

Ref.:No:SARFAESI/41/2026-27

Date:-10-08-2026

By Speed Post.

To,

1. **M/s. Attibele Public School,**
Represented by Authorized Signatory,
No. 173-3A, Sodara Vatsalaya Nilaya, Hosur Road,
KSRTC Colony Anekal, Bangalore - 562106.
2. **M/s. Best Education Trust,**
Represented by Authorized Signatory
No. 173-3A, Sodara Vatsalaya Nilaya, Hosur Road,
KSRTC Colony Anekal, Bangalore - 562106.
3. **Mr. Muniraju D. S/o. Daravaru,**
#173, KSRTC Colony, Alambadi Village, Malur Taluk,
Near Railway Station, Kolar District, Karnataka - 563160.
4. **Mrs. Dharmavathi M., W/o. Muniraju,**
Alambadi Village, Malur Taluk, Near Railway Station,
Kolar District, Karnataka - 563160.
5. **Mr. Krishnappa M., S/o. Muniswamappa,**
79, Nayanahalli, Haragadde Post, Anekal Taluk,
Jigani, Bangalore, Karnataka - 560105.
6. **Mr. Narayana Gowda K., S/o. Krishnappa,**
33, Sumukha Paradise, Nayanahalli, Haragadde Post,
Jigani, Anekal Taluk, Bangalore, Karnataka - 560105.
7. **Mrs. Mamatha, W/o. Subhash Chandra,**
79, Nayanahalli, Kasaba Hobli, Haragadde Post,
Jigani, Anekal Taluk, Bangalore Karnataka - 560105.
8. **Mrs. Nairutha, D/o. Krishnappa,**
Alambadi Village, Malur Taluk, Near Railway Station,
Kolar District, Karnataka - 563160.
9. **Mr. Mohanakantha K., S/o. Krishnappa,**
33, Sumukha Paradise, Nayanahalli, Haragadde Post,
Jigani, Anekal Taluk, Bangalore, Karnataka - 560105.

Registered Office:

Varasiddhi, 3rd Floor, 5 BC-110 Service Road, 3rd Block, HRBR Layout, Bangalore 560 043

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CIN: U65923KA1984PTC096528





VARTHANA FINANCE PRIVATE LIMITED

10. Mr. Subhash Chandra K., S/o. Krishnappa,
79, Nayanahalli, Kasaba Hobli, Haragadde Post,
Jigani, Anekal Taluk, Bangalore Karnataka - 560105.

11. Mrs. Amrutha, W/o. Rajagopal Gowda,
735, 12th Cross, 16th Main, BTM, 2nd Stage,
Bilekahalli, Bangalore Karnataka - 560076.

12. Mrs. Krishnamma. W/o. Krishnappa,
79, Nayanahalli, Kasaba Hobli, Haragadde Post,
Jigani, Anekal Taluk, Bangalore Karnataka - 560105.

Dear Sir/Madam,

Sub.: - Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 [Under Rule 8(6) of Security Interest (Enforcement) Rules, 2002].

Auction Sale Notice is hereby given to the public in general and in particular to the Borrowers and Mortgage **Loan account No. 102138000014 & 102137000006**, that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the **Authorized Officer of M/s. Varthana Finance Private Ltd. Bangalore, (Formerly known as Thirumeni Finance Pvt. Ltd.)** will be sold on **17-09-2026 (Thursday) at 1.00 p.m** "As is where is", "As is what is" and "Whatever there is" for recovery of **Rs.2,68,52,115/- (Rupees Two Crore Sixty Eight Lakh Fifty Two Thousand One Hundred And Fifteen Only)** as on **04-08-2026**, together with future interest at contractual rate plus legal costs/ charges due to the M/s. Varthana Finance Private / Ltd. Bangalore (Secured Creditor).

Details of Immovable Property : Schedule 'A': All that piece and parcel of the Immovable property bearing Site No. 81 to 92 in Khatha No. 109 formed in Sy. No. 36/4 Situated at Lingapura Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District and Bounded by:

ITEM No. 1 (Site No. 81 admeasuring 1200 Sq. Ft)

East - Site No. 62	West - Road
North - Road	South - Site No. 82

ITEM No. 2 (Site No. 82 admeasuring 1200 Sq. Ft)

East - Site No. 61	West - Road
North - Site No. 81	South - Site No. 83



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ITEM No. 3 (Site No. 83 admeasuring 1200 Sq. Ft)

East - Site No. 60 West - Road
 North - Site No. 82 South - Site No. 84

ITEM No. 4 (Site No. 84 admeasuring 1200 Sq. Ft)

East - Site No. 59 West - Road
 North - Site No. 83 South - Site No. 85

ITEM No. 5 (Site No. 85 admeasuring 1200 Sq. Ft)

East - Site No. 58 West - Road
 North - Site No. 84 South - Site No. 86

ITEM No. 6 (Site No. 86 admeasuring 1200 Sq. Ft)

East - Site No. 57 West - Road
 North - Site No. 85 South - Site No. 87

ITEM No. 7 (Site No. 87 admeasuring 1156 Sq. Ft)

East - Site No. 56 West - Road
 North - Site No. 86 South - Road

ITEM No. 8 (Site No. 88 admeasuring 1156 Sq. Ft)

East - Road West - Site No. 116
 North - Site No. 89 South - Road

ITEM No. 9 (Site No. 89 admeasuring 1200 Sq. Ft)

East - Road West - Site No. 115 & 116
 North - Site No. 90 South - Site No. 88

ITEM No. 10 (Site No. 90 admeasuring 1200 Sq. Ft)

East - Road West - Site No. 114 & 115
 North - Site No. 91 South - Site No. 89

ITEM No. 11 (Site No. 91 admeasuring 1200 Sq. Ft)

East - Road West - Site No. 114 & 115
 North - Site No. 92 South - Site No. 90

ITEM No. 12 (Site No. 92 admeasuring 1200 Sq. Ft)

East - Road West - Site No. 113
 North - Site No. 93 South - Site No. 91

Reserve Price of the Schedule Property is Rs.3,36,33,200/- and the Earnest Money Deposit will be (EMD is 10% of the Reserve Price) Rs.33,63,320/-.

Known Encumbrances if any: Nil.

Schedule 'B': All that piece and parcel of the Immovable property bearing Site No. 24 and Site No. 25, Situated at Ravisutha Layout, Sabmangala Village, Kasaba Hobli, Anekal Taluk, Bangalore District, under the limit of Samandooru Village Panchayat, both are measuring 30 X 40 Feet each, Total 2400 Sq. Ft. and commonly bounded on the:

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East by - Site No. 26
North by - 25 feet Road

West by - Site No. 23
South by - Site No. 20 & 21.

Reserve Price of the Schedule Property is Rs.36,00,000/- and the Earnest Money Deposit will be (EMD is 10% of the Reserve Price) Rs.3,60,000/-.

Known Encumbrances if any: Nil.

Schedule 'C':

Item No. 1 : All that piece and parcel of the Immovable property bearing Site No. 29 Situated at Ravisutha Layout, Sabmangala Village, Kasaba Hobli, Anekal Taluk, Bangalore District, under the limit of Samandooru Village Panchayat, both are measuring 26 X 40 Feet Total 1040 Sq. Ft. and commonly bounded on the:

East by - Tamilnadu Border
North by - 25 feet Road

West by - Site No. 28
South by - Site No. 17.

Item No. 2 : All that piece and parcel of the Immovable property bearing Site No. 18 Situated at Ravisutha Layout, Sabmangala Village, Kasaba Hobli, Anekal Taluk, Bangalore District, under the limit of Samandooru Village Panchayat, both are measuring 30 X 40 Feet Total 1200 Sq. Ft. and commonly bounded on the:

East by - Site No. 17
North by - Site No. 27

West by - Site No. 19
South by - 25 feet Road

Reserve Price of the Schedule Property is Rs.33,60,000/- and the Earnest Money Deposit will be (EMD is 10% of the Reserve Price) Rs.3,36,000/-.

Known Encumbrances if any: Nil.

Terms and Conditions Sale :

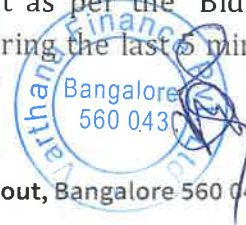
1. Sale is strictly subject to the terms & conditions incorporated in this notice.
2. Intending bidders should submit their EMD amount and Bid amount along with KYC documents (PAN Card and Aadhaar/Voters ID/Driving License) and Rs. 1,000/- being Non-refundable Tender fee at our Branch address : Varasiddhi, 5BC-110, 3rd Floor, Service Road, 3rd Block, HRBR Layout, Bangalore- 560043. By way of Demand Draft/ Pay Order drawn on a Scheduled Bank, favoring "M/s. Varthana Finance Private Limited", payable at Bangalore before 3.00 P.M on or before 16-09-2026 (Wednesday).
3. In-Case Authorized Officer, Receives more then 1(One) Bid, Bidders are Allowed to do Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (Rs.50,000/-) or its multiple and in case bid is placed during the last 5 minutes of the closing

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time of the Auction for property, the closing time will automatically get extended for 5 minutes (each time till the closure of Auction process). The bidder who submits the highest bid amount (above the Reserve Price) on the closure of the Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.

4. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within next working day after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of Sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

5. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ registration charges, fee etc., and also all the statutory/ non-statutory dues/ liabilities, taxes, rates, assessment charges, fees etc. owing to anybody.

6. Prospective bidders are advised to make their own enquiries and satisfy themselves with regard to title, encumbrance, measurement and any dues/taxes payable in respect of the scheduled properties. The Authorized Officer or Company will not be responsible for any discrepancies in the Title Documents.

7. The arrears of tax/maintenance/ any other dues payable if any in respect of the scheduled property will have to be borne by the successful bidder.

8. The Company reserves its right to accept or reject any or all offers without assigning any reason(s) and in case all the offers are rejected, either to hold negotiations with any of the tenderers/ bidders or to sell the properties through private negotiations with any of the tenderer/ bidders or other party / parties.

9. As per Section 194 of Income Tax Act (as amended from time to time), **if sale price of the property sold is above 50 Lakhs then buyer will have to pay appropriate TDS to the Government Treasury** and the TDS certificate has to be deposited to the Company.

10. The Sale Certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The Sale Certificate shall be issued in the name of the successful bidder. No request for change of name in the Sale Certificate other than the person who submitted the bid/participated in the Auction will be entertained.

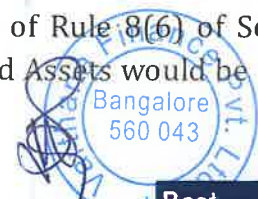
11. The Borrowers/Mortgagors are hereby put to notice in terms of Rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured/aforementioned Assets would be sold in

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accordance with this notice in case the amount outstanding as per the demand notice with update interest plus legal expenses, cost and charges is not fully repaid.

12. The Borrower's /Mortgagor's attention is invited to provisions of Sub-Sec (8) of Section 13 of the Act in respect of time available to redeem the secured assets.

13. In case of the further proceedings by DRT/ High Court or any other Court, the auction may either be deferred or canceled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.

14. The title deeds and other documents related to the property and deposited with The Varthana Finance Private Limited, for creation of Mortgage shall be delivered to the Successful bidder/Auction Purchaser, at the time of execution of the Sale Certificate.

Place: Bangalore

For Varthana Finance Private Limited


Bangalore
560 043
Authorized Officer.

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