

## APPENDIX- IV-A

[See proviso to Rule 8 (6) / Rule 9(1)]

## Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) / Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-borrower (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **Capri Global Capital Limited (“Secured Creditor”)**, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on dates below mentioned, for recovery of amount mentioned below due to the Capri Global Capital Limited Secured Creditor from Borrower(s) and Co-borrower (s) mentioned below. The reserve price, EMD amount and property details mentioned below:

SR. NO.	1. BORROWER(S) NAME 2. OUTSTANDING AMOUNT	DESCRIPTION OF THE MORTGAGED PROPERTY	1. DATE & TIME OF E-AUCTION 2. LAST DATE OF SUBMISSION OF EMD 3. DATE & TIME OF THE PROPERTY INSPECTION	1. RESERVE PRICE 2. EMD OF THE PROPERTY 3. INCREMENTAL VALUE
1.	<p><b>Manyam Estates Private Limited</b> (Borrower)  <b>Mr. Manyam Vijayakumar, Ms. Anala Swathi, Ms. Mogili Kanaka Subhashini, Navya Infracon Projects India Private Limited</b>            (Co-borrower(s))</p> <p><b>LOAN ACCOUNT No. C0413</b></p> <p><b>Rupees 15,68,73,624 (Rupees Fifteen Crore Sixty Eight Lakhs Seventy Three Thousand Six Hundred and Twenty Four Only) as on 31<sup>st</sup> July 2022 along with applicable future interest and other charges.</b></p>	<p><b>Details of Project Land:</b></p> <p>All the Property measuring an extent of about 3,855 Sq. mts., comprised in western portion of Sy. Nos. 18/1 and 19 situated at Shivannahalli Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purpose vide Conversion order bearing No. ALN (NAY) SR.180/2008-09 dated: 03/06/2009 and now bearing Municipal Katha No.876/4/Sy No18/1, 18/2,19 Shivannahalli village, in the records of Bruhat Bengaluru Mahanagara Palike (Project Land) and bounded by:</p> <p>East by: Portion of land in Survey No.18/1;</p> <p>West by: Road;</p> <p>North by: Private Property in Survey No.15, and</p>	<p>1. E-AUCTION DATE: <b>22nd August, 2022 (Between 03:00 P.M. to 04:00 P.M.)</b></p> <p>2. LAST DATE OF SUBMISSION OF EMD WITH KYC: <b>20<sup>th</sup> August, 2022 before 05.00 P.M.</b></p> <p>3. DATE OF INSPECTION: <b>18<sup>th</sup> August, 2022 (Between 11.00 A.M. to 02.00 P.M.)</b></p>	<p>RESERVE PRICE: <b>Rs. 15,30,00,000/- (Rupees Fifteen Crore Thirty Lakhs Only)</b></p> <p>EARNEST MONEY DEPOSIT: <b>Rs. 1,53,00,000/- (Rupees One Crore Fifty Three Lakhs Only)</b></p> <p>INCREMENTAL VALUE: <b>Rs. 5,00,000/- (Rupees Five Lakhs Only)</b></p>

		<p>South by: Private Property in Survey No. 20.</p> <p><b>Details of Project:</b></p> <p>Residential Project titled “<b>Manyam Sky Park</b>” being developed by the Borrower on the Project Land.</p> <p>The project consists of 2 Towers developing in BF+ GF +10 Upper floors having an aggregate saleable area of about 1,72,261 sq. ft. (127 units) out of which Borrower's share is 94,713 sq. ft. (73 units).</p> <p><b>Mortgaged Immovable Properties:</b></p> <p>(i) Unsold Units (Borrower Share);</p> <p>(ii) The development rights and all other rights and entitlements and interest of Borrower under the Project Documents;</p> <p>(iii) The undivided right, title, interest and share of Borrower in the Project;</p> <p>(iv) All right, title and interest of Borrower in / over the Project / Project Land, including all development rights of Borrower in / over the Project Land under the Project Documents and all present and future transferable development rights, utilized / unutilized floors space index (including any additional FSI / FAR which Borrower I and/or any Person on its behalf may be entitled to in respect of the Project Land), and all other rights and benefits accrued or accruing thereto and also together with all rights of Borrower under any other agreements, arrangements, contracts, documents, records, deeds, papers, writings, instruments by whatsoever name called, executed or which may be hereafter executed by Borrower / any other</p>		
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		Person in favour of Borrower, including the Project Documents;  (v) any profits and accretions accruing to (i) to (iv) above.  <b>Details of units: Refer Schedule I below.</b>		
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For detailed terms and conditions of the sale, please refer to the link provided in Capri Global Capital Limited Secured Creditor's website i.e. [www.Capriglobal.in/auction/](http://www.Capriglobal.in/auction/)

**Date: 4<sup>th</sup> August, 2022**

**Place: Bengaluru**

**Authorised Officer**

**Capri Global Capital Limited**

**TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-**

1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
2. Particulars of the property / assts (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ.
3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or nay representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries /due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s.
4. Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctiontiger.net> Or Auction Tiger Mobile APP provided by the service provider M/S eProcurement Technologies Limited, Ahmedabad who shall arrange & coordinate the entire process of auction through the e-auction platform.
5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor /service provider shall not be held responsible for the internet connectivity, network problems, system crash own, power failure etc.
6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider **M/S E-Procurement Technologies Ltd. Auction Tiger, Ahmedabad (Contact no. 079-68136880/68136837), Mr. Ramprasad Sharma Mob. 800-002-3297/ 79-6120 0559. Email: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net)**
7. For participating in the e-auction sale the intending bidders should register their name at <https://sarfaesi.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider.
8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "**Capri Global Capital Limited**" on or before **20<sup>th</sup> August, 2022 before 05.00 P.M.**
9. The intending bidders should submit the duly filled in Bid Form (format available on <https://sarfaesi.auctiontiger.net>) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer, Capri Global Capital Limited Regional Office Golden Square Business Centre, 102, Eden Park, # 20, Vittal Mallya Road Bangalore – 560 001 latest by **20<sup>th</sup> August, 2022 before 05.00 P.M.** The sealed cover should be super scribed with "Bid for participating in E-Auction Sale- in the Loan Account No. **C0413** (as mentioned above) for property of "**Borrower Name**".

10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S eProcurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding /auction proceedings at the date and time mentioned in E-Auction Sale Notice. Any bid submitted without the EMD shall be summarily rejected.
11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e- auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension.
12. 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 alone.
13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, Capri Global Capital Limited, Regional Office Golden Square Business Centre, 102, Eden Park, # 20, Vittal Mallya Road, Bangalore – 560 001 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
14. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Cheque or by Demand Draft /Pay Order in favor of Capri Global Capital Limited, payable at State Bank of India Account No. 39658816024 Overseas Branch, IFSC Code SBIN0004791.
15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale.
16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) (if applicable) and submit TDS certificate to the Authorised officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited.
18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property.
19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges.
20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 7 days from the scheduled date of sale, it will be displayed on the website of the service provider.
22. The decision of the Authorised Officer is final, binding and unquestionable.
23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them.
24. **For further details and queries, contact Authorised Officer, Capri Global Capital Limited: Mr. Mruthyunjaya Palla Mo. No. 8291981079 (Email: [mruthyunjaya.palla@capriglobal.in](mailto:mruthyunjaya.palla@capriglobal.in), [communication@capriglobal.in](mailto:communication@capriglobal.in))**
25. This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6) / rule 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

## Schedule I

## DETAILS OF UNITS (Borrower's Share)

Sr. No.	Wing / Block	Unit No.	Floor No.	Land Area in UDS in sq. ft.	Carpet Area in sq. ft.	Saleable Area in sq. ft.
1	1	B	GF	354	1,056	1,471
2	1	1A	1	445	1,306	1,845
3	1	3A	3	519	1,538	2,156
4	1	3C	3	152	452	629
5	1	3D	3	194	573	805
6	1	3H	3	162	482	674
7	1	3J	3	148	447	615
8	1	5A	5	519	1,538	2,156
9	1	5G	5	107	322	445
10	1	7A	7	519	1,538	2,156
11	1	7B	7	435	1,304	1,807
12	1	7C	7	152	452	629
13	1	7D	7	194	573	805
*14	1	7E	7	88	268	367
*15	1	7F	7	94	276	389
*16	1	7G	7	107	322	445
17	1	7H	7	162	482	674
18	1	7J	7	148	447	615
19	1	8B	8	435	1,304	1,807
20	1	8C	8	152	452	629
21	1	8D	8	194	573	805
22	1	8E	8	88	268	367
23	1	8F	8	94	276	389
24	1	8G	8	107	322	445
25	1	8H	8	162	482	674
26	1	8J	8	148	447	615
27	1	9A	9	519	1,538	2,156
28	1	9C	9	152	452	629
29	1	9D	9	194	573	805
*30	1	9E	9	88	268	367
*31	1	9F	9	94	276	389
*32	1	9G	9	107	322	445
33	1	9H	9	162	482	674
34	1	9J	9	148	447	615
35	1	10A	10	519	1,538	2,156
36	2	B	GF	482	1,418	2,000
37	2	C	GF	320	951	1,328

Sr. No.	Wing / Block	Unit No.	Floor No.	Land Area in UDS in sq. ft.	Carpet Area in sq. ft.	Saleable Area in sq. ft.
*38	2	E	GF	319	942	1,323
39	2	1A	1	450	1,209	1,866
*40	2	1C	1	320	951	1,328
41	2	1E	1	319	942	1,323
42	2	2A	2	517	1,527	2,146
43	2	2B	2	529	1,561	2,196
44	2	2C	2	399	1,194	1,658
45	2	2E	2	413	1,219	1,714
46	2	3A	3	517	1,527	2,146
*47	2	3B	3	529	1,561	2,196
48	2	4A	4	517	1,527	2,146
49	2	4C	4	399	1,194	1,658
50	2	4E	4	413	1,219	1,714
51	2	5A	5	517	1,527	2,146
52	2	5C	5	399	1,194	1,658
53	2	6B	6	529	1,561	2,196
54	2	6C	6	399	1,194	1,658
55	2	6E	6	413	1,219	1,714
56	2	7B	7	529	1,561	2,196
57	2	7E	7	413	1,219	1,714
*58	2	8A	8	517	1,527	2,146
59	2	8C	8	399	1,194	1,658
60	2	8E	8	413	1,219	1,714
*61	2	9B	9	529	1,561	2,196
62	2	9C	9	399	1,194	1,658
63	2	9E	9	413	1,219	1,714
64	2	10A	10	517	1,527	2,146
65	2	10E	10	413	1,219	1,714
<b>Total</b>				<b>21,110</b>	<b>62,473</b>	<b>87,620</b>

\* Note: Out of the above 65 units of the project, Capri Global Capital Limited has issued 11 (Eleven) NOC's. However, part receivables with respect to the NOC's is still pending [Unit Nos. Tower 1 – 7E, 7F, 7G, 9E, 9F, 9G; Tower 2 – E, 1C, 3B, 8A, 9B].

Note: Out of Borrower's share of 73 units, sold units which have been cancelled and are now unsold would also be available for the successful bidder to sell.



## CAPRI GLOBAL CAPITAL LIMITED

Registered & Corporate Office: 502, Tower A, Peninsula Business Park, Lower Parel, Mumbai – 400013

Email: [communication@capriglobal.in](mailto:communication@capriglobal.in); [contact@capriglobal.in](mailto:contact@capriglobal.in); Phone: 022 – 40888100/43548200, Fax: 022 40888170, CIN: L65921MH1994PLC173469

Place: Bengaluru

Date: 4<sup>th</sup> August, 2022

Authorized Officer

Capri Global Capital Limited

**Special Instructions / Caution:** Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Capri Global Capital Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully