

AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002, (hereinafter referred as “Act”). READ WITH RULES 9(1) 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, Guarantors and Security Providers. **The reserve price and Earnest Money to be Deposited, has been provided in the schedule below and Last date for Earnest Money to be Deposited (“EMD”) is within 5th January 2022, Date of Auction is scheduled for 7th January 2022. Date of Inspection of the Immovable property is fixed for 14th December 2021.**

Borrower, Security Providers, Mortgagors	Description of the Immovable property/ Secured Asset																																																							
1) Opportune Property Developers India Private Limited At: 17, Seetharam Nagar, Velachery, Chennai - 600 042	SCHEDULE-1 : BHLLP PROPERTY PART A : SIDDANAYAKANAHALLI PROPERTY Properties belonging to BHLLP situated at Siddanayakanahalli Village, Kasaba Hobli, Doddaballapur Taluk, Bangalore Rural District, as more specifically detailed out hereunder:																																																							
2) Bhagyalakshmi Properties Private Limited (Security Provider) At : #820, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru – 560 095	<table><tr><th>Sl.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><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></table>	Sl.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)
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3) Bhagyalakshmi Homes LLP (Security Provider), hereinafter referred to as “BHLLP” At : #820, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru – 560 095	PART B : RAGHUNATHPURA PROPERTY Properties belonging to BHLLP situated at Muttur Village, Kasaba Hobli, Doddaballapura Taluk, Bangalore Rural District, as more specifically detailed out hereunder:																																																							
4) Golden Gate Holding Private Limited (Security Provider) At: No 11, First Floor, KSV Nilaya, Millers Road, Vasanthanagar, Bengaluru-560 052	<table><tr><th>S. No.</th><th>Sy.No.</th><th colspan="2">Extent</th><th>Conversion Orders</th></tr><tr><td>1.</td><td></td><th>Acres</th><th>Guntas</th><td></td></tr><tr><td>2.</td><td>69/1</td><td>1</td><td>24</td><td>ALN(D)SR. 17/084 (Dt: 17-01-05)</td></tr><tr><td>3.</td><td>69/2</td><td>2</td><td>35</td><td>ALN(D)SR. 17/084 (Dt: 17-01-05)</td></tr><tr><td>4.</td><td>75</td><td>3</td><td>0</td><td>ALN(DE.K)CR.56/112 (Dt: 23-09-13)</td></tr><tr><td>5.</td><td>76</td><td>2</td><td>36</td><td>ALN(DE.K)SR.41/112 (Dt: 08-01-13)</td></tr><tr><td>6.</td><td>77</td><td>3</td><td>0</td><td>ALN(DE.K)CR.52/112 (Dt: 23-09-13)</td></tr><tr><td>7.</td><td>78</td><td>1</td><td>0</td><td>ALN(D)SR.20/084 (Dt: 27-12-04)</td></tr></table>	S. No.	Sy.No.	Extent		Conversion Orders	1.		Acres	Guntas		2.	69/1	1	24	ALN(D)SR. 17/084 (Dt: 17-01-05)	3.	69/2	2	35	ALN(D)SR. 17/084 (Dt: 17-01-05)	4.	75	3	0	ALN(DE.K)CR.56/112 (Dt: 23-09-13)	5.	76	2	36	ALN(DE.K)SR.41/112 (Dt: 08-01-13)	6.	77	3	0	ALN(DE.K)CR.52/112 (Dt: 23-09-13)	7.	78	1	0	ALN(D)SR.20/084 (Dt: 27-12-04)															
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5) Golden Gate Projects And Ventures LLP (Security Provider) At : #821, Kushal Arcade, 80 Feet Road, 20th Main, 8th Block, Koramangala, Bengaluru – 560 095	PART C : MUTTUR PROPERTY Properties belonging to BHLLP situated at Raghunathapura Village, Kasaba Hobli, Doddaballapura Taluk, as more specifically detailed out hereunder:																																																							
6) 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	<table><tr><th>Sl.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><tr><td>1</td><td>126</td><td>6</td><td>07</td><td>ALN(D)SR.84/05-06 (Dt: 28-01-08)</td></tr><tr><td>2</td><td>137</td><td>2</td><td>09</td><td>ALN(D)SR.84/05-06 (Dt: 28-01-08)</td></tr><tr><td>3</td><td>138/1</td><td>1</td><td>28</td><td>ALN(D)SR.84/05-06 (Dt: 28-01-08)</td></tr><tr><td>4</td><td>138/2</td><td>2</td><td>07</td><td>ALN(D)SR.84/05-06 (Dt: 28-01-08)</td></tr></table>	Sl.No.	Sy.No.	Extent		Conversion Orders			Acres	Guntas		1	126	6	07	ALN(D)SR.84/05-06 (Dt: 28-01-08)	2	137	2	09	ALN(D)SR.84/05-06 (Dt: 28-01-08)	3	138/1	1	28	ALN(D)SR.84/05-06 (Dt: 28-01-08)	4	138/2	2	07	ALN(D)SR.84/05-06 (Dt: 28-01-08)																									
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7) Mr. Sanjay Raj (Security Provider) At : 3-C, 5th Floor, A-Block, Binny Crescents Apartment, 16 Benson Cross Road, Benson Town, Bengaluru – 560 046	Reserve Price : Rs. 117 Crores (Rupees One Hundred Seventeen Crores Only) EMD to be deposited : Rs. 11.7 Crores (Rupees Eleven Crores Seventy Lakhs Only)																																																							
8) 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	SCHEDULE-2 Property belonging to GGPV LLP situated at northern portion of Sy.No.30/2 extent of 3 acres 18 guntas, situated at Kasavanahalli village, Bangalore East Taluk, with all buildings thereon (both present and future) And SCHEDULE-4 Property belonging to Mr. Sanjay Raj situated at land bearing survey no. 36 admeasuring about 2 acres and 6 guntas, being part of a larger land parcel, located at Kasavanahalli village, Varthur Mobil, Bangalore together with all building thereon (both present and future).																																																							
9) 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	Reserve Price : Rs. 86 Crores (Rupees Eightysix Crores Only) EMD to be deposited Rs. 8.6 Crores (Rupees Eight Crores Sixty Lakhs Only)																																																							
10) Mr. Amarnath Devaki (Security Provider) At : HN08-2-293/82/L/102/A II, MLA Colony, Road No 12, Banjara Hills, Hyderabad – 500 034	SCHEDULE-3 Property belonging to GGPL situated at Yamare village, Sarjapura Hobli, Bangalore, together with all building thereon (both present and future), as more specifically detailed hereunder:																																																							
	<table><tr><th>S.No</th><th>Survey No.</th><th>Acres</th><th>Guntha</th></tr><tr><td>1.</td><td>38/3</td><td>Nil</td><td>20.5</td></tr><tr><td>2.</td><td>35/3</td><td>0</td><td>22.5</td></tr><tr><td>3.</td><td>45/2</td><td>1</td><td>23</td></tr><tr><td>4.</td><td>40/1 (part)</td><td>0</td><td>16</td></tr><tr><td>5.</td><td>40/1 (part)</td><td>0</td><td>16</td></tr><tr><td>6.</td><td>39 (part)</td><td>0</td><td>17</td></tr><tr><td>7.</td><td>39(part)</td><td>0</td><td>17</td></tr></table>	S.No	Survey No.	Acres	Guntha	1.	38/3	Nil	20.5	2.	35/3	0	22.5	3.	45/2	1	23	4.	40/1 (part)	0	16	5.	40/1 (part)	0	16	6.	39 (part)	0	17	7.	39(part)	0	17																							
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	Reserve Price : Rs. 18 Crores (Rupees Eighteen Crores Only) EMD to be deposited : Rs. 1.80 Crores (Rupees One Crore Eighty Lakhs Only)																																																							

The prospective bidder(s) / purchaser(s) are requested to kindly see the detailed terms and conditions of the sale, please refer to the link provided in website i.e. www.iifl.com/Auction or the Auction Platform www.disposalhub.com/ITSL
Clarifications regarding the property/inspection can be obtained on +91 94339 22172, or from the Authorised Officer of ITSL, having its office at Asian Building, Gr Floor, 17 R. Kamani Marg, Ballard Estate – Mumbai 400 001 /email : nikhil@idbitrustee.com. M/s. NexXen Solutions Private Limited shall be assisting the Authorized Officer in conducting the auction through an e-bidding process, please get in touch with the Client Service Delivery (CSD) Department of M/s. NexXen Solutions Private Limited on +91 93100 29933, Tel. No. +91 124 4 233 933, e-mail ID: CSD@disposalhub.com.