

Aadhar Housing Finance Ltd.



Corporate Office : Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (District), Maharashtra – 400072. Maharashtra. **Registered Office Cum Zonal :** No. 3, JVT Towers, 1st and 2nd Floor, 8th A Main Road, S. R. Nagar, Bengaluru 560027 (Karnataka), A. O. : Vijayalakshmi B K, Mob : 9986698893.

Malleswaram Branch : No.16/12, Nagarathna Nilaya, First Floor, Opp Dr. Rajkumar Samadhi, 1st A Cross, 2nd Main, Nandini Layout, 2nd Block, Outer Ring Road, Bangalore-560096

E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorised Officer of **Malleswaram Branch** of Aadhar Housing Finance Limited will be sold on **"As is where is", "As is what is", and "Whatever there is"** with no known encumbrances Particulars of which are given below:-

Sl No.	Borrower(s) / Co-Borrower / Guarantor (s)	Demand Notice Date and Amount	Description of the Immovable property
1.	Loan Code 18900003735 (Malleshwaram Branch) Jain Heights And Structures Pvt Ltd (Borrower)	17-10-2019 ₹ 6,01,46,374.00	Collateral Property : All the part and parcel of the property bearing Flat bearing No.E, Twenty Fourth Floor, "ALTURA" Jain Heights measuring 3091sqft (super build up area) constructed in land measuring 39291.12sqft in Sy.No.65/1B situated at Kaikondanahalli Village, Varthur Hobli, Bangalore East Taluk, with BBMP limits khatha No. 1741 and measuring 3091sqft super build up area with an undivided share of 997.58sqft share in the common areas and One car parking in the basement Bangalore-560035. Bounded : East side by Sy.No.65/1A, West side by Sy.No.65/1C, North side by Sy. No 61, South side by Sarjapura Road Reserv Price : Rs. 2,74,40,800.00 EMD Amount : Rs. 27,44,080.00

Primary Property : Sy. Nos : 101/1, 2, 6, 10, 11, 12, 13, 19, and 21, all situated in Alambadi Village Lakkur Hobli Malur Taluk, Kolar District wherein residential layout called "Land star/Earthshine" (approved by malur planning authority vide No 43/20 12-13 dt 19.10.2021) comprising of 331 plots/sites of different dimensions have been formed, out of which 233 plots of different dimensions are Mortgaged by the way registered Memorandum of deposit of title deed out of which 107 plots mentioned below are taken under possession Sy No. 101/1-3.13 acres sy No. 101/6-3.13acres Sy No:101/10-8.19 acres Sy No: 101/12-5.0 acres Sy No.101/13-2acres Sy No: 101/19-2.17 acres Sy No:101/21-1.30acres **Bounded : East : Agricultural Land, West : Agricultural Land and Malure Hosur main road, North : Private Property, South : Private Property**
Reserv Price : Rs. 8,63,05,081.00 EMD Amount : Rs. 86,30,508.00

IV. VALUATION REPORT

Sl. No	Plot Size	Plot No	Area (Sft)	Sl. No	Plot Size	Plot No	Area (Sft)	Sl. No	Plot Size	Plot No	Area (Sft)
1	30 x 46	3	1,380	37	40 x 30	180	1,200	73	30 x 40	283	1,200
2	30 x 46	4	1,380	38	40 x 30	185	1,200	74	30 x 40	288	1,200
3	30 x 46	5	1,380	39	40 x 30	186	1,200	75	30 x 40	291	1,200
4	30 x 46	6	1,380	40	40 x 30	187	1,200	76	30 x 40	292	1,200
5	30 x 46	7	1,380	41	40 x 30	189	1,200	77	30 x 40	295	1,200
6	30 x 46	8	1,380	42	40 x 30	190	1,200	78	45 x 40	299	1,800
7	Odd Sized	21	3,262	43	40 x 40	196	1,600	79	60 x 60	301	3,600
8	Odd Sized	22	3,233	44	40 x 40	197	1,600	80	40 x 60	306	2,400
9	40 x 40	35	1,600	45	40 x 40	207	1,600	81	40 x 40	311	1,600
10	40 x 40	36	1,600	46	60 x 60	209	3,600	82	40 x 40	315	1,600
11	40 x 40	37	1,600	47	60 x 60	210	3,600	83	40 x 40	316	1,600
12	40 x 40	38	1,600	48	60 x 60	211	3,600	84	40 x 70	332	2,800
13	40 x 40	39	1,600	49	60 x 60	212	3,600	85	40 x 70	333	2,800
14	40 x 40	40	1,600	50	60 x 60	213	3,600	86	40 x 70	334	2,800
15	40 x 40	41	1,600	51	40 x 60	214	2,400	87	45 x 70	338	3,150
16	40 x 40	42	1,600	52	30 x 40	218	1,200	88	60 x 70	340	4,200
17	40 x 40	43	1,600	53	30 x 40	219	1,200	89	60 x 70	343	4,200
18	40 x 40	44	1,600	54	30 x 40	224	1,200	90	60 x 60	351	3,600
19	Odd Sized	76	1,871	55	30 x 40	234	1,200	91	60 x 60	352	3,600
20	Odd Sized	77	2,027	56	30 x 40	236	1,200	92	40 x 60	358	2,400
21	Odd Sized	78	2,183	57	30 x 40	241	1,200	93	40 x 60	364	2,400
22	Odd Sized	80	2,670	58	30 x 40	245	1,200	94	40 x 60	365	2,400
23	40 x 70	100	2,800	59	30 x 40	246	1,200	95	40 x 30	378	1,200
24	40 x 70	101	2,800	60	30 x 40	247	1,200	96	40 x 30	379	1,200
25	40 x 70	105	2,800	61	30 x 40	248	1,200	97	40 x 30	380	1,200
26	40 x 70	111	2,800	62	30 x 40	249	1,200	98	40 x 30	381	1,200
27	40 x 70	112	2,800	63	30 x 40	250	1,200	99	40 x 30	382	1,200
28	40 x 80	120	3,200	64	30 x 40	251	1,200	100	40 x 30	390	1,200
29	40 x 50	148	2,000	65	30 x 40	252	1,200	101	40 x 30	391	1,200
30	40 x 50	150	2,000	66	30 x 40	253	1,200	102	40 x 30	392	1,200
31	40 x 50	151	2,000	67	30 x 40	254	1,200	103	30 x 30	394	900
32	40 x 30	172	1,200	68	30 x 40	255	1,200	104	40 x 30	396	1,200
33	45 x 30	176	1,350	69	30 x 40	256	1,200	105	Odd Sized	405	3,295
34	45 x 30	177	1,350	70	45 x 40	258	1,800	106	40 x 60	406	2,400
35	40 x 30	178	1,200	71	30 x 40	262	1,200	107	40 x 60	407	2,400
36	40 x 30	179	1,200	72	30 x 40	274	1,200				

1. Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is **29-Sep-26** within 5:00 PM at the Branch Office address mentioned herein above or uploaded on <https://bankeauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. 2. Date of Opening of the Bid/Offer (Auction Date) for Property is **30-Sep-26** on <https://bankeauctions.com> at **10:00 AM to 11:00 AM**. 3. AHFL is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'**. 4. The Demand Draft Should be made in favor of 'Aadhar Housing Finance Limited' Only. 5. Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings. 6. The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankeauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankeauctions.com> 7. For further details contact Authorised Officer of Aadhar Housing Finance Limited, Vijayalakshmi B K (Contact No. 9986698893) OR the service provider M/s C 1 INDIA PVT LTD, **Mr. Prabhakaran (Contact No. +91 7418281709), E-mail: tn@c1india.com & support@bankeauctions.com, Mobile No: +91 7291981124 / 25 / 26**. As on date, there is no order restraining and/or court injunction AHFL the authorized Officer of AHFL from selling, alienating and/or disposing of the above immovable properties/secured assets. 8. For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHFL), secured creditor's website i.e. www.aadharhousing.com. 9. The Bid incremental amount for auction is Rs.10,000/-. 10. This newspaper publication and the data contained herein is intended for general public dissemination. Any reproduction, distribution, transmission, or republication of this content, in whole or in part, in any form or by any means, whether print, digital, electronic publication in any form, e-mail or web publications, or otherwise through any mode is strictly prohibited. Any unauthorized use of the above content through any mode may result in appropriate legal action by AHFL.

Place : Malleswaram | Date : 10.09.2026

Sd/- Authorised Officer, Aadhar Housing Finance Limited

12cm (W) X 27cm (H)