



ಭಾರತೀಯ ರಿಸರ್ವ್ ಬ್ಯಾಂಕ್ ಲೈಸೆನ್ಸ್ ಪುರಸ್ಕೃತ

ತುಮಕೂರು ವೀರಶೈವ ಸಹಕಾರ ಬ್ಯಾಂಕ್ ನಿ.,

ಮುಖ್ಯ ಕಛೇರಿ : ಡಾ|| ಎಸ್. ರಾಧಾಕೃಷ್ಣನ್‌ರಸ್ತೆ, ಎಸ್.ಎಸ್. ಪುರಂ, ತುಮಕೂರು-2.

☎ : 0816-2254394,
ಫ್ಯಾಕ್ಸ್ : 0816-2254027

ಶಾಖೆಗಳು

ಸೋಮೇಶ್ವರಪುರಂ : ☎ : 0816-2279414, ಅಶೋಕನಗರ : ☎ : 0816-2274514, ಜಿ.ಐ. ರಸ್ತೆ : ☎ : 0816-2279939 ಗುಬ್ಬಿ : ☎ : 08131-222497, ತಿಪಟೂರು : ☎ : 08134-250217,
ನಲಮಂಗಲ : ☎ : 080-27726605, ಬಸವೇಶ್ವರನಗರ ಬೆಂಗಳೂರು : ☎ : 080-23580916, ಚಾಮರಾಜಪೇಟೆ, ಬೆಂಗಳೂರು : ☎ : 080-26616551,
ಆರ್.ಟಿ.ನಗರ, ಬೆಂಗಳೂರು : ☎ : 080-23637778, ನಾಗರಬಾವಿ, ಬೆಂಗಳೂರು : ☎ : 080-23214717

TUMKUR VEERASHAIVA CO-OPERATIVE BANK LTD., TUMKUR.

A.O. - Dr. S. Radhakrishna Road, S.S. Puram, TUMKUR - 572 102. Ph : 2254394, Fax : 2254027. e-mail : tvcbho@yahoo.co.in

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Basaveshwaranagar Branch

ದಿನಾಂಕ : 02/08/2025

Tender – cum – Auction Sale Notice

AUCTION SALE OF IMMOVABLE PROPERTY UNDER SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY
INTEREST ACT, 2002.

Whereas, Mrs. S Uma w/o Sreenivasa N No.208, 2nd Main Road, Mahalakshmi Layout, Bangalore. having failed to repay the debt in respect of borrowing from Tumkur Veerashaiva Co-Op Bank Ltd., Basaveswaranagar Branch, Bangalore.- the total amount due and payable by them jointly and severally as per the agreed terms and conditions is Rs.12,49,41,360/-(Rupees Twelve Crore Forty Nine Lakh Forty One Thousand Three Hundred Sixty Only) due and payable by you as on 02/08/2025, along with interest at the applicable rate and costs thereon.

Whereas the Bank has issued notice under Section 13 (2) of the SARFAESI Act, 2002 and in pursuant to and in exercise of the powers conferred under Section 13 (4) of the Act, the Authorised Officer has taken possession of the mortgaged property including those more fully described hereunder, and the Bank has decided to sell the below mentioned property under the provisions of the SARFAESI Act read with the relevant rules of the Security Interest (Enforcement) Rules, 2002.

Description of Property	Date & Time of Opening Tender and Place of Auction	Reserve Price & EMD Amount
<p>All that piece and parcel of the Residential vacant property bearing Corporation No.265-17, (Old No.265), formed by Bangalore Development Authority at 4th Main Road, Mahalakshmi Layout, Bangalore-560086, measuring East to West 80ft., North to South 53.875 ft., in all measuring 4310 sq. ft.</p> <p>Bounded By: East: Site No.245 West: Road North: Site No.264 South: Site No.266</p>	<p>22/08/2025 at 11.30 AM</p> <p>Tumkur Veerashaiva Co- Op Bank Ltd. Basaveswaranaga r Branch, Bengaluru</p>	<p>Rs.7,08,63,500/ -</p> <p>(Rupees Seven Crore Eight Lakh Sixty Three Thousand Five Hundred Only)</p> <p>EMD: Rs. 70,86,350/-</p> <p>(Rupees Seventy Lakh Eighty Six Thousand Three Hundred Fifty Only)</p>



Terms and Conditions of Auction Sale: -

1. The Tender form can be collected from **Tumkur Veerashaiva Co-Op Bank Ltd., Basaveshwaranagar Branch, No.313, 313/A, 1st Floor, Anugraha Complex, Above Bank of India, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. (ph. 080-23580916 and 9900066751 or 9686114756)** on all working days during office hours.
2. The intending bidders should submit their bids in the prescribed tender form in closed cover along with EMD of 10% of the Reserve Price by means of Demand Draft / Banker's Cheque / RTGS/Pay Order drawn in favour of **Tumkur Veerashaiva Co-Op Bank Ltd.**, payable at Bangalore. The Demand Draft / Banker's Cheque / Pay Order/RTGS shall be drawn after the date of publication of this Tender – cum – Auction Sale Notice.
3. Tenders not in the prescribed format will not be accepted. The tender along with the EMD shall be submitted at **Tumkur Veerashaiva Co-Op Bank Ltd., Basaveshwaranagar Branch, Bangalore** latest by **21/08/2025 before 4.30 P M**. Tender without EMD shall be summarily rejected.
4. The property “SHALL NOT” be sold below the reserve price.
5. In case the bidder is not successful the E M D amount shall be refunded without interest.
6. The EMD amount shall be liable for forfeiture without prior notice, if the successful bidder fails to adhere to the terms and conditions of the Auction Sale.
7. The sealed tenders will be opened by the Authorised Officer in the presence of the available / attending bidders at **11.30 AM on 22/08/2025**.
8. After opening the tenders, the intending bidders may be given opportunity at the discretion of the Authorized Officer to have, intense bidding amongst themselves to enhance the offer Price.
9. The successful bidder shall deposit **25% of the Sale Price (inclusive of EMD)** immediately after the auction sale, on the same day, in Cash or Demand Draft/RTGS and the balance of the Sale Price **within 15 days from the date of confirmation of sale**. In case of default by the successful bidder, all the amounts deposited till then shall be forfeited without notice and the property shall be put for re-auction.
10. The successful bidder shall bear the statutory dues / taxes / charges / property tax / E B charges / water charges / conveyance charges such as stamp duty, registration fee/TDS etc. that is required to be paid in order to get the property conveyed in his/her favor, as per the applicable laws.
11. The Authorized Officer has absolute right to accept or reject any or all of the tender or/ bid / offer and / or adjourn / postpone / cancel the Auction Sale without assigning any reason, and also to modify an or all terms and conditions of the sale without prior notice.
12. **The sale is subject to confirmation by the Bank.**
13. The property can be inspected by the intending bidder between **10.00 AM and -5.00PM** at his/her expenses at the address mentioned in the Schedule.
14. The property is put for sale on “**AS IS WHERE IS CONDITION**” and “**AS IS WHAT IS CONDITION**”. The intending bidder shall satisfy him/herself about the title, ownership, statutory approvals, encumbrances etc. of the property.
15. **The intending bidder should submit a consent letter along with Tender Form regarding his/her satisfaction about title, ownership, statutory approvals, encumbrances etc. of the property and consent for bidding**
16. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the actual bidder to participate in the auction on behalf of the Company should be submitted.

For further details the intending bidders may contact the Authorised Officer Basaveshwaranagar Branch, No.313, 313/A, 1st Floor, Anugraha Complex, Above Bank of India, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. (ph. 080-23580916 and 9900066751 Or 9686114756)

E-Mail:br.0006m@tvcbltd.com

DATE : 02/08/2025

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For TUMKUR VEERASHAIVA CO-OP BANK. LTD.,

[Signature]
02/08
Authorised Officer

Annexture I

Terms and Conditions of Auction Sale: -

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11. The Authorized Officer has absolute right to accept or reject any or all of the tender or/ bid / offer and / or adjourn / postpone / cancel the Auction Sale without assigning any reason, and also to modify an or all terms and conditions of the sale without prior notice.
12. **The sale is subject to confirmation by the Bank.**
13. The property can be inspected by the intending bidder between **10.00 AM and -5.00PM** at his/her expenses at the address mentioned in the Schedule.
14. The property is put for sale on "**AS IS WHERE IS CONDITION**" and "**AS IS WHAT IS CONDITION**". The intending bidder shall satisfy him/herself about the title, ownership, statutory approvals, encumbrances etc. of the property.
15. **The intending bidder should submit a consent letter along with Tender Form regarding his/her satisfaction about title, ownership, statutory approvals, encumbrances etc. of the property and consent for bidding**
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For further details the intending bidders may contact the Authorised Officer **Basaveshwaranagar Branch, No.313, 313/A, 1st Floor, Anugraha Complex, Above Bank of India, 3rd Stage, 4th Block, Basaveshwaranagar, Bangalore-560079. (ph. 080-23580916 and 9900066751 Or 9686114756)**

E-Mail:br.0006m@tvcb ltd.com

Accepted all the above terms & Conditions

DATE :

Signature/s

ANNEXURE-II
DETAILS OF BIDDER

Date :

(Read carefully the terms and conditions of sale before filling up and submitting the bid)

1. Name(s) of Bidder (in Capital) :
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and
E-mail ID
5. Bank Account details to
Which EMD amount to be returned
 - i) Bank A/c No :
 - ii) IFSC Code No :
 - iii) Bank & Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Whether EMD remitted : Yes/No

9. EMD remittance details : EMD Amount Rs....

11. Name of Bank _____
Branch _____
A/c No _____
IFSC Code No _____

12. Bid Amount quoted - Rs.(In words).....

I/We declare that I/We have read and understood all the terms and conditions of auction sale and the auction noticed published in the daily newspaper which are also available in the website www.tvcb ltd.com and shall abide by them. I/We also undertake to improve my/our bid by incremental value notified in the sale notice if I/We am/are the sole successful-bidder.

(Name & Signature of the Bidder/s)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter to be submitted to Authorized Officer along with Tender Form. on or before 21/08/2025 within 4.30 PM

ANNEXURE-III
CONSENT/DECLARATION BY BIDDER (S)

To:

Date:

The Authorized Officer,
Tumkur Veerashaiva Cooperative Bank Ltd.,
Tumkur.

Dear Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorized Officer and that the Authorized Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authorized Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorized Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorized Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authorized Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerors/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. **The decision taken by Authorized Officer in all respects shall be binding on me/us.**
8. As per my knowledge and my legal advisor's opinion, I/We am/are fully satisfied to participate in the above said auction. I have read all the terms and conditions of the said auction and hereby submitting the tender form with the EMD.
9. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of T & Cs being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id:.....

Note: This document is required to be duly filled in and signed by the bidder/s and thereafter to be submitted to the Authorized Officer, along with Tender Form on or before 21/082025 within 4.30 PM

TENDER FORM**Date :**

To
The Authorised officer
Tumkur Veerashaiva Co-Op Bank Ltd,
Anugraha Complex, No.313,
Dr.Siddaiah Puranik Road,
3rd Stage, 4th Block, Basaveswaranagar,
Bangalore- 560079.

Sir,
Sub: Your advertisement for Auction Notice dated 02/08/2025 appeared in newspapers "Financial Express" and "Hosa Digantha" on 03/08/2025 in NPA Loan account of **Mr.Trimurthy** of tender for purchase of property mentioned below on "as is where is and As is what is condition".

<u>Particulars of Auction</u>	
Date and time of opening of offers	22/08/2025 at 11.30 A M
Reserve Price	Rs.7,08,63,500/- (Rupees Seven Crore Eight Lakh Sixty Three Thousand Five Hundred Only)
Earnest Money Deposit	Rs. 70,86,350/- (Rupees Seventy Lakh Eighty Six Thousand Three Hundred Fifty Only)
Schedule of the property	All that piece and parcel of the Residential vacant property bearing Corporation No.265-17, (Old No.265), formed by Bangalore Development Authority at 4 th Main Road, Mahalakshmi Layout, Bangalore-560086, measuring East to West 80ft., North to South 53.875 ft., in all measuring 4310 sq. ft. bounded by East: Site No.245 , West: Road North: Site No.264 South: Site No.266

I / we submit my/our tender for purchase of property offered by you on the outright sale basis.

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I / we furnish the necessary details as below:

1	Name of Tenderer/Bidders	
2	Address and Telephone for communication of Bidder	
3	Name, Address and telephone number of contact person, if any for communication	
4	Constitution:- [Mention Individual/HUF/proprietary concern/partnership firm/private Limited Company/ Public Limited Company] Authority letter in favour of representative to be produced	
5	Name of the person representing the Tenderer in auction in the tenderer is other than individual or proprietor ship firm (with IDs)	
6	PAN Card No. (Copy of PAN to be attached) PAN card of the bidder to be submitted but not of the representative)	
7	Description of the property / item for which tender is submitted	All that piece and parcel of the Residential vacant property bearing Corporation No.265-17, (Old No.265), formed by Bangalore Development Authority at 4 th Main Road, Mahalakshmi Layout, Bangalore-560086, measuring East to West 80ft., North to South 53.875 ft., in all measuring 4310 sq. ft. bounded by East: Site No.245 , West: Road North: Site No.264 South: Site No.266
8	Amount of Tender / Offer Amount (Note: Tender Amount should not be less than the Reserve Price)	
9	EMD Rs. RTGS UTR No. DD/PO No. Date:	

I/We agree to abide by the terms and conditions of the tender stated in Annexure.

SIGNATURE/s OF THE TENDERER