

**THE SPECIAL OFFICER AND COMPETENT AUTHORITY
(UNDER KPIDFE – IMA & OTHER SCAM)
3RD FLOOR, PODIUM BLOCK, VISVESWARIAH TOWERS,
DR.AMBEDKAR VEEDHI, BANGALORE-560001**

NOTICE/INVITATION FOR E-AUCTION FOR IMMOVABLE PROPERTY

Pursuant to attachment of Immovable properties by the Government under the provisions of the Karnataka Protection of Interest of Depositors in Financial Establishments Act, 2004 (KPIDFE Act) and pursuant to the absolute attachment order by the Hon'ble Special Court the Special Officer & Competent Authority (under KPIDFE-IMA and other Scam), is issuing notice for e-auction of the immovable property through e-auction on 'as is where is and whatever there is basis'.

The intending bidders will be required to furnish Earnest Money Deposit (EMD) (as mentioned against each auction in the e-portal provided by the Service Provider/Karnataka Public Procurement Portal only).

Short description of the Immovable Property

SCHEDULE 'A' PROPERTY

All that piece and parcel of the immovable property bearing BBMP Municipal No: 41/3, Old No: 41, (PID No:94-43-41/3), formed out of survey No: 93/3 and 94/2, totally measuring 22798 Sq.ft situated at Nagawara Main Road, Kadugondanahalli, Bangalore which comes under the jurisdiction of BBMP, Old ward No:94 and New ward no:30, totally measuring 22798 Sq.ft at Nagawara main Road, Kadugondanahalli, Bangalore and bounded as follows:

East by: Conservancy **West by:** Partly by Nagawar Main Road and partly by remaining portion of the same property

North by: Private property **South by:** Petrol Bunk and remaining portion of the same property

Google Map: <https://maps.app.goo.gl/PVNw22hEM7Z19oev8>

Latitude and Longitude: 13°01'06.7"N 77°37'09.9"E

SCHEDULE 'B' PROPERTY

All the piece and parcel of the north west portion of schedule A property presently bearing BBMP Municipal No. 41/3, Old No: 41, (PID No: 94-43-41/3) formed out of survey Nos: 93/3 and 94/2 measuring East to west 70 ft, North to south 10 ft, totally measuring 2800 Sq.ft situated at Nagawar main road, Kadugondahalli, Bangalore Bounded as follows:

East by: Private property **West by:** Nagawara Main Road **North by:** Private property **South by:** Private property

SI No	PROPERTY DETAILS (UNDER CONSTRUCTION)	RESERVE PRICE (Rs)	EMD (Rs)	CLEAR TITLE
1	All the piece and Residential Flat No.303, Situated at on the 2nd Floor, Block No.1, or "A" Block, Unit No. 3 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 960 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 54,80,000/- (Rs. Fifty Four Lakhs Eighty Thousand only)	RS.5,48,000/- (Rs. Five Lakh Forty Eight Thousand only)	(Special Officer & Competent Authority, KPIDFE Cases) Clear Title by Court in order No MISC. 243/2022 and as per Khata Certificate issued by the BBMP
2	All the piece and Residential Flat No.414, Situated at on the 3rd Floor, Block No.2, or "B" Block, unit no. 14 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1100 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 62,50,000/- (Rs. Sixty Two Lakhs Fifty Thousand only)	RS.6,25,000/- (Rs. Six Lakh Twenty Five Thousand only)	
3	All the piece and Residential Flat No.210, Situated at on the 1st Floor, Block No.2, or "B" Block, unit no. 10 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1080 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs.61,40,000/- (Rs. Sixty One Lakhs Forty Thousand only)	RS.6,14,000/- (Rs. Six Lakh Fourteen Thousand only)	
4	All the piece and Residential Flat No.314, Situated at on the 2nd Floor, Block No.2, or "B" Block, unit no. 14 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1100 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 62,50,000/- (Rs. Sixty Two Lakhs Fifty Thousand only)	RS.6,25,000/- (Rs. Six Lakh Twenty Five Thousand only)	

5	All the piece and Residential Flat No.407, Situated at on the 3rd Floor, Block No.1, or "A" Block, unit no. 7 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1085 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 61,67,500/- (Rs. Sixty One Lakhs Sixty Seven Thousand Five Hundred only)	RS.6,16,000/- (Rs. Six Lakh Sixteen Thousand only)	(Special Officer & Competent Authority, KPIDFE Cases) Clear Title by Court in order No MISC. 243/2022 and as per Khata Certificate issued by the BBMP
6	All the piece and Residential Flat No. 109, Situated at on the ground Floor, Block No.2, or "B" Block, unit no. 9 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1000 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 57,00,000/- (Rs. Fifty Seven Lakhs only)	RS.5,70,000/- (Rs. Five Lakh Seventy Thousand only)	
7	All the piece and Residential Flat No.301, Situated at on the 2nd Floor, Block No.1, or "A" Block, unit no. 1 of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1050 Sqft. Along with Single Car Parking In stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 59,75,000/- (Rs. Fifty Nine Lakhs Seventy Five Thousand only)	RS.5,97,000/- (Rs. Five Lakh Ninety Seven Thousand only)	
8	All the piece and Residential Flat No.FF-212, Situated at on the 1st Floor, "B" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 975 Sqft. together with one reserved car park space bearing No. FF-212, in the stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with 192 sq.ft. of undivided share, right, title, interest and ownership in the land.	Rs. 55,62,500/- (Rs. Fifty Five Lakhs Sixty Two Thousand Five Hundred only)	RS.5,56,000/- (Rs. Five Lakh Fifty Six Thousand only)	(Special Officer & Competent Authority, KPIDFE Cases) Clear Title by Court in order No MISC. 236/2022 and as per Khata Certificate issued by the BBMP
9	All the piece and Residential Flat No.FF-203, Situated at on the 1st Floor, "A" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 960 Sqft. together with one reserved car park space bearing No. FF-203, in the stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with 190 sq.ft. of undivided share, right, title, interest and ownership in the land.	Rs. 54,80,000/- (Rs. Fifty Four Lakhs Eighty Thousand only)	RS.5,48,000/- (Rs. Five Lakh Forty Eight Thousand only)	
10	All the piece and Residential Flat No.FF-204, Situated at on the 1st Floor, "A" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 980 Sqft. together with one reserved car park space bearing No. FF-204, in the stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with 195 sq.ft. of undivided share, right, title, interest and ownership in the land.	Rs. 55,90,000/- (Rs. Fifty Five Lakhs Ninety Thousand only)	RS.5,59,000/- (Rs. Five Lakh Fifty Nine Thousand only)	
11	All the piece and Residential Flat No.FF-215, Situated at on the 1st Floor, "B" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1025 Sqft. together with one reserved car park space bearing No. FF-215, in the stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with 210 sq.ft. of undivided share, right, title, interest and ownership in the land.	Rs. 58,37,500/- (Rs. Fifty Eight Lakhs Thirty Seven Thousand Five Hundred only)	RS.5,83,000/- (Rs. Five Lakh Eighty Three Thousand only)	
12	All the piece and Residential Flat No.TF-412, Situated at on the 3rd Floor, "B" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 975 Sqft. together with one reserved car park space bearing No. TF-412, in the stilt floor, comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc., along with 192 sq.ft. of undivided share, right, title, interest and ownership in the land.	Rs. 55,62,500/- (Rs. Fifty Five Lakhs Sixty Two Thousand Five Hundred only)	RS.5,56,000/- (Rs. Five Lakh Fifty Six Thousand only)	

13	All the piece and Residential bearing Flat No.418, Situated at on the Fifth Floor, Block No.1, or "A" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1119 Sqft. Along with proportionate undivided share in the land.	Rs. 63,54,500/- (Rs. Sixty Three Lakhs Fifty Four Thousand Five Hundred only)	RS.6,35,000/- (Rs. Six Lakh Thirty Five Thousand only)	(Special Officer & Competent Authority, KPIDFE Cases) Clear Title by Court in order No. MISC. 240/2022 and as per Khata Certificate issued by the BBMP
14	All the piece and Residential bearing Flat No.219, Situated at on the Third Floor, Block No.2, or "B" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed on the Schedule "A" Property with super built up area of 1035 Sqft. Along with proportionate undivided share in the land.	Rs. 58,92,500/- (Rs. Fifty Eight Lakhs Ninety Two Thousand Five Hundred only)	RS.5,89,000/- (Rs. Five Lakh Eighty Nine Thousand only)	

Bid Increase Value (Rs)	Date of Inspection & time	Date of Pre-bid meeting & time	Last Date of Submission of Bids & EMD submission	Date & Time of E Auction
25,000/- (Rs. Twenty five thousand only)	17th January 2024 11:00am to 05:00pm	18th January 2024 3 pm to 4 pm	19th January 2024 until 5pm	22nd January 2024 11 am to 1 pm

For Registration & Online Auction, you can login to: <https://kppp.karnataka.gov.in> (Helpdesk No: 080-46010000, 080-68948777) The interested bidders who require auction related information can contact **Joint Secretary, Office of the Special Officer & Competent Authority**, 3rd Floor, Podium Block, Visveswariah Towers, Dr.Ambedkar Veedi, Bengaluru-560001, e-mail ID: splocaeauction@gmail.com or Contact Mob. No 8217203930.

Place: Bengaluru
Date: 13-12-2023

Sd/-
Special Officer & Competent Authority
(Under KPIDFE –IMA & Other Scam)
Bengaluru,