

CFM ASSET RECONSTRUCTION PRIVATE LIMITED (CFM-ARC)

Registered Office: A/3, 5th Floor, Safal Profitaire, Near Prahlad Nagar Garden, Ahmedabad-380015.

Corporate Office: First Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai - 400038.



APPENDIX- IV-A
[SEE PROVISIO TO RULE 8(6)]

M/S GOLLAHALLI SHIVAPRASAD ANAND. - SALE BY WAY OF AUCTION OF IMMOVABLE PROPERTY

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 Mr. **G S Anand (Borrower) & Mrs. Malini Anand (Co-Borrower)** that the below described immovable properties mortgaged to the Secured Creditor, the constructive possession of which has been taken on 9th October, 2015 by the Authorised Officer of Andhra Bank i.e. Assignor (Now assigned to CFM Asset Reconstruction Pvt. Ltd.) acting in its capacity as a Trustee of CFMARC Trust -1 Andhra Bank, the Secured Creditor, will be sold through public auction “on “As and where is basis”, “as is what is basis”, whatever is there is basis” and “No recourse Basis” on 5th March 2020, for recovery of **Rs.21,87,36,833/- (Rupees Twenty One Crore Eighty Seven Lakh Thirty Six Thousand Eight Thirty Three only) together with future interest till date of realization as per order dated 02.02.2019 passed by Hon’ble DRT-2, Bengaluru in OA 85 of 2018** due to the Secured Creditor from **the Borrower and Co-Borrower**. The details of auction are as follows:

DESCRIPTION OF THE IMMOVABLE PROPERTY AND AUCTION

DESCRIPTION	RESERVE PRICE	EMD	DATE AND TIME OF AUCTION
All that part and parcel of entire Property At Municipal Corporation No.4 (PID No. 77-5-4) Raja Ram Mohan Ray Road, Sampangirama Nagara, Bengaluru-560025, in all having the site area of 17,892 Sq. ft. along with the multi storied commercial complex constructed thereon popularly property known as Neeladri plaza (Anand Plaza) consisting Lower Basement, Upper	Rs. 42,53,40,000/- (Rupees forty-two crore fifty-three lakh forty thousand only)	Rs.4,25,34,000 /- (Rupees Four crore twenty-five lakh thirty-four thousand only)	5 th March 2020 AT CFMARC’s Mumbai office Time: 03.00 PM

basement, ground and 6 floors, a total built up area of 59,611 sq. ft. along all easement and other rights Bounded on: North by: Raja Ram Mohan Ray Road South by: Property bearing No.2 of Sampangi Tank Road East by: Property of Sri C. G. Patel West by: Private Property			
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

Property can be inspected on 18th February 2020 within 11.00 AM to 4 PM with prior appointments only.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.cfmarc.in

Date: 27TH January, 2020

Place: Mumbai

Sd/-
Authorised Officer
CFM Asset Reconstruction Pvt Ltd
(Acting in its capacity as a trustee of CFMARC Trust -1 Andhra Bank)

M/S GOLLAHALI SHIVAPRASAD ANAND.

SALE BY WAY OF AUCTION OF IMMOVABLE PROPERTY

(Under proviso to rule 8 (6) Security Interest (Enforcement) Rules 2002)

The detailed terms and conditions of the sale must be read with the Sale notice published in The New Indian Express (Bangluru Edition) on 28.01.2020 issued by CFMARC being secured creditor for sale of immovable properties.

TERMS & CONDITIONS:

- A. Last date for submission of bids along with EMD is 5th March, 2020 upto 11.30 A.M. All bids are to be sent to CFMARC's corporate office at CFM-ARC, 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038.
- B. The bids will be opened on 5th March, 2020 at 03:00 PM at CFM ARC's Mumbai office.
- C. There are no known encumbrances on the Secured Assets to the secured creditor.
- D. The property shall be sold on "as is where is, as is what is basis, whatever there is basis and No Recourse Basis".
- E. The property can be inspected on 18th February, 2020 during 11.00 AM to 04.00 PM with Prior Appointments only.
- F. Interested parties are advised to independently verify the area of land, building and other details. Secured Creditor do not take any responsibility for any errors / omissions / discrepancy / shortfall etc. in the Secured Asset or for procuring any permission, etc. or for the dues of any authority established by law.
- G. All Offers shall be through Bid Document only which can be purchased from the Authorized Officer by paying Rs.1000/- (non-refundable) by Cash or by Demand Draft drawn in favour of "CFMARC Trust -1 Andhra Bank" payable at "Mumbai" or through online mode to the bank account mentioned in point (I).
- H. The bid shall be submitted in the prescribed format in sealed cover along with Earnest Money Deposit (EMD) to the Authorized officer on or before 5th March, 2020 upto 11.30 A.M. i.e. (Last date and time for submission of bids).
- I. EMD shall be deposited through RTGS/NEFT fund transfer to credit Account No. 00032110001068, Name of Bank: Bank of India, Name of Beneficiary: "CFM ARC Trust-1 Andhra Bank", IFSC Code- "BKID0000003". Alternatively, bidders may send a crossed Demand Draft/Pay Order in favour of "CFM ARC Trust-1 Andhra Bank" payable at Mumbai. The bidders shall have to attach/enclose a proof of RTGS/NEFT fund transfer or crossed demand draft/pay order along with the bid.

- J. After opening the bids, the Authorized Officer reserves the right to conduct Inter-Se Bidding/further negotiations amongst the bidders. The highest bidder amongst them after Inter-Se Bidding/negotiations, shall be declared as successful bidder. The bidders may improve their further offers in multiples of Rs 5,00,000/- (Rupees Five Lakhs Only)
- K. Sale shall be subject to confirmation by the secured creditor.
- L. The successful bidder will have to deposit 10% of the total bid amount/purchase consideration (after adjusting amount of EMD) immediately upon acceptance of bid i.e. on the same day but not later than the next working day and balance 90% of the bid amount/purchase within 15 days of confirmation of the sale of immovable property or such extended period as may be agreed upon by the purchaser and CFM-ARC, the secured creditor, in any case not exceeding 3 (three) month.
- M. In case the successful bidder fails to pay the balance sale price as stated above, all deposits including EMD shall be forfeited without any notice by CFM-ARC to the said successful bidder and the property shall be resold.
- N. The bids without EMD amount and or/less than the EMD amount shall be disqualified.
- O. The EMD of unsuccessful bidder will be returned within 07 working days of closure of the auction sale proceedings. No interest shall be paid on EMD refunded.
- P. The purchaser shall bear the stamp duty and charges, including those of sale certificate registration charges, all statutory dues payable to government, taxes and rates, outgoing both existing and future related to the property.
- Q. Authorised Officer of CFM-ARC reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- R. For further details, Authorised Officer of the CFM-ARC (022-49703233/022-40055280) may be contacted during office hours on any working day.

The Authorised officer/secured creditor shall not be responsible for any error, inaccuracy or omission in the said proclamation of sale.

Date: 28th January 2020

Sd/-
Authorised Officer

Place: Mumbai

CFM Asset Reconstruction Pvt. Ltd.
(acting in its capacity of Trustee of CFMARC Trust -1 Andhra Bank)