



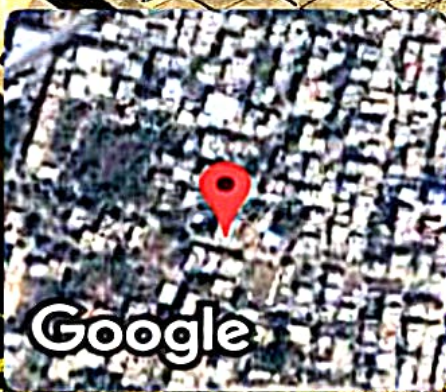
GPS Map Camera

Bengaluru, Karnataka, India 

92/1, Muneshwara Naga, Jnana Ganga Nagar,
Bengaluru, Karnataka 560056, India

Lat 12.949225° Long 77.492598°

Friday, 06/03/2026 05:09 PM GMT +05:30



ಎಸ್ಕೋ ಬಿಲ್ಡರ್ಸ್ (P&B) ಲಿಮಿಟೆಡ್
 4ನೇ ಮಹಡಿ, 4ನೇ ಕ್ರಾಸ್, P&B ಟವರ್, 44-45/ No.44-45
 4ನೇ ಫೇಸ್, 4ನೇ ಕ್ರಾಸ್, P&B ಟವರ್, 44-45/ No.44-45
 Phone: 98112261-80 ; Email: 288341@pnb.bank.in

Ref: PNB (S&M) M/s Royale Concorde Educational Trust 2025-26
 Date: 05.03.2026

1) M/s Royale Concorde Educational Trust 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085	2) Mr. L.R. Shivram Gowda 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085	3) Mrs. Sucha Shivram Gowda 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085
4) Mr. L.S. Chetan Gowda 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085	5) Mrs. L.S. Bhavya 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085	

Dear Sir,
 Sub: Sale of Secured Assets charged to Punjab National Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with Rule 8(1) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.
 Please find enclosed the sale notice dated 20.01.2026 for your information wherein the auction of the IP's mortgaged more specifically detailed in the notice is scheduled to be auctioned on 27.03.2026.
 This is for your information.
 Thanking you,
 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ಸಿಬಿಎಸ್‌ಐ
 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ಸಿಬಿಎಸ್‌ಐ

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E-AUCTION SALE NOTICE TO GENERAL PUBLIC UNDER RULE 8(1) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 FOR SALE OF IMMovable PROPERTIES

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagee(s) that the below described immovable properties mortgaged/charged to the secured creditors, the constructive possession of which has been taken by the Authorized officer of Punjab National Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "Wherever there is" on 27/03/2026 for recovery of amount, as mentioned below by Punjab National Bank from below Named Borrower(s), Mortgagee(s).

Borrower / Mortgagee/creditors:

1	M/s Royale Concorde Educational Trust 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085
2	Mr. L.R. Shivram Gowda, 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085
3	Mrs. Sucha Shivram Gowda, 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085
4	Mr. L.S. Chetan Gowda, 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085
5	Mrs. L.S. Bhavya, 42 Sudha Mansion First Cross, 7th Main, Banagiri Hill, Banashankari 3rd Stage, Bangalore-560085

S. No.	Name of Borrower	Description of Mortgaged Property	Details of Encumbrances shown in the record	Date of Notice under Section 19(2) of SARFAESI ACT	Date of Notice under Section 13(4) of SARFAESI ACT	Reserve Price (Rs in lakhs)	EMD (in lakhs)
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1	M/s Royale Concorde Educational Trust	As detailed in Annexure-I (Item-1.8.2)	Nil	03.06.2019	08.08.2019	Lot I Rs 27.00,000.00 (Rupees Nine Crores Twenty Seven Lac only)	Rs 27.00,000.00 (Rupees Nine Crores Twenty Seven Thousand Only)
2		As detailed in Annexure-I (Item-3.4&5)	Nil			Lot II Rs 14,96,00,000.00 (Rupees Fourteen Crores Ninety Nine Lac only)	Rs 14,96,00,000.00 (Rupees One Crore Forty Nine Lac Ninety Thousand Only)
3		As detailed in Annexure-I (Item-3.4&5)	Nil			Lot III Rs 12,48,00,000.00 (Rupees Twelve Crores Forty Eight Lac only)	Rs 12,48,00,000.00 (Rupees One Crore Forty Eight Thousand Only)

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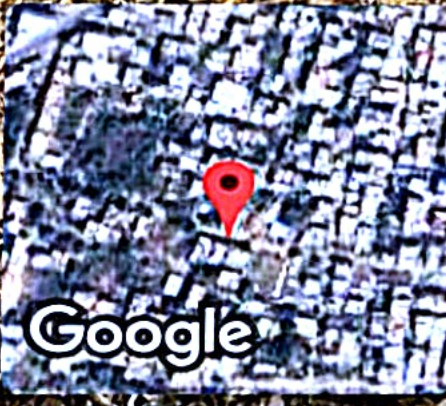
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