www.basecorp.in](http://www.basecorp.in) and as well as the website of the service provider, <https://bbi.banknet.com/eauction-ibbi/home> the details of the secured assets put up for auction. 3. The bidders may participate in the Joint e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Liquidator / Authorised Officer / Service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. For Asset / Sale related please contact Mr. Konduru Prasanth Raju, Liquidator at +91-9980591019 or e-mail at [basecliquidator@gmail.com](mailto:basecliquidator@gmail.com). For Secured Creditors Personal Guarantor related Please Contact Mr. Harsh Magia at +91-7506107562 or e-mail at [harsh\\_magia@phoenixarc.co.in](mailto:harsh_magia@phoenixarc.co.in) and/or Mr. Brij Kishore Mobile at +91-9828528909 or e-mail at [brijkishore\\_bilochi@idbi.co.in](mailto:brijkishore_bilochi@idbi.co.in). Bidders may also go through the link of the "Data Room" for verifying the details of the secured asset put up for auction/ obtaining the bid form. 4. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold by way of an online e-auction on "AS IS WHERE IS" basis and "AS IS WHAT IT IS" AND "WITHOUT RECOURSE" condition. 5. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as bidders and get user ID and password free of cost to participate in the Joint e-auction on the date and time as mentioned aforesaid. 6. For participating in the Joint e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset and true copies of the PANCARD, AADHAR CARD, Board Resolutions in case of Company and Address Proof as per terms detailed in Tender Documents, on or before the Last date as mentioned in the above table. 7. The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec. 29 (A) of Insolvency and Bankruptcy Code, 2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify and the bid submitted will be rejected. 8. The Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the IBC Code, 2016 to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited. 9. As Per Security Interest (Enforcement) Rules, 2002, the successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for the item by way of RTGS/NEFT to the account mentioned in the Bid document on or before the close of banking hours on the date of Auction mentioned above or not later than the next working day, which deposit shall have to be confirmed by Liquidator / Authorised Officer, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited. 10. The EMD of all other bidders who did not succeed in the e-auction will be refunded within 30 working days of the closure of Joint e-auction. The EMD deposited by the unsuccessful bidder shall not carry any interest. 11. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before Thirtieth (30th) day from day of E-Auction, the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited. 12. No additions / deletions / Amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. 13. At any stage of the Joint E-auction, the Liquidator / Authorized officer reserves their right to vary any of the terms and condition of this notice for sale, without prior notice, at their discretion and the Liquidator / Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice. 14. The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law. 15. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only. 16. It shall solely be the responsibility of the successful bidder to get the sale certificate registered. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to any other authority towards the transfer of the rights in its / his / her favour. The sale certificate must be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the Liquidator / Authorised Officer mentioning the reason of delaying the registration. 17. It is the responsibility of the successful bidder to obtain the NOC from the relevant authorities concerned as required for Registry of the sale including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited NOC Charges, electricity, water, maintenances charges and any charges required for transfer of the said property in favour of the successful bidder) should be undertaken by the successful bidder at its own cost, effort and liabilities. 18. The Secured Asset under Joint e-auction as mentioned in sale Notice shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the confirmation of the Sale by the Liquidator / Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature. 19. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") formed by the liquidator, under IBC about the holding of the above-mentioned auction sale. 20. To the best of knowledge and information of the authorized officer, there are no encumbrances on the secured asset, except, if any, mentioned in table above. The intending bidders shall make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc. prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of the Liquidator / Authorised Officer. The Liquidator / Authorised Officer shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. 21. The particulars specified in the Joint e-auction notice published in the newspaper have been stated to the best of the information of the Liquidator / Authorised Officer; however, the Liquidator / Authorised Officer shall not be responsible/liable for any error, misstatement or omission. 22. In the event, the Joint e-auction scheduled hereinabove fails for any reason whatsoever, Liquidator / Authorised Officer has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002. And / Or Regulations 32 (f) of the Insolvency and Bankruptcy Board of India (Liquidation Process Regulations), 2016 forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 ("IBC") read with Regulation 33 and Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Regulations") under IBC, 2016.

<b>Sd/-</b> Mr. KONDURU PRASANTH RAJU Liquidator In the matter of BASE Corporation Limited.	Mr. HARSH MAGIA Authorised Officer of Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY16-23
Reg. No. IBB/PA-002/IP-N00708/2018-2019/12200	Lead Representative of Consortium of Banks

**Date:** 07-01-2026 | **Place:** Bangalore and Solan.

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