

**Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli,
Bengaluru, Karnataka-560102**

Date : 29-07-2026

To,

**1.Mr. Anand Lingan
S/o.Mr.Lingan Iyyasamy
No.606, ASPEN Block
Sankalpa Central Park
Jawa Main Road
Yadavagiri
Mysuru-570020.**

**2.Mrs.Chandraleka Lingan
W/o. Mr.Lingan Iyyasamy
No.606, ASPEN Block
Sankalpa Central Park
Jawa Main Road
Yadavagiri
Mysuru-570020.**

Dear Madam and Sir,

Sub: NOTICE OF E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTY UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ('SARFAESI ACT') READ WITH THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

1. You are hereby put on notice of the E-auction sale of the immovable property described in the Schedule hereunder and referred to as '**Schedule Property**'.
2. Your Loan Account No.025110151 was declared as Non-Performing Assets and Demand Notice dated 20.02.2025 was issued under Section 13(2) of the SARFAESI Act. Thereafter, symbolic possession of the Schedule Property was taken *vide* Notice dated 13.05.2025 issued under Section 13(4) of the SARFAESI Act. On 15.05.2025, Possession Notice was published in respect of the Schedule Property.
3. In exercise of our rights under the SARFAESI Act and under SARFAESI Rules framed there under, an E-auction of the Schedule Property has been scheduled for **14-08-2026**. In this regard, please find enclosed a copy of the E-auction notice for your reference and records.
4. A copy of the enclosed E-auction notice has been affixed on the Schedule Property in compliance with Rule 8(7) of the Securities Interest (Enforcement) Rules, 2002.

**Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli,
Bengaluru, Karnataka-560102**

SCHEDULE "A" PROPERTY

All that piece and parcel of the land bearing Survey No.56/3B, situated at 3rd Stage, Srirampura, Chamaraja Mohalla, Mysuru, measuring to the 40,293 Square Feet, i.e., 37 Guntas and Bounded on the :-

East by : Land bearing Survey No.56/3A
West by : Land bearing Survey No.13
North by : Land bearing Survey No.55
South by : Land bearing Survey No.56/2A

Site bearing No.5, situated at Block No.11, BEML Layout, Srirampura, Chamaraja Mohalla, Mysuru, measuring East to West 30 Feet and North to South (45+44.6)2 Feet, totally measuring 1,342.6 Square Feet and Bounded on the:

East by : Property bearing No.B11C-4
West by : Property bearing No.B11C-6
North by : Road
South by : Private Land

SCHEDULE "B" PROPERTY

2,340 Square Feet of undivided share, right, title and interest in the Schedule "A" Property.

SCHEDULE "C" PROPERTY

All that piece and parcel of the property bearing Unit No.12, consisting of Ground Floor, First Floor and Second Floor, and the Car parking in the Basement, in the Three bed Rooms Building known as "TAPOVAN GREENS" measuring 3,600 Square Feet of Super Built Up Area. The said Villament is a RCC Framed Structure Building with vitrified tiles, Stainless Steel Sink, Main Door is of Teak Wood Frame and OST Shutters and all other doors shall be Flush Doors with Electricity, Water and Sanitary Fittings and bounded :-

On the East by : Garden/Walkway
On the West by : Compound Wall/Garden
On the North by : Unit No.013
On the South by : Unit No.11

Yours faithfully,

Kero Jain

Authorised Officer
Navi Finserv Ltd



Encl. – Sale Notice

Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, Bengaluru, Karnataka-560102

SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable Property Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act 2002 ('SARFAESI Act') Read with The Security Interest (Enforcement) Rules, 2002 ('SARFAESI Rules').

It is hereby stated that the borrowers – Mr. Anand Lingan. and Mrs.Chandraleka Lingan, have failed to repay their loans availed from Navi Finserv Limited, the Secured Creditor, having its registered office at 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, HSR Layout, Bangalore, Bangalore South, Karnataka, India, 560102. The Secured Creditor issued notice under Section 13(2) of the SARFAESI Act, 2002 and in pursuance and in exercise of powers conferred to it under Section 13(4) of the SARFAESI Act, 2002 has taken possession of the secured asset.

Notice is hereby given to the public in general, and in particular to the Borrowers that the below described immovable property mortgaged to the Secured Creditor, the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 14-08-2026 from 11.30 a.m. to 12.30 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for the recovery of a total amount of **INR Rs.2,27,25,402/- (Rupees Two Crores Twenty-Seven Lakhs Twenty Five thousand Four Hundred and two Only)**, from the Borrowers, with further interest and costs due to the Secured Creditor.

Date of Demand Notice	20.02.2025
Date of Possession:	13.05.2025
Date of publication of Possession Notice	15.05.2025

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

**Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli,
Bengaluru, Karnataka-560102**

Si No.	Description of Immovable Property(Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	<u>SCHEDULE "A" PROPERTY</u> All that piece and parcel of the land bearing Survey No.56/3B, situated at 3rd Stage, Srirampura, Chamaraja Mohalla, Mysuru, measuring to the 40,293 Square Feet, i.e., 37 Guntas and Bounded on the :- East by : Land bearing Survey No.56/3A West by : Land bearing Survey No.13 North by : Land bearing Survey No.55 South by : Land bearing Survey No.56/2A Site bearing No.5, situated at Block No.11, BEML Layout, Srirampura, Chamaraja Mohalla, Mysuru, measuring East to West 30 Feet and North to South (45+44.6)2 Feet, totally measuring 1,342.6 Square Feet and Bounded on the: East by : Property bearing No.B11C-4 West by : Property bearing No.B11C-6 North by : Road South by : Private Land <u>SCHEDULE "B" PROPERTY</u> 2,340 Square Feet of undivided share, right, title and interest in the Schedule "A" Property. <u>SCHEDULE "C" PROPERTY</u> All that piece and parcel of the property bearing Unit No.12, consisting of Ground Floor, First Floor and Second Floor, and the Car parking in the Basement, in the Three bed Rooms Building known as "TAPOVAN GREENS" measuring 3,600 Square Feet of Super Built Up Area. The said Villament is a RCC Framed Structure Building with vitrified tiles, Stainless Steel Sink, Main Door is of Teak Wood Frame and OST Shutters and all other doors shall be Flush Doors with Electricity, Water and Sanitary Fittings and bounded :- On the East by : Garden/Walkway On the West by : Compound Wall/Garden On the North by : Unit No.013 On the South by : Unit No.11	Rs 2,19,84,900/- (Rupees Two crore Nineteen lakh Eighty four thousand Nine hundred)	Rs.21,98,490/- (Rupees twenty one lakh ninety eight thousand four hundred ninety)

**Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli,
Bengaluru, Karnataka-560102**

For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditors' Website i.e., www.navifinserv.com. or contact the Manager, Bengaluru, (Ph. No. 9645985027), during office hours (10 A.M. to 6 P.M.) on working days (Monday to Friday).

**Place: Bengaluru
Date: 29-07-2026**

Kava Jain



**AUTHORISED OFFICER
Navi Finserv Limited**

**Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli,
Bengaluru, Karnataka-560102**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED : 29-07-2026

1. Name and address of the Secured Creditor : **Navi Finserv Limited, Bengaluru**
2. Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1. Mr. Anand Ligan S/o.Mr.Ligan Iyyasamy No.606, ASPEN Block Sankalpa Central Park Jawa Main Road Yadavagiri Mysuru-570020.	2. Mrs.Chandraleka Ligan W/o. Mr.Ligan Iyyasamy No.606, ASPEN Block Sankalpa Central Park Jawa Main Road Yadavagiri Mysuru-570020.
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3. **Total liabilities : Rs.2,27,25,402/- (Rupees Two Crores Twenty-Seven Lakhs Twenty Five thousand Four Hundred and two Only),**along with further interest, costs and other expenses that are due and payable to the Secured Creditor.

4.

(a)	Mode of Auction	:	Online E-Auction
(b)	Details of Auction service provider	:	PSB Alliance (BAANKNET) e- mail: support.baanknet@psballiance.com
(c)	Date and Time of the E-Auction		Date: 14-08-2026 Time: 11:30 A.M. to 12:30 P.M. (with unlimited extension of 5 minutes duration each, till the conclusion of the sale)

Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, Bengaluru, Karnataka-560102

5. Reserve Price:

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6. Other terms and conditions:

**Navi Finserv Limited, 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli,
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- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. The property can be inspected, with Prior Appointment from the Authorised Officer.
- c. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during the auction process.
- d. The EMD amount being 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **5:00 P.M. on 13-08-2026** to Navi Finserv Limited, Bengaluru by hand at their Registered Office at 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, HSR Layout, Bengaluru – 560 102 or by Email [akhil.a@navi.com].
 - i. Demand Draft/Pay order towards the EMD amount. If paid through RTGS/NEFT, the Acknowledgement receipt thereof with the UTR No.
 - ii. Photocopies of PAN Card, ID Proof and Address Proof of the bidder. Further please note that , a successful bidder would have to produce originals of these documents to the Navi Finserv Limited at the time of the Auction..
 - iii. A duly completed and signed Bid Form.
 - iv. The intending bidders must register their names at portal <https://baanknet.com/> and get their User ID and password, which is available free of cost. Prospective bidder may avail online training on the E- auction process from the service provider, M/s.PSB Alliance (BAANKNET) - e-mail: support.baanknet@psballiance.com Any EMD deposited by an unsuccessful bidder shall be refunded to them. The EMD deposited shall not carry any interest.
- f. Auction would commence at the Reserve Price, as mentioned above. Bidders shall improve their offers in **multiples of Rs.1,00,000/-**. The bidder who submits the highest bid (not below the Reserve price) on the closure of the 'Online' auction shall be declared as the successful bidder. The sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- g. The successful bidder shall deposit 25% of the sale price (inclusive of the EMD already paid), immediately upon their declaration as the successful bidder. The balance sale consideration will be payable within a period of 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer, without any notice, and the property shall forthwith be put up for sale again.
- h. The sale amount shall be deposited by way of a Demand Draft in the favour of Authorized Officer, Navi Finserv Limited, Koramangala Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Navi Finserv Limited, Koramangala Branch, A/c. No. 100805003024, IFSC Code: ICIC0001008.
- i. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at a rate of 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the Navi Finserv Limited.
- j. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc., as applicable shall be borne by the successful bidder only.
- k. The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- l. In case there are bidders who do not have access to the internet but interested in participating in the E-auction, they can approach Navi Finserv Ltd, Bengaluru, who as a facilitating centre, shall make necessary arrangements.

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- m. Any prospective bidder must undertake their own due diligence with regard to title, extent, area dues, etc.. pertaining to the Property. Navi Finserv Limited shall not be held liable for any claims raised by a bidder after the conduct of the E-Auction.

For further details, contact **Akhil. A, Manager, Navi Finserv Limited, Bengaluru** (Ph No: **9645985027/6366350107**), e-mail id – akhil.a@navi.com /laxman.naik@navi.com OR the service provider PSB Alliance(BAANKNET) - e- mail: support.baanknet@psballiance.com.

Special Instruction/Caution :

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Navi Finserv Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such a 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 a situation and are able to participate in the auction successfully. EMD transfers and refunds are handled entirely by Baanknet. Navi does not oversee these transactions and is not responsible for any processing delays. Please contact Baanknet Support for direct assistance

Kura Jain



Place: Bengaluru
Date: 29-07-2026

AUTHORISED OFFICER
Navi Finserv Limited