

## E-AUCTION SALE NOTICE

Notice is hereby given to the public in general and in particular to the below Borrower/ Guarantors that the below described immovable property mentioned in Lot No. I, Lot No. II & Lot No. III inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] (Secured Creditor), the Possession of which has been taken by the Authorised Officer of ARGFL, will be sold by e-auction on **14<sup>th</sup> December, 2020** on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum of **Rs.18,74,68,833/- (Rupees Eighteen Crores seventy four lakhs sixty eight thousand eight hundred and thirty three Only) as on 31<sup>st</sup> October, 2020** and the contractual interest thereon and other cost and charges till the date of realisation from Borrower/Guarantors as mentioned below:

<u>Name of the Borrower:</u>	<u>Name of the Guarantors:</u>
<b>Purple Estates and Holdings Private Limited,</b> A Company incorporated under the Indian Companies Act, 1956 and 2013 having CIN No. U70102KA2006PTC040096  <b>Registered office :</b> 131, D-3, 2nd Floor, Devatha Plaza, Residency Road, Bengaluru - 560025	1. Mr. Thomas Mathew having residential address at 14, Rainbow Residency Layout, Junnasandra Village, VarthurHobli, Bengaluru East Taluk, Bengaluru- 560035.  2. Mrs. Betty Thomas having residential address at 14, Rainbow Residency Layout, Junnasandra Village, VarthurHobli, Bengaluru East Taluk, Bengaluru- 560035.

The under mentioned properties will be sold by "**Online e-Auction through website <https://sarfaesi.auctiontiger.net>** on 14<sup>th</sup> December, 2020 for/towards recovery of Loan A/c No. ARGFL/CF/017 an amount of total Outstanding **Rs.18,74,68,833/- (Rupees Eighteen crores seventy four lakhs sixty eight thousand eight hundred and thirty three Only) as on 31<sup>st</sup> October, 2020** and the contractual interest thereon and other cost and charges till the date of realisation.

### " LOT I "

#### PROPERTY CONSTITUTING THE PROJECT "PURPLE WOODS"

Flats/Units mentioned in Table - 1 (below) in Purple woods Project

- (i) Immovable properties constituting Survey No. 40/1 to an extent of 18 Guntas and Survey No. 40/2 to an extent of 20 Guntas of Varanasi, Jinkethimmanahalli Village, Thambuchetti Palya Post, Bidarahalli Hobli, Bengaluru East Taluk, Dist. Bengaluru (converted vide order No. ALN(EBB) S.R. 80/10-11, Dated 13/4/2011 by SL, Deputy Commissioner, Bengaluru District) and bounded on the

East by	:	Property of Chamaraj
West by	:	Property of Ramachandrappa
North by	:	Road
South by	:	Property of J. C. Narayanappa.

(ii) Immovable properties constituting Survey No. 40/1 to an extent of 10 Guntas and Survey No. 40/2 to an extent of 20 Guntas of Varanasi, Jinkethimmanahalli Village, Thambuchetti Palya Post, Bidarahalli Hobli, Bengaluru East Taluk, Dist. Bengaluru (converted vide order No. ALN(EBB) S.R. 80/10-11, Dated 13/4/2011 by SL, Deputy Commissioner, Bengaluru District.) and bounded on the:

East by : Property of Motappa  
 West by : Government tank nala and properties of Motappa and Dobi Ramaiah  
 North by : Road  
 South by : Property of J. C. Narayanappa

(Area in Sq.ft.)

S. No.	Floor	Flat Nos.	Carpet Area	Saleable Area	Reserve Price (Rs.)
1	Ground	103	1,048	1,361	42,99,660
2	Ground	105	943	1,225	38,83,500
3	Ground	106	890	1,156	41,49,720
4	Ground	110	805	1,045	33,32,700
5	Ground	111	1,010	1,312	42,23,160
6	Ground	114	805	1,045	44,52,660
7	First	205	1,047	1,360	46,72,980
8	First	208	857	1,113	42,96,600
9	First	210	857	1,113	42,96,600
10	First	211	1,117	1,450	42,96,600
11	Second	305	1,047	1,360	44,52,660
12	Second	307	1,047	1,360	42,96,600
13	Second	317	1,047	1,360	42,96,600
14	Third	402	857	1,113	47,89,260
15	Third	408	857	1,113	36,72,360
16	Third	410	857	1,113	33,32,700
17	Third	411	1,117	1,450	33,32,700
18	Third	416	857	1,113	35,40,780
19	Third	417	1,047	1,360	35,40,780
20	Fourth	501	1,142	1,483	35,40,780
21	Fourth	502	857	1,113	35,40,780
22	Fourth	503	1,087	1,411	35,40,780
23	Fourth	504	857	1,113	45,72,000
24	Fourth	505	1,047	1,360	35,40,780
25	Fourth	507	1,047	1,360	35,40,780
26	Fourth	515	924	1,200	35,40,780
27	Fourth	523	1,171	1,521	38,07,000
	<b>Total</b>				<b>10,67,82,300</b>

**\*Note: The bid amount for entire Project made by a bidder shall be offered a discounted price of Rs. 10,00,00,000/-**

**Lot No. -II**

Sr. Nos.	Description of Properties	Reserve Price (in Rs.)
1	Immovable property being residential apartment property (Now bearing BBMP Khata No.18/3/4) bearing No.504, on the Fourth Floor having super built up area of 2600 square feet with the vitrified floor in the apartment building known as "Purple Gardens" along with a car parking space in the basement and 936 sq. ft. of undivided share, right and interest in the residentially converted Land admeasuring 1 Acre 1 Gunta including 3 Guntas Karab, Venkateshpura Village, Yelahanka Hobli, Bengaluru North Taluk.	93,39,300

**Lot No. - III**

1	<p>Immovable property bearing residential site No. 14, bearing Old V. P. Katha No. 1421, New Bruhat Bengaluru Mahanagara Palike, Khatha No.1441/1421/14, in converted Survey No. 4 vide official memorandum bearing No. BDS/ALN/ (E)VB 104/2002-03 Dated December 18, 2002, situated in the layout called "<b>Rainbow Residency</b>", situated at Junnasandra Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru, measuring East to West 50 feet and North to South 80 feet, totally measuring to an extent of 4000 square feet presently coming under the revenue jurisdiction of Bruhat Bengaluru Mahanagara Palike, with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on the:</p> <p>East by : Site Number 13  West by : Private property  North by : Private property  South by : Private property</p>	3,21,00,000
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Reserve Price	As mentioned in the table above for each unit in Lot I and the Properties as mentioned in Lot II & Lot III.
Earnest Money Deposit	10% of the Reserve Price with respect to each unit as mentioned in Lot I and the Reserve Price of the Plot/Villas Lot II & Lot III.
Bid increment Amount	a. Rs.5,000/- or in such multiples as permitted by the Secured Creditor for the units/flats as mentioned in Lot I. b. Rs.25,000/- or in such multiples as permitted by the Secured Creditor for the Properties as mentioned in Lot No.-II and Lot No.- III .
Date and Time for Inspection of title documents and the immovable properties mentioned in Lot I, Lot II and Lot III.	Lot No. I on 20 <sup>th</sup> November, 2020 (Timing 11.00 AM to 03.00 P.M.)  Lot Nos. II & III on 21 <sup>st</sup> November, 2020 (Timing 11.00 AM to 03.00 P.M.)  [Mr. Shrinivas Hunsikatti, Phone: 08046245203, Email ID: <a href="mailto:shrinivashunsikatti@rathi.com">shrinivashunsikatti@rathi.com</a> / <a href="mailto:cfsupport@rathi.com">cfsupport@rathi.com</a> ]
Date and Time for submission of Tender form along with KYC documents / Proof of EMD etc.	10 <sup>th</sup> December, 2020 before 5.00 PM
Date & time of opening of online offers	14 <sup>th</sup> December, 2020 at 02.00 PM to 03.00 PM

**Note: The intending bidder/purchaser may visit Anand Rathi Group website [www.rathi.com](http://www.rathi.com) for detail terms and conditions regarding auction proceedings.**

**This Publication is also 30 days' notice stipulated under Rule 8(6) and 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Guarantors.**

**Date:** 4<sup>th</sup> November, 2020

**Place:** Bengaluru

**Authorised Officer**  
**Anand Rathi Global Finance Limited**

**Terms and Conditions of the E-auction are as under:**

1. Auction/bidding shall only be through “online electronic mode” through the website of the Service <https://sarfaesi.auctiontiger.net> M/s e-Procurement Technologies Limited - Auction Tiger is the Service Provider which will arrange to provide the e-auction platform.
2. The bidders may participate in e-auction for bidding with respect to a single unit or multiple units with respect to Lot No I and/or entirely for Lot No. I. The Bidder as they may so desire from their place of choice choose internet connectivity during the entire bid process. ARGFL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc. Bidders bidding for entire Lot I will have preference as compared to those who bid for individual units of Lot I. The bid amounts are to be submitted separately for all the Lots.
3. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider viz M/s e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) <https://sarfaesi.auctiontiger.net>, Contact Person: Mr. Ram Sharma - 6351896834, Help Line No .:079-61200559 | 531, Support Mail id: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net), [support@auctiontiger.net](mailto:support@auctiontiger.net).
4. Bidders are advised to go through the website [www.rathi.com](http://www.rathi.com) for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. For participating in e-auction sale the intending bidders should register their details with the Service Provider viz M/s. e-Procurement Technologies Limited -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India) well in advance and get the User ID and password. The password may be changed only on receiving it and loggin in. Bidders are required to hold digital signature certificate for participating in the E-Auction at their own cost.
6. The immovable properties “SHALL NOT” be sold below the reserve price and the same shall be sold on an “As is where is”, “As is what is” and “Whatever there is”.
7. The successful bidder should deposit 25% of the bid amount (including EMD) on the next day of the sale, being knocked down in his/her/it favor and balance 75% of bid amount within 15 days after the sale date by RTGS/NEFT/Funds Transfer to the credit of A/C No. [00600340008138](https://www.rathi.com) as mentioned above, Anand Rathi Global Finance Limited, Bangalore through IFSC Code “[HDFC0000060](https://www.rathi.com)” or by Demand Draft /Pay Order in favor of Anand Rathi Global Finance Limited, payable at Mumbai.
8. In case of default in payment at any stage by the successful bidder/auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be

forfeited and the property will be again put to sale, without any reference or recourse to such a bidder.

9. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty etc., as applicable under related laws.

10. 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/it only.

11. Prospective bidders are advised to peruse the copies of Title deeds with ARGFL and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any over the property.

12. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

13. The Authorised Officer may postpone/cancel the e- auction without assigning any reason therefor.

14. In case the e-Auction scheduled is postponed to a date before 30 days from the scheduled date of sale, it will be displayed on the website of the Service Provider.

Note: The intending bidders may contact Anand Rathi Global Finance Limited for ascertaining the details of property and also for inspection of property on the date fixed by. ARGFL (Mr. Shrinivas Hunsikatti, Phone: +91 08046245203), Email ID: [shrinishunsikatti@rathi.com](mailto:shrinishunsikatti@rathi.com) / [cfsupport@rathi.com](mailto:cfsupport@rathi.com).

**Date:** 4<sup>th</sup> November, 2020

**Authorised Officer**

**Place:** Bengaluru

**Anand Rathi Global Finance Limited**