



Retail Lending and Payment Group (Local Office/Branch): Axis Bank Ltd, #45, Prestige Libra, 1st Floor, Lalbagh Road, Bengaluru-Karnataka-560027

Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.

Registered Office: “Trishul”, 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellisbridge Ahmedabad – 380006.

Public notice for Sale/Auction of immovable properties

(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 proviso to Rule 9 Sub Rule (1) of the Security Interest (Enforcement) (Amendment) Rules, 2002)

Whereas the Authorized Officer of Axis Bank Ltd. (hereinafter referred to as ‘the Bank’), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short ‘SARFAESI Act’) and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers/Co-borrowers/Mortgagors/Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on “As Is Where Is Basis”, “As Is What Is Basis”, “Whatever There Is Basis”, and “No Recourse Basis” for realization of Bank’s dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule:

SCHEDULE – DESCRIPTION OF PROPERTY

All that piece and parcel of duplex house No. 1248: HIG – 11, Block – 2 measuring 182.16 sq. mtrs. Constructed on site No. 1248 Category: HIG – II, Block 2, formed by the Karnataka Housing Board situated at Giddalaenahalli village, Jigala Village, Yadavanahalli village and Adhigondanahalli village, Anekul taluk, Bangalore Urban District and measuring East to West: 24 mtrs and North to South: 15 mtrs, in all measuring 360 mtrs and bounded as follows:

North: Site No. 1247/B2, HIG – II

South: House No. 1249/B2 HIG-II

East: 12 metres Road

West: Site No. 1243/B2, HIG - 1

KNOWN ENCUMBRANCES (IF ANY)	Not known to the secured creditor. The unpaid charges towards electricity, maintenance , Tax etc. if any, as applicable
RESERVE PRICE (IN RS.)	Rs. 90,00,000/- (Rupees Ninety Lakhs Only)
EARNEST MONEY DEPOSIT (IN RS.)	Rs. 9,00,000- (Rupees Nine Lakh Only) through DD/PO in favor of 'Axis Bank Ltd.' payable at Bangalore.
BID INCREMENTAL AMOUNT	Rs. 30,000/- (Rupees Thirty Thousand Only)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS / TENDER WITH EMD	Till 06-Apr-2022 latest by 04:00 P.M. at Axis Bank Ltd, #45, Prestige Libra, 1st Floor, Lalbagh Road, Bengaluru-Karnataka-560027, Mr. Varghese Jacob
DATE, TIME, AND VENUE FOR PUBLIC AUCTION	On 07-Apr-2022, between 11.00 A.M and 1.00 PM Noon at Axis Bank Ltd, #45, Prestige Libra, 1st Floor, Lalbagh Road, Bengaluru-Karnataka-560027, Mr. Varghese Jacob
DATE FOR INSPECTION OF PROPERTIES	Between 3 pm to 5 pm, with prior appointment of authorized officer.
COST OF TENDER / BID CUM AUCTION FORM	Free of cost
RETURN OF EMD OF UNSUCCESSFUL BIDDERS	Within seven working days from the date of Auction.
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation.
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within 15 days from the date of Sale Confirmation
LOAN DETAILS	
BORROWER/ GUARRANTORS /MORTGAGOR NAME & ADDRESS	1) M/s Berryz Fashion House Represented by its Prop. Mr. T. H. Krishnadas No-3347/A, Third Floor, 13th Main, HAL II Stage, Bengaluru - 560008 2)Mr. T. H. Krishnadas S/o T. H. Krishnan, No-220, 2nd Floor, Makaranda, 6th Cross, 3rd Main, Near CMH Hospital, Defence Colony, Indiranagar, Bengaluru - 560038 <u>ALSO AT:</u> Mr. T. H. Krishnadas, No-1248, HIG-2, Suryanagar Phase-111, KHB Surya Nagar, Giddalenahalli, Jigala Yadavabahalli and Adhigondanahalli Village, Bengaluru Urban District Anekal Taluk-560099,

	3) Mr. Louis Rozario S/o Michel Rozari No-125, Central Road, Austin Town, Viveknagar, Bengaluru - 560047 Also at: No-1248, HIG-2, Suryanagar Phase-111, KHB Surya Nagar, Giddalenahalli, Jigala Yadavabahalli and Adhigondanahalli Village, Anekal Taluk-560099, Bengaluru Urban District
Loan Account No	917030066854227
DATE OF DEMAND NOTICE U/SEC.13(2) OF SARFAESI ACT	31.07.2019
AMT. OF DEMAND NOTICE U/S-13(2) OF SARFAESI ACT (IN RS.)	Rs. 1,00,78,756/- (Rupees One Crore Seventy Eight Thousand Seven Hundred and Fifty Six Only) as on 29.07.2019
DATE OF PHYSICAL POSSESSION	23.11.2020

Terms and conditions of auction:-

- Bidder shall have to give complete offer.
- The bidders have to submit the bid form in a sealed envelope with the details like, (i) full name and particulars of the individual bidder/bidder company/bidder firm/bidder organization (ii) copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Proof of Address. The offers along with the relevant KYC documents and the EMD shall be put in an envelope which should be sealed and super scribed with "Offer from Mr/Ms/ M/s. (Name of the Bidder) for purchase of the Secured Asset(s) / property of M/s Berryz Fashion House (Borrower)/Mr. Louis Rozario (Mortgagor) and the envelope to be sent/ delivered in the name of Authorised officer Axis Bank Ltd, #45, Prestige Libra, 1st Floor, Lalbagh Road, Bengaluru-Karnataka-560027 during normal working hours at the office of the Authorised Officer.
- Each tender / Bid/offer shall be accompanied by and Earnest Money Deposit (EMD) equal to 10% of the offer amount (s), by D.D. / Pay Order in favour of '**Axis Bank Ltd**' payable at **Bangalore**. D.Ds / P.Os should be purchased by the tenderer/bidder or on his/her behalf only.
- Bids received after the due date & time will not be considered.
- The tenderer/bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property.
- As per Section 194(1) (A) of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank. Please note that the TDS is to be paid on the final purchase amount by the buyer/bidder.
- The successful bidder shall deposit 25% of the bid amount (including 10% EMD deposited with the bid) immediately on the sale being confirmed in his favour. Payment to be made only in the form of Banker's Cheque/DD drawn in favour of '**Axis Bank Ltd**' payable at Bangalore.

8. In case the successful bidder fails to deposit 25% of the bid amount as above earnest deposit shall be forfeited by the Bank without any notice. The successful bidder shall deposit the balance bid amount within 15 days from the date of confirmation of sale by the Bank. In case of default in payment, entire amount so deposited shall be forfeited without notice and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Bank also reserves the right to sell the property by any of the modes prescribed under the SARFAESI Rules, 2002.
9. Inter-se bidding to all the eligible bidders is allowed. The bidder(s) may improve his/their/its offer(s) by way of inter se bidding among the bidders. The inter se bidding shall commence at the moment of highest bid is opened. The bidder may improve their offer in multiple of the amounts mentioned under the column "Bid Increment Amount". The bidder who submits the highest bid amount and /or win in the inter-se bidding (not below the Reserve Price) shall be declared as Successful Bidder and a communication to that effect will be issued to the said highest bidder subject to approval by the Authorised Officer.
10. In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the purchaser/bidder within the aforesaid time limit, the Bank shall be entitled to forfeit all the monies paid by the purchaser/bidder till then and put up the secured asset(s) / property (ies) for sale/disposal again, in its absolute discretion and may also resale/offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser. The Bank reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit.
11. Tenders/Bids will be opened by the Authorised Officer of the Bank in the presence of the borrowers, Co-borrowers, mortgagors (if available) and the prospective buyers or their authorized representatives who may choose to remain present on the day and time as aforesaid, inter alia, for negotiations, for raising / revising their respective offers.
12. Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at Bangalore only.
13. The tenders/bids below Reserve Price and / or not accompanied by the appropriate EMD and all other documents as mentioned in clause 2 above shall be treated as invalid. However, the Authorized Officer reserves its right, at its sole discretion, to treat all such or any such tenders/bids as valid. The EMD will be returned to the unsuccessful tenderers/bidders within seven working days from the date of auction, **without any interest thereon**. The tenderers / bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.
14. To the best of knowledge and information of the Bank, there are no other encumbrances. Statutory dues like property taxes, etc. be ascertained by the prospective purchaser (s).
15. The secured Asset(s) / property(ies) is / are offered for sale on **"As Is Where Is", "As Is What Is", "Whatever There Is" And "No Recourse" Basis**. The Bank does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property (ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property (ies).
16. The tenderers/ bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the tenders/bids. No queries in this regard shall be entertained at the time of opening tenders/holding auction. Offer(s)/Tenderer(s) whose offer is accepted by Authorised Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/area, defect in

title or any other ground whatsoever. After the offer of tender/bid is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable properties/secured assets and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such immovable assets.

17. Tenders/bids with conditional offers shall be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any tenderer/bidders wishes to give a fresh offer for the secured asset (s) / immovable property (ies) advertised on or before the last date prescribed for submission of the tenders/bids in the concerned advertisement, he/she/it, they may submit a fresh tender /bid with appropriate EMD, subject to withdrawal of the earlier submitted offer.
18. The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property (ies) in his / her / their name(s).
19. The Bank reserves its right to accept or reject highest, any or all offer (s) without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the secured asset(s) / immovable property (ies) through private negotiations with any of the tenderers/bidders or any other party / parties. The Bank's decision in this behalf shall be final.
20. The Bank will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
21. The Bank shall not be held responsible/liable for any charge, lien, and encumbrances, in ascertaining the genuineness /marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.
22. The sale is subject to confirmation by the bank.

For inspection of the properties, the intending bidders may contact Bank official Mr. Varghese Jacob (Mobile. No. +91- 919742434440 -Email ID- varghese.jacob@axisbank.com) Authorized officer of the Bank during office hours from 9:30 a.m. to 4:00 p.m. The bid is not transferable.

Dated: 17.Mar.2022
Place: Bangalore

Sd/-
(Authorised Officer)
Axis Bank Ltd