

## 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 properties mentioned in Schedule I and Schedule II inter alia secured to Anand Rathi Global Finance Limited ["ARGFL"] (Secured Creditor), the Symbolic/Constructive Possession of which has been taken by the Authorised Officer of ARGFL, will be sold by e-auction on **16<sup>th</sup> September 2020** on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum of **Rs.46,56,58,612/- (Rupees Forty Six Crore Fifty Six Lakhs Fifty Eight Thousand Six Hundred and Twelve Only)** as on **10<sup>th</sup> August, 2020** and the contractual interest thereon and other cost and charges till the date of realisation from Borrower/Guarantors as mentioned below:

<p><b><u>Name of the Borrower:</u></b> <b>1. Commune Properties India Private Limited</b> <b>Registered Office:</b> #823, 21st Main Road, 8th Block, Koramangala Bangalore, Bangalore - 560095, Karnataka. <b>And</b> 1st Floor, Vikas Tower, No. 36, Castle Street, Ashok Nagar, Bengaluru - 560025</p> <p><b>2. Mr. Rathish Kumar Moorthy, Director</b> <b>3. Mr. Ashok Kumar Jhaveri, Director</b> <b>4. Mr. Krishnan Karunakaran, Director</b> <b>5. Mr. Sanjay Raj Condati Devraj, Director</b> <b>6. Mr. Amarnath Devaki, Director</b> <b>Registered Office:</b> #823, 21st Main Road, 8th Block, Koramangala Bangalore, Bangalore - 560095, Karnataka.</p>	<p><b><u>Name of the Guarantors:</u></b> <b>1. Mr. Pratap Satyanarayan Kunda</b> <b>Residential Address:</b> 8-2-703/4/P, Road No. 12, Banjara Hills, Hyderabad, Telangana - 500 034</p> <p><b>2. Mr. Sanjay Raj Condati Devraj</b> <b>Residential Address:</b> 3-C, 5th Floor, Binny, Crescent Apartment, Benson Cross Road, Benson Town, Bengaluru, Karnataka - 560 045</p> <p><b>3. Mr. Amarnath Devaki</b> <b>Residential Addresses:</b> HN 08-2-293/82/L/102/ AII MLA, Colony Road No.12, Banjara Hills, Hyderabad - 500034 Andhra Pradesh. <b>And</b> B-5, Banjara Gardens, 12-Banjara, Hyderabad, Telangana - 500034 <b>And</b> B-86, Sanath Nagar, Hyderabad, 500018.</p> <p><b>4. Golden Gate Properties Limited</b> <b>Registered Office:</b> #820, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bangalore - 560095, Karnataka. <b>And</b> Office No. 96, 6th Block, Koramangala, Bangalore - 560094, Karnataka.</p>
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The under mentioned properties will be sold by “Online e-Auction through website <https://sarfaesi.auctiontiger.net> on 16<sup>th</sup> September 2020 for recovery of an amount of Loan A/c No. ARGFL/CF/013 total Outstanding Rs.46,56,58,612/- (Rupees Forty Six Crore Fifty Six Lakhs Fifty Eight Thousand Six Hundred and Twelve Only) as on 10<sup>th</sup> August, 2020 and the contractual interest thereon and other cost and charges till the date of realisation.

**“SCHEDULE I”**

**PROPERTY CONSTITUTING THE PROJECT “COMMUNE I”**

Flats/Units mentioned in Table - 1 (below) in Commune I Project constructed on non-agricultural residential land measuring 25 guntas in survey no. 477/4, 15 guntas in survey no. 478/A2 [old survey no. 478/A] aggregately admeasuring 1 Acre; 1 Acre 26 guntas in survey no. 479/A and 1 Acre 28 guntas in S. No. 480/3 aggregately admeasuring 3 Acre 14 guntas; 29 guntas in survey no. 477/4 and 11 guntas in S. No. 478/A2 [old S. No. 478/A] aggregately 1 Acre at Marasur Village, KasabaHobli, AnekalTaluk, Bengaluru, Karnataka.

**Table - 1**

S. No.	Tower	Floor	Flat Nos.	Carpet Area (in sq. ft.)	Reserve Price (in Rs.)
1	A	02	10208	765	10,81,710
2	A	04	10403	765	10,81,710
3	A	04	10404	765	10,81,710
4	A	04	10405	765	10,81,710
5	A	05	10503	765	10,81,710
6	A	05	10505	765	10,81,710
7	A	08	10803	765	10,81,710
8	A	08	10804	765	10,81,710
9	A	09	10903	765	10,81,710
10	A	09	10904	765	10,81,710
11	A	09	10905	765	10,81,710
12	A	09	10906	765	10,81,710
13	A	09	10907	765	10,81,710
14	A	09	10908	765	10,81,710
15	B	01	20107	1030	26,21,556
16	B	04	20401	1030	26,21,556
17	B	11	21101	1030	26,21,556
18	B	12	21201	1030	26,21,556
19	B	13	21301	1030	26,21,556
20	C	02	30203	1030	26,21,556
21	C	13	31301	1040	26,47,008
22	C	13	31308	1030	26,21,556
23	D	05	40501	1560	30,88,176
24	D	05	40503	1560	30,88,176
25	D	07	40703	1560	30,88,176
26	D	08	40803	1560	30,88,176

S. No.	Tower	Floor	Flat Nos.	Carpet Area (in sq. ft.)	Reserve Price (in Rs.)
27	D	09	40902	1560	30,88,176
28	D	09	40903	1560	30,88,176
29	D	10	41001	1560	30,88,176
30	D	10	41002	1560	30,88,176
31	D	10	41003	1560	30,88,176
32	D	11	41103	1560	30,88,176
33	D	12	41201	1560	30,88,176
34	D	12	41203	1560	30,88,176
35	D	12	41204	1560	30,88,176
36	D	13	41301	1560	30,88,176
37	D	13	41303	1560	30,88,176
38	D	13	41304	1560	30,88,176
39	E	11	51104	1590	22,48,260
40	E	12	51204	1590	22,48,260
41	E	13	51301	1590	22,48,260
42	E	13	51304	1590	22,48,260

**SCHEDULE II**

Sr. Nos.	Description of Land	Reserve Price (in Rs.)
1	<p>a. ALL THAT PIECE AND PARCEL of residential Converted Land bearing Survey No. 129/1 of Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 1 Acre which is more particularly described as Item No. I in the Schedule hereunder and bounded as under:</p> <p>On the East by :Property belonging to Shri. Gopal Reddy  On the West by :Remaining Portion of the same Survey No.  On the North by: Property belonging to Shri Kallahalli Lakshmaiah  On the South by: Sy. No. 127 and 128 of Sompura Village</p> <p>b. ALL THAT PIECE AND PARCEL of residential Converted Land bearing Survey No. 129/1 of Sompura Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 1 Acre 13 Guntas which is more particularly described as Item No. II in the Schedule hereunder, and bounded as under:</p> <p>On the East by: Property of Sri. Mogappa  On the West by: Property of Sri. Kurubara Nanjundappa  On the North by: Property of Sri. Lashmaiah  On the South by: Neeraganthi Inamathi Land</p>	7,08,89,700/-

Reserve Price	As mentioned in the table above for each unit in Schedule I and the land as mentioned in Schedule II.
Earnest Money Deposit	10% of the Reserve Price with respect to each unit as mentioned in Schedule I and the Reserve Price of the lands as mentioned in Schedule II above.
Bid increment Amount	a. Rs.5,000/- or in such multiples as permitted by the Secured Creditor for the units/flats as mentioned in Schedule I. b. Rs.25,000/- or in such multiples as permitted by the Secured Creditor for the lands as mentioned in Schedule II.
Date and Time for Inspection of title documents and the immovable properties mentioned in Schedule I and Schedule II.	Schedule I units/flats on 2 <sup>nd</sup> September 2020. (Timing 11.00 AM to 02.00 P.M.) Schedule II land on 3 <sup>rd</sup> September 2020. (Timing 11.00 AM to 01.00 P.M.) [Contact: Mr. Shrinivas Hunsikatti, Phone: +91 8046245203, 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.	14 <sup>th</sup> September, 2020 before 5.00 PM
Date & time of opening of online offers	16 <sup>th</sup> September, 2020 at 11.00 AM to 01.00 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) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/ Guarantors.**

**Date:** 12<sup>th</sup> August, 2020

**Place:** Bangalore

**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 Schedule I and/or entirely for Schedule II as they may so desire from their place of choice internet connectivity shall have to be ensured by bidder himself with respect to each unit. ARGFL /Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
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 login 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](#) as mentioned above, Anand Rathi Global Finance Limited, Bangalore through IFSC Code “[HDFC0000060](#)” 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 8046245203,), Email ID: [shrinivashunsikatti@rathi.com](mailto:shrinivashunsikatti@rathi.com) / [cfsupport@rathi.com](mailto:cfsupport@rathi.com).

**Date:** 12<sup>th</sup> August, 2020

**Place:** Bangalore

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