

PUBLIC AUCTION THROUGH BIDDING NOTICE
APPENDIX- IV-A [See provision to Rule 8 (6)].
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Notice is hereby given to the public in general that the below mentioned Borrower/Co-Borrowers mortgaged the immovable property which is described hereunder to M/s. Five Star Business Finance Limited, Bangalore, and the possession of the said immovable property ('secured asset/property') has been taken over by the Authorized Officer in accordance of the SARFAESI Act 2002, and rules there to. The secured asset will be sold through public auction by bidding for realization of the loan dues, applicable interest, charges and costs etc., payable to Five Star Business Finance Limited as detailed below. The secured asset is being sold on and the bidding will be held on 29.03.2025 "AS IS WHERE IS", "AS IS WHAT IS", "WHATSOEVER THERE IS" AND "WITHOUT RECOURSE BASIS" under the Rule number 8 (6) & 9(1) of the Security Interest (Enforcement) Rules (hereinafter referred to as the Rules) and on the terms and conditions specified here-under:

Name of the Branch & Loan Account Number	Name of the Owner of the property	Details of property	Outstanding Amount & Demand Notice Date	Reserve Price (INR) & EMD & Bid Increase amount	Date/ Time of Auction / Place of Auction
M/s. Five Star Business Finance Limited, No.712, 2 nd Floor Dr. Modi Hospital Road, Mahalakshmi Puram (Near Kadamba Hotel) Bangalore - 560086. Contact No. 9742627666/ 7019566719/ 9008151967 Loan Account No. FSKALALONS000005013766	1.Mr. Shankar D S/o Deve Gowda, 2.Mrs. Mani W/o Shankar D, 3. Mr. Pavan D S/o Shankar D No.1 to 3 are Residing at No.2, Muthurayaswamy Layout, 18th Cross, Sunkadakatte, 2nd Main Road, Bangalore - 560091. And also at No.1 to 3 are Residing at : No.84/16, Srinivasa Nagar, Srigandada Kaval, 18th Cross, 2nd Main Road, Bangalore - 5600091	All that piece and parcel of land and building bearing No.84/16, Situated at Sri Gandada Kaval Village, Srinivasa Nagar, 18th Cross, 2nd Main Road, Yaswanthapura Hobli, Bangalore North Taluk, Dasarahalli CMC limits, presently BBMP limits, Bangalore-91, in all measuring 410 Sq. Ft. together with RCC roofed building.Bounded By: East by: Road, West by :Private Property, North by : Private Property, South by : Drainage and Road.. Measurements:- East to West on the Both Sides - 10 Feet, South Eastern Side - 41 Feet, North to South on Western Side - 41 Feet. The property is situated with in the Registration District of Bangalore.	Rs. 22,48,897/- (Rupees Twenty Two Lakhs Forty Eight Thousand Eight Hundred and Ninety Seven Only) As on 02.03.2024 Demand Notice dated: 25.03.2024	Rs.20,000,000/- (Rupees Twenty Lacs Only) ----- Rs.2,000,000/- (Two Lacs Only) ----- Bid Increment amount Rs.10,000/- (Ten Thousand Only)	29.03.2025 11.00 AM to 4.00 PM. M/s. Five Star Business Finance Limited, No.712, 2 nd Floor Dr. Modi Hospital Road, Mahalakshmi Puram (Near Kadamba Hotel) Bangalore - 560079.

DATE AND TIME OF INSPECTION OF THE PROPERTY: 28/03/2025 BETWEEN 10:00 AM AND 4:00 PM

Terms and Conditions of the Public Auction are as under:

1.Public Auction is being held on "AS IS WHERE IS, AS IS WHAT IS AND WITHOUT RECOURSE BASIS" and is being sold with all the existing and future encumbrances whether known or unknown to M/s. Five Star Business Finance Limited, Bangalore, The bid form, Declaration, General Terms and Conditions of Public Auction can be obtained from office of M/s. Five Star Business Finance Ltd., Bangalore, at respective branch. 2.The Secured asset will not be sold below the Reserve price. 3. To the best of the knowledge and information of the Authorized Officer, there is no encumbrance on the properties. However, it is necessary that the intending bidders should make their own independent inquiries regarding any claims, charges, dues, encumbrances and should satisfy about the title, extent/measurement of the property prior to submitting their bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid. 4.No claim of whatsoever nature regarding the property put up for sale, charges/encumbrances over the property or on any other matter etc will be entertained after submission of the bid. 5.The Authorized Officer will not be responsible for any Charge, Lien, Encumbrance, Property Tax dues, Electricity dues etc. or any other dues to the Government, Local Authority or anybody, in respect of the property under Sale. 6.The Public Auction Notice/Advertisement does not constitute and will not be deemed to constitute any offer, commitment or any representation of M/s.Five Star Business Finance Limited. The Authorized Officer shall not be responsible in any way for this Third Party Claims/Rights/Dues. 7.The Sale shall be subject to the Rules/Conditions prescribed under the SARFAESI Act 2002 and Rules thereto. 8.The interested bidders shall submit their bids along with EMD, which shall be payable only through D.D.in favour of "Five Star Business Finance Limited" payable on or before the 28/03/2025 at about 5 PM. 9.The Bids along with other documents must be submitted to the Authorized Officer in a sealed envelope mentioning "Offer for Purchase - Shankar D's Property to reach the Authorized Officer on or before the last date of submission of the Bids. 10.The bidder is supposed to submit the following documents at the time of submission of the bid: i) Proof of EMD paid ii) copy of the PAN Card iii) Proof of identification/ Address proof/Aadhaar Card/KYC (Self-attested copies) without which the bid is liable to be rejected. 11.The bidder alone can participate in the public auction proceeding and no other person is permitted. 12.The successful Bidder must deposit the 25% of the purchase amount (after adjusting the EMD already paid) immediately upon the acceptance of the offer and declaration of the successful bidder by the Authorized officer, failing which the EMD paid shall be forfeited and cannot be claimed by the bidder from M/s. Five Star Business Finance Limited. 13.The balance 75% of the purchase amount must be deposited by the successful bidder within 15 days, failing which the amounts already deposited by the bidder shall stand automatically forfeited without further notice and no request for refunds whatsoever shall be entertained. Further, the property will be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount and will not be eligible to participate in the re-auction, if any. 14.No interest is applicable to EMD or any amount deposited by the bidders/successful bidder in respect of sale of secured asset. 15.The Purchaser/Successful bidder shall bear the (a) Applicable Stamp Duty/ Registration/ Transfer Charges; (b) All the Statutory, Non-Statutory, Conversion, Electricity, Sewage Charges, Any dues, Cess, Fees, Taxes, Rates, Assessment Charges etc. owing to any person, Association or Authority shall be borne by the successful Bidder only. 16.Sale Certificate shall be issued in the prescribed format in favor of successful bidder only. 17.The successful bidder shall have to arrange for registration etc., at his/her/its cost of the Sale Certificate as per the provisions of prevailing Stamp and Registration Act. The successful bidder shall bear the charges for conveyance, registration fee, stamp duty, taxes, fee etc. as applicable. 18.In case of sale of property subject to any encumbrances, the successful bidder/purchaser shall deposit money required to discharge the encumbrance including interest, cost, expenses etc. if any to the Authorized officer. 19.In case if the public auction is stopped, stayed, postponed or rescheduled or cancelled, a public notice will be put on the notice board of M/s. Five Star Business Finance Limited, Bangalore branch and no personalized/individual communication in this regard will be sent to any of the bidders or otherwise. 20.Submission of bid by the bidders is construed that they have read, understood and accepted the terms and conditions governing the public auction. 21.EMD of unsuccessful bidders shall be returned on the closure of auction proceedings. 22.The Authorized officer is not bound to accept the highest offer/bid and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the public auction without assigning any reason thereof.