

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on '**AS IS WHERE IS**', '**AS IS WHAT IS**' AND '**WHATEVER THERE IS**' Basis:

1	Name and address of the Borrowers	<p>1. Sri. Balaji Natesan S/o. Natesan, E.No.M1016582, Senior Software Engineer, Mindtree (p) Ltd, Global Village, Mysore Road, RVCE Post, Bengaluru-560059. Also at: i) No.50, Asari Street,Oduvan Kurichi (PO),Namagiri Patt (Via) Rasipuram (TK)'Namakkal District, Tamilnadu-637406. ii)No. 39/4, Meenachi Nilayam,5th Main, C K Nagar,Opp. I MICO Gate, Manju Nagar, Hosa Road, Bengaluru - 560 100.</p> <p>2.Smt. Deepa Balaji, W/o. Balaji Natesan, Kamatchi Amman Sago Factory, No 23,Sendha Mangalam Main Road, Kalappanayakanapatti, Namakkal District, Tamilnadu-637404. Also at: No. 39/4, Meenachi Nilayam,5th Main, C K Nagar,Opp. I MICO Gate, Manju Nagar, Hosa Road, Bengaluru 560 100.</p>
2	Name and address of the Mortgagors	<p>1. Sri. Balaji Natesan S/o. Natesan,,E.No.M1016582, Senior Software Engineer, Mindtree (p) Ltd, Global Village, Mysore Road, RVCE Post, Bengaluru-560059. Also at: i) No.50, Asari Street,Oduvan Kurichi (PO),Namagiri Patt (Via) Rasipuram (TK)'Namakkal District, Tamilnadu-637406. ii)No. 39/4, Meenachi Nilayam,5th Main, C K Nagar,Opp. I MICO Gate, Manju Nagar, Hosa Road, Bengaluru - 560 100.</p> <p>2.Smt. Deepa Balaji, W/o. Balaji Natesan, Kamatchi Amman Sago Factory, No 23,Sendha Mangalam Main Road, Kalappanayakanapatti, Namakkal District, Tamilnadu-637404. Also at: No. 39/4, Meenachi Nilayam,5th Main, C K Nagar,Opp. I MICO Gate, Manju Nagar, Hosa Road, Bengaluru 560 100.</p>
3	Name and address of Branch, the Secured Creditor	State Bank Of India , Stressed Assets Recovery Branch , 3 rd Floor, Building No. 11/90, Near Old Shivaji Theatre, J C Road, Bengaluru – 560002.
4	<p>Description of the immovable secured asset to be sold. Tender No: SBI/SARB/EA/MVS/570 Property No. 1 – (Title deed holders: Sri. Balaji Natesan & Smt. Deepa Balaji)</p> <p>All that piece and parcel of Residential Apartment bearing No. B-316 in 3rd Floor of Block 'B' of the project 'Definer Serene Drive' and apartment measuring 854 sq. ft of built-up area and 116 sq. ft of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 970 sq. ft of super built up area approximately, together with 436 sq. ft undivided share, right, title interest and ownership, in the land of building constructed measuring 2 acres in Sy. No. 102/2 situated in Pethanahalli Village, Kasaba Hobli, Hoskote Taluk duly converted to Non-agricultural residential purpose by the order of the Deputy Commissioner, Bengaluru Rural District, Bengaluru which bears No. ALN (H) SR/207/05-06 dated: 18.02.2006 and bounded East by remaining portion of land in Sy.No.102/2 belonging to Sri.Munivenkatappa and Rajanna; West by: by property belonging to Munishamappa, North by: Road and South by: Property belonging to Sri.Narayanaswami.</p>	
5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the property is to be sold	Rs.34,81,522/- (Rupees Thirty Four Lakhs Eighty One Thousand Five Hundred and Twenty Two only) as on 31.05.2020 and further interest at contractual rate from

		01.06.2020 with incidental expenses, charges, costs etc.
7	Deposit of earnest money	EMD: Rs.2,20,000/- being the 10% of reserve price to be remitted Through EFT / NEFT / RTGS Transfer in favour of “SBI SARB , Parking Account” to the credit of A/c. No 37608351424 with State Bank of India, SARB Branch, J.C.Road, Bengaluru – 560 002. Branch Code:05173: IFSC Code.SBIN0005173
8	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs. 2,20,000/-	Rs. 22,00,000/- Through EFT / NEFT / RTGS Transfer in favour of “SBI SARB , Parking Account” to the credit of A/c. No 37608351424 with State Bank of India, SARB Branch, J.C.Road, Bengaluru – 560 002. Branch Code:05173: IFSC Code.SBIN0005173 Time upto : 5.00 P.M Date: 16.07.2020
9	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 18.07.2020, Time: 60 Minutes: From 12.30 P.M to 1.30 P.M, with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.
11	The e-Auction will be conducted through the Bank’s approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/s C1 India Private Limited, Gurgaon, Helpline Nos.0124-4302000/24/25/26, +91-9900711744 email: karnataka@c1india.com webportal (https://www.bankeauctions.com/Sbi). Contact person: Shri. Gangadhar Naik
12	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs.20,000/- (Rupees Twenty Thousand only) Unlimited extensions of 5 minutes each Rupees INR

13	<p>Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>On 03.07.2020 between 11.00 A.M. to 5.00 P.M. with prior appointment.</p> <p>Shri. K.M.Udupa 9880661493 Shri. L. Krishnamurthy :- 9449150926</p>
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14	Other conditions	<p>a. Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s C1 India Private Limited, Gurgaon, may be conveyed through e mail.</p> <p>b. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Recovery Branch , 3rd Floor, Building No. 11/90, Near Old Shivaji Theatre, J C Road, Bengaluru – 560002 by 16.07.2020 upto 5.00 P.M. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>c. Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery Branch, Bengaluru to participate in online e-Auction on the portal (www.bankeauctions.com M/s C1 India Private Limited, Gurgaon, Shri. Gangadhar Naik Helpline Nos. +91-9900711744 email: karnataka@c1india.com who will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>d. The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</p> <p>e. During e-auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-auction process/ proceed with conventional mode of tendering.</p> <p>f. The Bank/ service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>g. The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction. The bid once submitted by the bidder, cannot be</p>
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Place: Bengaluru
Bengaluru

Authorised Officer
State Bank of India, SARB