

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, (hereinafter "Act"). READ WITH RULES 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrower, Security providers, mortgagors as indicated in the table below, that the below described immovable property, mortgaged/charged to the secured creditor, the constructive possession of which has been taken by the Authorised officer of IDBI Trusteeship Services Ltd ("ITSL") on 30 September 2021, will be sold on "As is where is", "As is what is", and "whatever there is" basis for recovery of **Rs. 1,388,566,784/- (Rupees One Hundred Thirty Eight Crores Eighty Five Lakhs Sixty Six Thousand Seven Hundred and Eighty Four only)** as on July 13, 2021 with further accrued interest, premiums, costs, expenses, fees and all other amounts accrued under, pursuant to, or otherwise in connection with the financial facility due and payable by the Borrowers, Mortgagors and Security Providers. **The reserve price has been fixed for Rs. 146 Crores and Last date for Earnest Money to be Deposited ("EMD") has been fixed for Rs. 15 Crores within 26th November 2021, 3 P.M., Date of Auction is scheduled for 29th November 2021. Date of Inspection of the Immovable property is fixed for 8 November 2021.**

Borrower, Security Providers, Mortgagors	Description of the Immovable property/ Secured Asset																																																																																																																																		
<p>1) Opportune Property Developers India Private Limited At: 17, Seetharam Nagar, Velachery, Chennai - 600 042</p> <p>2) Bhagyalakshmi Properties Private Limited (Security Provider) At : #820, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru – 560 095</p> <p>3) Bhagyalakshmi Homes LLP (Security Provider), hereinafter referred to as "BHLLP" At : #820, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru – 560 095</p> <p>4) Golden Gate Properties Limited (Security Provider) At:#820, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru-560 095</p> <p>5) Golden Gate Holding Private Limited (Security Provider) At: No 11, First Floor, KSV Nilaya, Millers Road, Vasanthanagar, Bengaluru-560 052</p> <p>6) Golden Gate Projects And Ventures LLP (Security Provider) At : #821, Kushal Arcade, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru – 560 095</p> <p>7) Prisha Properties India Private Limited (Security Provider) A private limited company having its registered office at: 1st Floor, Vikas Towers Castle Street, Ashok Nagar, Bengaluru – 560 025</p> <p>8) Mr. Sanjay Raj (Security Provider) At : 3-C, 5th Floor, A-Block, Binny Crescents Apartment, 16 Benson Cross Road, Benson Town, Bengaluru – 560 046</p> <p>9) Mr. Pratap Kunda (Security Provider) At : 8/2/703/4/p, Street No. 2, Avenue 1, near Kerala Ayurvedic Lane, Road No. 12, Banjara Hills, Hyderabad – 500 034</p> <p>10) Ms. Pratibha Kunda (Security Provider) At: 8/2/703/4/p, Street No. 2, Avenue 1, near Kerala Ayurvedic Lane, Road No.12, Banjara Hills,Hyderabad-500034</p> <p>11) Mr. Amarnath Devaki (Security Provider) At : HN08-2-293/82/L/102/A II, MLA Colony, Road No 12, Banjara Hills, Hyderabad – 500 034</p>	<p align="center">All that piece and parcel of the PART A : SIDDANAYAKANAHALLI PROPERTY Properties belonging to BHLLP situated at Siddanayakanahalli Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District, as more specifically detailed out hereinunder:</p> <table border="1"> <thead> <tr> <th>SI.No.</th> <th>Sy.No.</th> <th colspan="2">Extent</th> <th>Conversion Orders</th> </tr> <tr> <td></td> <td></td> <th>Acres</th> <th>Guntas</th> <td></td> </tr> </thead> <tbody> <tr><td>1</td><td>45/2</td><td>2</td><td>05</td><td>ALN(D)SR.39/07-08 (Dt: 05-09-09)</td></tr> <tr><td>2</td><td>45/3</td><td>1</td><td>02</td><td>ALN(DE.K)SR.50/11-12 (Dt: 26-09-13)</td></tr> <tr><td>3</td><td>45/4</td><td>1</td><td>18</td><td>ALN(DE.K)SR.50/11-12 (Dt: 26-09-13)</td></tr> <tr><td>4</td><td>45/5</td><td>2</td><td>23</td><td>ALN(D)SR. 19/03-04 (Dt: 27-12-04)</td></tr> <tr><td>5</td><td>45/7</td><td>0</td><td>21</td><td>ALN(DE.K)CR.42/11-12 (Dt: 23-09-13)</td></tr> <tr><td>6</td><td>46</td><td>2</td><td>10</td><td>ALN(DE.K)SR.50/11-12 (Dt: 26-09-13)</td></tr> <tr><td>7</td><td>47</td><td>5</td><td>15</td><td>ALN(DE.K)SR.39/07-08 (Dt: 05-09-09)</td></tr> <tr><td>8</td><td>72</td><td>0</td><td>22</td><td>ALN(D)SR.21/03-04 (Dt: 27-12-04)</td></tr> <tr><td>9</td><td>73</td><td>1</td><td>00</td><td>ALN(D)SR.39/07-08 (Dt: 05-09-09)</td></tr> </tbody> </table> <p align="center">PART B : RAGHUNATHPURA PROPERTY Properties belonging to BHLLP situated at Muttur Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, as more specifically detailed out hereinunder:</p> <table border="1"> <thead> <tr> <th>S. 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NexXen Solutions Private Limited would be assisting the Authorized Officer in conducting the auction through an e-bidding process. For any assistance related to inspection of the property, or for obtaining the Bid document and for any other queries, please get in touch with the Client Service Delivery (CSD) Department of M/s. NexXen Solutions Private Limited through Mobile No. +91 93100 29933, Tel. No. +91 124 4 233 933, e-mail id: CSD@disposalhub.com and website : www.disposalhub.com.</p> <p>The Authorised Officer ITSL, Email: nikhil@idbitrustee.com It is again reiterated that The Bid Document can be collected / obtained from the Authorized Officer of ITSL having its office at Asian Building, Gr Floor, 17 R. Kamani Marg, Ballard Estate – Mumbai 400 001 or directly from M/s. NexXen Solutions Private Limited.</p>	SI.No.	Sy.No.	Extent		Conversion Orders			Acres	Guntas		1	45/2	2	05	ALN(D)SR.39/07-08 (Dt: 05-09-09)	2	45/3	1	02	ALN(DE.K)SR.50/11-12 (Dt: 26-09-13)	3	45/4	1	18	ALN(DE.K)SR.50/11-12 (Dt: 26-09-13)	4	45/5	2	23	ALN(D)SR. 19/03-04 (Dt: 27-12-04)	5	45/7	0	21	ALN(DE.K)CR.42/11-12 (Dt: 23-09-13)	6	46	2	10	ALN(DE.K)SR.50/11-12 (Dt: 26-09-13)	7	47	5	15	ALN(DE.K)SR.39/07-08 (Dt: 05-09-09)	8	72	0	22	ALN(D)SR.21/03-04 (Dt: 27-12-04)	9	73	1	00	ALN(D)SR.39/07-08 (Dt: 05-09-09)	S. 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