

**TUMKUR VEERASHAIVA COOPERATIVE BANK LTD.,**

Administrative Office,

Dr.S.Radhakrishnan Road, S.S.Puram, Tumkur-572102

Phone : 0816-2254027, E-mail : tvcbank@gmail.comWebsite : www.tvcbld.com**SALE NOTICE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to public in general and in particular to Borrower and that the below described immovable property mortgaged/charged to the secured Creditor, the **Actual Possession** of which has been taken by the Authorised officer of Tumkur Veerashaiva Co-Op Bank Ltd., the Secured Creditor on 09/11/2021 will be sold on "As is Where is", "As is What is" and "Whatever there is" on 25/04/2025, for recovery of Rs:12,20,68,649/-[Rupees Twelve Crore Twenty Lakh Sixty Eight Thousand Six Hundred Forty Nine only] under 00068130000346 principal & interest as on 02.04.2025, plus future interest costs due to Tumkur Veerashaiva Co Operative Bank Ltd, **BASAVESHWARANAGAR** Branch Bengaluru, the Secured creditor from Mrs. S Uma w/o Sreenivasa N No.208, 2nd Main Road, Mahalakshmi Layout, Bangalore, being the borrower/mortgagor.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property	Reserve Price	Earnest Money Deposit	Amount of Secured debt from Date	Date & Time of Auction
All that piece and parcel of the Residential Vacant property bearing Corporation No.265-17, (Old No.265), formed by Bangalore Development Authority at 4 th Main Road, Mahalakshmi Layout, Bangalore-560086, measuring East to West 80ft, North to South 53.875 ft., in all measuring 4310sq.ft.	Rs.7,08,63,500/- (Rupees Seven Crore Eight Lakh Sixty Three Thousand Five Hundred Only).	Rs.70,86,350/- (Rupees Seventy Lakh Eighty Six Thousand Three Hundred Fifty Only)	Rs: 12,20,68,649/ As on 02/04/2025	25.04.2025 From 11.30 A.M to 1 P.M
<u>Boundaries of Property (As per Deed/Actual)</u> East: Site No.245 West: Road North: Site No.264 South: Site No.266				

(The borrower /mortgagor 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 asset).

This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors.

For detailed terms and conditions of sale, please refer to link in Tumkur Veerashaiva Co operative Bank Ltd Website i.e. www.tvcbld.com under the head "Mortgaged Assets for Sale".

Bidders are advised to go through the website <https://www.foreclosureindia.com> (Publication website) or <https://www.Bankauctions.in> (Auction website) for detail terms & conditions of Auction Sale and Auction application(Bid form) before submitting their bids for taking part in the e-auction sale proceedings.

The E-auction will be conducted through portal <https://bankauctions.in> , on **25/04/2025** from 11 AM to 1.00 P.M, with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://bankauctions.in/> and get the user ID and password free of cost and get training i.e. online training on E-auction (tentatively on 23/04/2025) from M/s 4 Closure, Mr. M Dinesh(Asst. Manager), #605 A, 6th Floor Maitrivanam, Amecrpet, Hyderabad-500038, Telangana Mobile No:8142000735 & 8142000066, Land Line:040-23736405, E-mail: dinesh@bankauctions.in & info@bankauctions.in

(Will be published on 09/04/2025 - in HOSADIGANTHA(KAN) & FINANCIAL EXPRESS(ENG) daily News papers)

NOTE : ANNEXTURES I, II AND III ARE ATTACHED HEREWITH . These document are required to be duly filled in(where ever necessary) and signed by the bidder and thereafter uploaded in the website <https://www.bankauction.in> during the time of submission of the bid, and should send the hard copy to the Authorised Officer, Tumkur Veerashaiva Cooperative Bank Ltd., Dr.S.Radhakrishnan Road, S.S.Puram, Tumkur-572102 within 23/04/2025 - 4PM

Sd/-

Date: 07/04/2025

Place: Tumkur

Authorised Officer.

Tumkur Veerashaiva Co Operative Bank Ltd. TUMKUR

TERMS AND CONDITIONS OF SALE

- 1) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/Fund Transfer to the credit of account number - EMD ACCOUNT No.00063400000001, Bank Name: IDBI Bank, Branch Name: TUMKUR VEERASHAIVA COOPERATIVE BANK LTD. IFSC Code-IBKL0362TVC or by DD/pay order favouring "Tumkur Veerashaiva Co-Operative Bank Ltd., borrower A/c-Sri/Smt. UMA S", payable at Bengaluru.
- 2) After Online Registration, the intending bidder should submit the duly filled in Bid form (format available in the above website <https://bankauctions.in/> along with DD/ quoting the UTR number or NEFT / RTGS remittance towards EMD *in a sealed cover as Tender/Bid* for property purchase pertaining to borrower A/c – Sri/Smt. UMA S & duly mentioning the amount offered for purchase shall be submitted to the Authorized Officer, TUMKUR VEERASHAIVA COOPERATIVE BANK LTD, No.313, 313/A, 1st Floor, Anugraha Complex, Above Bank of India, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079, on or before 23/04/2025 before 4.30 P M, The bid form shall be accompanied with attested copy of the photo identity proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.
- 3) 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.
- 4) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of Rs:1,00,000/- Intense bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of intense bidding, there will be unlimited extension of "05 minutes" i.e. the end time of E- auction shall be automatically extended by 05 minutes each time if the 8 bid is made within 05 minutes from the last extension.

- 5) The Authorized Officer is at liberty to accept the highest bid amount and confirm the sale in favor of the highest bidder or reject the same without assigning any reason.
- 6) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc.
- 7) Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
- 8) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & mail it to both the Authorized Officer of the **Tumkur Veerashaiva Co-Operative Bank Ltd** i.e. br.0006m@tvcbltd.com and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.
- 9) The successful bidder shall deposit **25% of the bid amount** (including the EMD amount) **immediately (same day)** on the sale being knocked down in his/her favour, **failing which the Bank shall forfeit the EMD amount. The balance 75% of the bid amount shall be paid within 15 days from the date of sale by DD/RTGS/NEFT to the credit of AUCTION SALE DEPOSIT A/c No.00063660000001, Bank Name: IDBI Bank, Branch Name: Tumkur Veerashaiva Co-Operative Bank Ltd, IFSC Code-IBKL0362TVC OR by DD/Pay order favoring –“Tumkur Veerashaiva Co-Operative Bank Ltd., borrower A/c- Sri/Smt.UMA S, payable at Bengaluru. EMD of unsuccessful bidders will be returned.**
- 10) Sale certificate will be issued by the Authorized officer in favor of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.
- 11) If the successful bidder/tenderer fails to remit the **balance of 75% of the bid amount** within 15 days from the date of confirmation of sale or any other date as specified by the Authorized Officer, the amount deposited by him/her **shall be forfeited** and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
- 12) The Authorized Officer is holding actual possession of the property and the successful bidder will be handed over the property on **“As is where is”, “As is what is” and “Whatever there is”** basis.
- 13) The Authorized Officer reserves his right to vary any/all of the terms and conditions of this notice of sale without prior notice at his discretion.
- 14) If the sale price is more than Rs.50,00,000=00 (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.
- 15) For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders or tenderer may contact the **Tumkur Veerashaiva Co-Operative Bank Ltd, Basaveshwaranagar Branch, No.313, 313/A, 1st Floor, Anugraha Complex, Above Bank of India, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. Contact (Ph. 080-23580916 and 9900066751,9686114756) during Office hours on working day.**

- 16) The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
- 17) All bidders who submitted the bids, shall be deemed to have read and understood the terms and condition of E-auction sale and be bound by them.
- 18) In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.
- 19) Inspection of property 19-04-2025 between 10.00 AM to 5.00 PM
(Contact 9900066751/080-23580916

For TUMKUR VEERASHAIVA CO-OP BANK. LTD..

Authorised Officer
Authorised Officer.

Date: 07-04-2025
Place: Tumkur

Tumkur Veerashaiva Co Operative Bank Ltd.

ANNEXTURE I

TERMS AND CONDITIONS OF SALE

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- 5) The Authorized Officer is at liberty to accept the highest bid amount and confirm the sale in favor of the highest bidder or reject the same without assigning any reason.
- 6) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc.
- 7) Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him/her alone.
- 8) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & mail it to both the Authorized Officer of the **Tumkur Veerashaiva Co-Operative Bank Ltd** i.e. br.0006m@tvcbld.com and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.
- 9) The successful bidder shall deposit **25% of the bid amount** (including the EMD amount) **immediately (same day)** on the sale being knocked down in his/her favor, failing which the Bank shall forfeit the EMD amount. The balance **75% of the bid amount** shall be paid within **15 days from the date of sale** by DD/RTGS/NEFT to the credit of **AUCTION SALE DEPOSIT A/c No.00063660000001**, Bank Name: **IDBI Bank**, Branch Name: **Tumkur Veerashaiva Co-Operative Bank Ltd**, IFSC Code-**IBKL0362TVC** OR by DD/Pay order favoring –**"Tumkur Veerashaiva Co-Operative Bank Ltd., borrower A/c- Sri/Smt.UMA S**, payable at Bengaluru. EMD of unsuccessful bidders will be returned.

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- 11) If the successful bidder/tenderer fails to remit the balance of 75% of the bid amount within 15 days from the date of confirmation of sale or any other date as specified by the Authorized Officer, the amount deposited by him/her shall be forfeited and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
- 12) The Authorized Officer is holding actual possession of the property and the successful bidder will be handed over the property on "As is where is", "As is what is" and "Whatever there is" basis.
- 13) The Authorized Officer reserves his right to vary any/all of the terms and conditions of this notice of sale without prior notice at his discretion.
- 14) If the sale price is more than Rs.50,00,000=00 (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.
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- 18) In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.
- 19) Inspection of property **19-04-2025 between 10.00 AM to 5.00 PM**
(Contact 9900066751/080-23580916)

ACCEPTED ALL THE ABOVE TERMS & CONDITIONS.

Name & Signature of the Bidder/s

Note: This document is required TO BE SIGNED by the bidder and thereafter uploaded in the website <https://www.bankauction.in> during the time of submission of the bid and should send the hard copy to the Authorized Officer, Tumkur Veerashaiva Cooperative Bank Ltd., Dr.S.Radhakrishnan Road, S.S.Puram, Tumkur-572102 on or before 23/04/2025 within 4.30 PM

ANNEXURE-II

DETAILS OF BIDDER/s

DATE :

(Read carefully the terms and conditions of sale before filling up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and E-mail ID :
5. Bank Account details to Which EMD amount to be returned
 - i) Bank A/c No :
 - ii) IFSC Code No :
 - iii) Bank & Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property item No / Listing ID :
9. Whether EMD remitted : **Yes / No**

10. EMD remittance details : EMD Amount _____
Date of remittance _____

11. Name of Bank _____
Branch _____
A/c No _____
IFSC Code No _____
12. Bid/Offer Amount quoted _____ (Rupees _____)

I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction noticed published in the daily newspaper which are also available in the website <https://www.bankauction.in> & <https://www.tvcbld.com> and shall abide by them. I/We also undertake to improve my/our bid by incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

.....
(Name & Signature of the Bidder)

Mob No..... Email ID.....

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankauction.in> during the time of submission of the bid and should send the hard copy to the Authorized Officer, Tumkur Veerashaiva Cooperative Bank Ltd., Dr.S.Radhakrishnan Road, S.S.Puram, Tumkur-572102 on or before 23/04/2025 within 4.30 PM

ANNEXURE-III

DECLARATION BY BIDDER (S)

To:
The Authorized Officer,
Tumkur Veerashaiva Cooperative Bank Ltd.,
Tumkur.

Date:

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorized Officer in all respects shall be binding on me/us.
8. As per my knowledge and my legal advisor's opinion, I/We am/are fully satisfied to participate in the above said auction. I have read all the terms and conditions of the said auction and hereby submitting the tender form with the EMD.
9. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id:.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website <https://www.bankauction.in> during the time of submission of the bid and should send the hard copy to the Authorized Officer, Tumkur Veerashaiva Cooperative Bank Ltd., Dr.S.Radhakrishnan Road, S.S.Puram, Tumkur-572102 on or before 23/04/2025 within 4.30 PM