

**THESPECIALOFFICERANDCOMPETENTAUTHORITY
(UNDERKPIDFE – IMA& OTHERSCAM)
3RDFLOOR,PODIUM BLOCK,VISVESWARIAH TOWERS,
DR.AMBEDKARVEEDHI,BANGALORE-560001**

NOTICE/INVITATIONFOR E-AUCTIONFORIMMOVABLEPROPERTY

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 Courtthe 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).

ShortdescriptionoftheImmovableProperty

Properties are free of all encumbrances and are in the name of Competent Authority appointed by Government and confirmed by the Special Court under KPIDFE Act, 2004.

SCHEDULE 'A' PROPERTY

All that piece and parcel of the immovable propertybearing BBMP Municipal No: 41/3, Old No: 41, (PIDNo:94-43-41/3), formed out of survey No: 93/3 and94/2, totally measuring 22798 Sq.ft situated atNagawara Main Road, Kadugondanahalli, Bangalorewhich comes under the jurisdiction of BBMP, Old wardNo:94 and New ward no:30, totally measuring 22798Sq.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, Kadugondanahalli, 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	
Clear Title by Court in order No MISC. 234/2022					
1	All the piece and Residential Flat No.608, Situated at on the Fifth 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 1119 Sqft. along with proportionate undivided share in the land.	63,54,500/-	6,36,000/-	Khata stands in the name of Competent Authority and Auctioning Authority	
2	All the piece and Residential Flat No.501, Situated at on the Fourth 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 1110 Sqft. along with proportionate undivided share in the land.	63,05,000/-	6,31,000/-		
Clear Title by Court in order No MISC. 235/2022					
3	All the piece and Residential Flat bearing unit No.4, Flat No. G-004 Situated at on the Ground 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 980 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	55,90,000/-	5,59,000/-		
4	All the piece and Residential Flat bearing unit No.2, Flat No. G-002 Situated at on the Ground 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 1120 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	63,60,000/-	6,36,000/-		

5	All the piece and Residential Flat bearing unit No.3, Flat No. G-003 Situated at on the Ground 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 960 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	54,80,000/-	5,48,000/-	Khata stands in the name of Competent Authority and Auctioning Authority
6	All the piece and Residential Flat bearing unit No.5, Flat No. G-005 Situated at on the Ground 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 1085 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	61,67,500/-	6,17,000/-	
7	All the piece and Residential Flat bearing unit No.7, Flat No. G-007 Situated at on the Ground 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 1085 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	61,67,500/-	6,17,000/-	
8	All the piece and Residential Flat bearing unit No.6, Flat No. G-006 Situated at on the Ground 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 1080 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	61,40,000/-	6,14,000/-	
9	All the piece and Residential Flat bearing unit No.1, Flat No. G-001 Situated at on the Ground 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 1050 Sqft. Along with proportionate undivided land share along single parking comprising of Two Bedrooms, One Hall, Kitchen, attach bathrooms, Dinning, and Balcony etc.	59,75,000/-	5,98,000/-	
Clear Title by Court in order No MISC. 236/2022				
10	All the piece and Residential Flat bearing unit No.SF-315, Situated at on the 2nd 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.SF-315 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	58,37,500/-	5,84,000/-	Khata stands in the name of Competent Authority and Auctioning Authority
11	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/-	5,57,000/-	
12	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/-	5,48,000/-	
13	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/-	5,59,000/-	

14	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/-	5,84,000/-	Khata stands in the name of Competent Authority and Auctioning Authority
15	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/-	5,57,000/-	
Clear Title by Court in order No MISC. 239/2022				
16	All the piece and Residential Flat No.611, Situated at on the 5 th 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 1025 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.	58,37,500/-	5,84,000/-	Khata stands in the name of Competent Authority and Auctioning Authority
17	All the piece and Residential Flat No.616, Situated at on the 5 th 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 1125 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.	63,87,500/-	6,39,000/-	
Clear Title by Court in order No. MISC. 240/2022				
18	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/-	6,36,000/-	Khata stands in the name of Competent Authority and Auctioning Authority
19	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/-	5,90,000/-	
20	All the piece and Residential Flat No.320, Situated at on the Fourth 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 1089 Sqft. along with proportionate undivided share in the land.	61,89,500/-	6,19,000/-	
Clear Title by Court in order No MISC. 242/2022				
21	All the piece and Residential Flat No.516, 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 980 Sqft. along with proportionate undivided share in the land.	55,90,000/-	5,59,000/-	Khata stands in the name of Competent Authority and Auctioning Authority
22	All the piece and Residential Flat No.516, Situated at on the Fouth 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 1152 Sqft. along with proportionate undivided share in the land.	65,36,000/-	6,54,000/-	

Clear Title by Court in order No MISC. 243/2022

23	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/-	5,48,000/-	Khata stands in the name of Competent Authority and Auctioning Authority	
24	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. Alongwith Single CarParking In stilt floor, comprising of TwoBedrooms, One Hall, Kitchen, attach bathrooms,Dinning, and Balcony etc., along with proportionate undivided share in the land.	Rs. 62,50,000/-	6,25,000/-		
25	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/-	6,14,000/-		
26	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/-	6,25,000/-		
27	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/-	6,17,000/-		
28	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/-	5,70,000/-		
29	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/-	5,98,000/-		
Clear Title by Court in order No MISC. 1088/2019					
30	All that piece and parcel of the Apartment bearing No.514, located at 4th floor, 2nd Block (B-Block) of Aala Dreams, constructed in Property Muncipal No.41/3 (Old No.41) in Sy.No.93/3 and 94/2, Situate at Nagavara Main Road of Kadugondanahalli village, Kasaba Hobli, Bengaluru North Taluk. Having BBMS PID No.94-43-41/3, measuring an extent of 1035 Sq.ft.	58,92,500/-	5,90,000/-		Khata stands in the name of Competent Authority and Auctioning Authority
Clear Title by Court in order No MISC. 663/2021					
31	Residential Flat No.312, Situated at on the 3 rd floor, Block No.2 or "B" Block, of the Multistoried Apartment known as "AALA DREAMS" constructed upon viz, Schedule "A" Property with super built up area of 975 Sqft. Along with Single Car Parking, comprising of Two Bedrooms, One Hall, Kitchen, attach bathroom, Dinning, and Balcony etc., All that proportionate share which includes in common areas such as passage, Lobbies, stair cases, Lifts and other areas of common use such as Electrical meter, water & sewerage installations etc., of the	55,62,500/-	5,57,000/-		

apartment.			
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Bid Increase Value (Rs)	Date of Pre-bid meeting & time	Date of Inspection & time	Last Date of Submission of Bids & EMD submission	Date & Time of E Auction
25,000/- (Rs. Twenty five thousand only)	29 th July 2024 3 pm to 4 pm	30 th July 2024 11:00am to 05:00pm	31 st July 2024 until 5pm	1 st August 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 6364403715.

Place: Bengaluru
Date: 21-06-2024

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