



## "APPENDIX- IV-A

[See proviso to rule 8 (6)]

### Sale notice for sale of immovable properties

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Lakshmi Vilas Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 18-06-2019, for recovery of ₹66,89,151.92 (Rupees sixty six lac eighty nine thousand one hundred fifty one and paise ninety two only) as on 19-04-2018 and interest due from 20-04-2018 and other costs and charges due to Lakshmi Vilas Bank, Bengaluru Main Branch, from (1) M/s Air Cargo Logistix, No. 112, Ground Floor, 10<sup>th</sup> Main, Nandanam Layout, Bengaluru – 560043, Represented by its partners and guarantors (2) Smt J. Indumathi, W/o Sri K. S. Eashwar, No. 295, 1<sup>st</sup> Floor, 1<sup>st</sup> Cross, P & T Layout, Horamavu Main Road, Kalyan Nagar Post, Bengaluru- 560043, (3) Sri K. S. Eashwar, S/o Sri K. K. Satyanarayanan, No. 295, 1<sup>st</sup> Floor, 1<sup>st</sup> Cross, P & T Layout, Horamavu Main Road, Kalyan Nagar Post, Bengaluru- 560043.

Date of EAuction:	17-07-2019 from 12:30 PM
Last date, time and place for EMD	16-07-2019, before 3:00 PM, Lakshmi Vilas Bank, Bengaluru Main Branch, No.10/1, Opp. Menaka Theatre Kemppegowda Extension, Hospital Road Bengaluru- 560009.
Reserve Price	₹40,23,000.00 (Rupees forty lac twenty three thousand only)
EMD	₹4,02,300.00 (Rupees four lac two thousand three hundred only) (DD/PO/BC/NEFT/RTGS favouring "Lakshmi Vilas Bank, Bengaluru Main - A/c Air Cargo Logistix")

#### Description of Immovable Property:

**SCHEDULE A: (Description of the entire property on which the residential apartment building is constructed)** All that part and parcel of property bearing House in Site Nos. 17 & 18, House List Khata No. 114/4, situated at Horamavu Village, Krishnarajapur Hobli,, Bengaluru South Taluk, measuring East to West 40 feet and North to South 60 feet, standing in the name of Sri K. S. Eashwar, S/o Sri K. K. Satyanarayanan, Bound: On the East by House Sites No. 13 & 14, On the West by Road, On the North by House Site No. 19, On the South by Road.

**SCHEDULE B:** All that part and parcel of (portion of Schedule A mentioned above) entire built up area consisting of the northern portion of ground floor measuring 1080 square feet of built up area together with undivided share, right, title and interest of land measuring 600 square feet, out of total land measuring 2400 square feet, forming portion of Old house list Khata No. 114/4, situated at Horamavu Village, Krishnarajapur Hobli, Bengaluru South Taluk, standing in the name of Sri K. S. Eashwar, S/o Sri K. K. Satyanarayanan, Bound: On the East by House Sites No. 13 & 14, On the West by Road, On the North by House Site No. 19, On the South by Entrance.

For detailed Terms and Conditions of the sale, please visit Bank's website [www.lvbank.com](http://www.lvbank.com) and E Auction service provider's website <https://bankauctions.in>.

Date : 28-06-2019  
Place: Bengaluru

Authorised Officer  
Lakshmi Vilas Bank  
Regional Office, Bengaluru.



## Terms & conditions for E-Auction:

1. Auction / bidding shall only be through "Online electronic mode" through the website of the Service Provider website <https://bankauctions.in> of our e-auction service provider M/s 4closure.
2. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider viz., website <https://bankauctions.in> of our e-auction service provider M/s 4closure, for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. to get assistance during the entire process is M/s.4closure, Hyderabad Help Line No.040-23836405 and +91-8142000066 / 62 and e mail [info@bankauctions.in](mailto:info@bankauctions.in) and [subbarao@bankauctions.in](mailto:subbarao@bankauctions.in) Mr.Subbarao cell:-08142000061 and Sri Battu Sreekanth, Mobile No.+91-9515160061 (Bengaluru) and E-mail: [sreekanth@bankauctions.in](mailto:sreekanth@bankauctions.in) well in advance and get the User ID and password. Only the password may be changed on receiving it.
3. Bidders are advised to go through the website <https://bankauctions.in> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
4. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her only.
5. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
6. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
7. For more details, visit [www.lvbank.com](http://www.lvbank.com) and <https://bankauctions.in>

## Other Terms and Conditions:

1. To participate in the Auction, intending bidders have to deposit 10% of the reserve price as mentioned above as refundable EMD in the form of PO / DD / Banker's Cheque of a Scheduled Bank / RTGS favouring as shown above, before the time and dates specified above. EMD will not carry any interest.
2. The Sale will be on "AS IS-WHERE IS-WHATEVER THERE IS" basis.
3. To the best of knowledge and information of the concerned Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The concerned Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
4. The property will not be sold below the Reserve Price.
5. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorising the actual bidder to participate in the auction on behalf of the company should be submitted.
6. The incremental bid is fixed at a minimum of ₹10,000.00 and the property will be sold in favour of the highest bidder.
7. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day by NEFT/RTGS favouring A/C No 0161699000000031, Lakshmi Vilas Bank, Bengaluru Main Branch, IFSC: LAVB0000161 and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of Sale in any manner, the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the property, which shall be sold subsequently.
8. On confirmation of sale by the Authorised Officer and if the terms of the payment have been complied with, the Authorised Officer exercising the Power of Sale shall issue a 'Sale Certificate' of immovable property in favour of the purchaser in the form given in appendix V of Securitization Act 2002.



9. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.
10. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.
11. At any stage of the Auction, the Authorised Officer shall have the power to accept or reject bids or postpone / cancel the Auction without assigning any reason thereof including addition or deletion of other terms and conditions.
12. If the Sale Price is more than Rs 50,00,000/- (Rupees Fifty Lakh only) then the auction purchaser/successful bidder has to deduct 1% of the Sale Price as TDS in the name of the owner of the property & remit it 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.
13. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
14. Bidders shall produce copy of Proof of Identity, Proof of Address and Pan Card.
15. The bank shall not be responsible for any error, mis-statement for omission in this proclamation. The other terms and conditions, if any will be notified at the place of auction.
16. For further details, please contact the Branch Head, Bengaluru Main Branch, No.10/1, Opp. Menaka Theatre Kempegowda Extension, Hospital Road Bengaluru- 560009, Contact: 080-22268539, 22268557, 222685337, 22268556, 22268538, or The Authorised Officer, Regional Recovery Head, Lakshmi Vilas Bank, Regional Office, Bengaluru, Phone No. 080-46766318, at the above address.
17. For inspection of the properties and other particulars, the intending bidders can visit the property on 10-07-2019 between 10.30 AM & 2.30 PM.
18. This is also a notice to the borrower / guarantor for information and necessary action. The borrower/guarantor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. If the dues of the secured creditor together with all costs, charges and expenses incurred by him are tendered to the secured creditor at any time before the date fixed for sale or transfer, the secured asset shall not be sold or transferred by the secured creditor, and no further step shall be taken by him for transfer or sale of that secured asset.
19. In case Holiday is declared as on the last date for EMD or as on the date of auction by statutory authorities, the Auction will be postponed to the next working day respectively, at the specified time

Place: Bengaluru

Date : 28-06-2019

Authorised Officer, Lakshmi Vilas Bank, Regional Office, Bengaluru