

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
APPENDIX IV-A
[See proviso to Rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “**SARFAESI Act**”) read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002 (“**Rules**”).

Notice is hereby given to the public in general and in particular to the Borrower(s), Co-Borrower, Mortgagor, Guarantor(s) as mentioned in column (i) in the below table, that the below described immovable properties as mentioned in column (ii) below, mortgaged/charged in favour of the J.C. Flowers Asset Reconstruction Private Limited acting in its capacity as Trustee of JCF YES TRUST 2022-23/1 (“Secured Creditor”), the physical possession of which has been taken by the Authorized Officer (AO) of Secured Creditor, will be sold on “As is where is”, “As is what is”, “Whatever there is” and “No recourse” basis, on November 4, 2026 between 11.00 AM to 02.00 PM for recovery of the amounts mentioned in column (iii) herein below due to Secured Creditor together with further interest, costs and other expenses thereon. The Reserve Price and the Earnest Money Deposit are mentioned below for the property.

Details of Secured Asset put for Auction

Name of Borrower/ Mortgagor /Guarantor	Description of Property	Total Outstanding Dues as per Demand Notice*	Reserve Price	Earnest Money Deposit (EMD)
1. Neptune Travels India Private Limited (“Borrower”)	Schedule “A” Property All that piece and parcel of residentially converted land measuring a total extent of 1 Acre 20 Guntas now bearing BBMP Khatha No. 5 carved out and forming a part of Sy.No. 49/ 1B, situated at Kothanur Village, KR Puram Hobli, Bangalore Hobli, Bangalore East Taluk (Converted vide Official Memorandum bearing No. ALN(East).Sr.(KH).264/2007-08 dated 12/11/2008 read with official memorandum bearing ALN(East)SR(KH) 264/2007-08 dated 25/08/2010 , both issued by the Special Deputy Commissioner Bangalore District, Bangalore) and Bounded on East: Road; West: Remaining Portion of Property bearing Sy.No. 49/1 B; North: Property being portion of Sy.No.49/1B on which Orchid Woods Project has been developed; South: Remaining Portion of Property in Sy.No.49/1B;	Rs. 27,10,14,438.30 (Rupees Twenty Seven Crore Ten Lakhs Fourteen Thousand Four Hundred Thirty Eight and Paise Thirty Only)	Rs. 4,50,00,000 (Rupees Four crore Fifty Lakh Only)	Rs. 45,00,000 (Rupees Forty Five Lakh only)
2. Mr. Harinder Agarwal (“Borrower”/ “Guarantor”/ “Mortgagor”)				
3. Ms. Uma Agarwal (“Co-borrower”/ “Guarantor”)				
4. Ms. Monica Agarwal (“Guarantor”)	Schedule “B” Property 4% undivided share, right, title and interest in Schedule A property measuring about 2613.6 Sq. ft in an undivided state has been			

J.C. FLOWERS ASSET RECONSTRUCTION PRIVATE LIMITED

Registered Office: 203-206, 2nd Floor, Wing A, Inspire BKC, Bandra Kurla Complex, Bandra (East), Mumbai 400 051, India
 CIN: U74999MH2015PTC264081 | ☎ +91 22 6978 4100 | ✉ teamjcfarc@jcfarc.com | www.jcfarc.com
 Grievance Redressal Officer: Ms. Dipanjali Nagpal | ☎ +91 22 6978 4100 | ✉ grievance@jcfarc.com

	sold to the Purchaser by the Owner/Vendor under this deed. Schedule "C" Property All that piece and parcel of the Row House bearing No.21, measuring about 5476.5 sq ft of super built up area along with 2613.6 Sq Ft of the undivided share in residential apartment known as "CORINTH" constructed on BBMP Khata No.5, carved out and farming a part of Sy.No.49/1B, situated at Kothanur Village, K.R.Puram Hobli, Bangalore East Taluk., consisting of Four bedrooms with RCC roofings, marble flooring ,teakwood doors and aluminums windows comprising of Basement, ground and 2(two) upper floors constructed on the Schedule A Property with terrace area attached thereto along with 2 (two) covered car parking spaces exclusively earmarked for the sole use and enjoyment of the purchaser in the basement of the row house inclusive of the proportionate share in the common areas such as passages, lobbies, lift, stair-case and other areas of common use.			
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*Dues outstanding as per the Demand notice under SARFAESI Act, 2002 dated August 24, 2021, together with further interest, costs and expenses thereon from August 1, 2021.

To the best of the knowledge of the Secured Creditor there are no known encumbrances on the above secured assets other than those of the Secured Creditor.

Interested bidders are hereby advised to do their own due diligence related to the Secured Asset before submission of bid.

For detailed terms and conditions of the sale and the bid documents, please refer to the website: <https://www.jcfarc.com> and/ or <https://www.bankeauctions.com>

This notice is also a Fifteen days' notice to the Borrower(s) / Co-Borrower / Guarantor(s) / Mortgagor under Rule 8(6) of The Security Interest (Enforcement) Rules, 2002.

Please note that in case of any discrepancies, the notice for sale published in English will be considered as final.

Date: October 14, 2026

Place: Bangalore

Sd/-

Authorised Officer

For J. C. Flowers Asset Reconstruction Pvt. Ltd
(Acting in its capacity as Trustee of JCF YES Trust 2022-23/1)