



KARNATAKA GRAMIN BANK

(A Scheduled Bank, Owned by Govt. of India, Govt of Karnataka & Canara Bank)

REGIONAL OFFICE- CHIKKAMAGALURU

Sequera Towers, Vijayapura Main Road Chikmagaluru-577101

PHONE: 08262-200056

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Ref: KGB/RO/CKM/ R&L/SARFAESI/SN-14 /2022-23

DATE:14/09/2023

E-AUCTION/SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC AUCTION UNDER RULES 8 (6) & 9 (Immovable) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to borrower/s and Co-obligant/s/ Guarantor/s that the below described immovable property mortgaged to Karnataka Gramin Bank **Aldur Branch**. The constructive possession of which has been taken by the **Authorised Officer of Karnataka Gramin Bank, Regional Office, Chikmagaluru** under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and security Interest (Enforcement) Rules 2002, will be sold by E-auction of properties mentioned below at the date and time, and on the terms & conditions mentioned below.

Date & Time of E-Auction: 21/10/2023 between 11:00 AM and 12:00 Noon.

Last Date, Time and Place for receipt of EMD: Rs.3,08,520/- Date:20/10/2023 till 4.00 PM at Karnataka Gramin Bank, Aldur Branch,

BORROWER:

1. Sri. S T Rajashekhara S/o Late S B Tankegowda R/o No.229, 5th Cross, 2nd Block, RMV 2nd Stage, Bengaluru City-560 094.

Guarantor

2. Sri. D M Lakshmana Gowda S/o Malle gowda H, Doddamagaravalli, Aldur Post, Chikmagaluru Taluk & District.

Amount Outstanding of A/c No: 42386334000116 Rs. 2,05,84,754/- (Rupees Two Crore Five Lakh Eighty Four Thousand Seven Hundred FiftyFour only) as on 14/09/2023 and interest from 25/03/2023 at the rate of 11.75 % and penal interest at the rate 2.00 % excluding charges thereon.

Reserve Price: Rs.30,85,200/-

EMD: Rs. 3,08,520/-

DD/PO/BC favoring "Karnataka Gramin Bank", Aldur Branch.

A/c No.: 123861013050189 Branch IFSC : PKGB0012386

Description of Property: Commercial Office unit bearing No. Flat No. C on the Second Floor of the Commercial complex known as "KALRO CHAMBERS" constructed on the land bearing corporation No.45/15. Property I D No: 7-28-45-15, 184/5150 (undivided share, right, title & interest in the property), Property measuring 185 Sq ft or 17.10Sq mtrs, Situated in Ward No 7, 8th Main 15th Cross, Malleshwaram in Corporation Division No.3 Bengaluru-560055.

Land Mark: Near Chitrapur Circle, MES Kishore Kendra, MES College of Arts,

Commerce & Science.

Boundaries: East By-8th Main Road, West By- House property of Sri Rangachari
North By-Property belonging to Sri Venkateshwara Rao, South By- 15th Cross Road.

Terms & conditions for E-Auction:

The Sale shall be subject to the conditions prescribed in the security Interest (Enforcement) Rules, 2002 and to the following conditions:

1. The property will be sold in "As is Where is", "As is What is" and "Whatever there is" basis including encumbrances, if any.
2. Auction / bidding shall only be through "Online electronic mode" through the website of the Service Provider www.indianbankseauction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
3. For inspection of the properties and other particulars, the intending bidders are at liberty to make their own inspection / assessment / enquiries about the property.
4. The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process. The property will not be sold below the Reserve Price.
5. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the actual bidder to participate in the auction on behalf of the company should be submitted.
6. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature, please contact the service provider **M/s Canbank Computer Services Ltd., No.218, J P Royale, 1 st Floor, Sampige Road, 2nd Main, (Near 14th Cross), Malleswaram Bengaluru 560003** **Mr. Prathap Kunjilal (Contact No. Cell - 9832952602) or Miss. Shwetha Gujjar (Contact No. Cell - 7676015272)** Email id: ccsleauktion@gmail.com. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
7. The intending bidders should register their names at portal www.indianbankseauction.com 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 Canbank Computer Services Ltd., No.218, J P Royale, 1 st Floor, Sampige Road, 2nd Main, (Near 14th Cross), Malleswaram Bengaluru 560003 **Mr. Prathap Kunjilal (Contact No. Cell - 9832952602) or Miss. Shwetha Gujjar (Contact No. Cell - 7676016272), e-mail address: ccsleauktion@gmail.com.**
8. EMD amount of **10%** of the Reserve Price is to be deposited by way of **Demand Draft** in favour of Authorized Officer, **Karnataka Gramin Bank, Aldur Branch** OR shall be deposited through **RTGS/ NEFT/ Fund transfer** to credit of account **123861013050189 IFSC:PKGB0012386** of **Karnataka Gramin Bank, Aldur Branch** on or before **20/10/2023 till 04:00pm.**
9. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **20/10/2023 upto 04:00 PM** to **Karnataka Gramin Bank, Aldur Branch**, by hand or by email. Email: br2386@kgbk.in, rockm.rlw@kgbk.in


- a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder's A/c details for online refund of EMD.
10. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
11. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.25,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
12. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/ her as the successful bidder on the same day by cash / NEFT/ RTGS to credit the A/c no **123861013050189** , Aldur Branch,
IFSC : PKGB0012386 and balance 75% of the bid amount within 15 days thereafter. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
13. On confirmation of sale by the Authorized Officer and if the terms of the payment have been complied with, the Authorized Officer exercising the Power of Sale shall issue a '**Sale Certificate**' of immovable property in favour of the purchaser in the form given in appendix V of Securitization Act 2002.
14. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.
15. *For sale proceeds of Rs.50 Lakhs and above the successful bidder will have to deduct applicable TDS on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.*
16. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
17. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof. The bank shall not be responsible for any error, mis-statement for omission in this proclamation. The other terms and conditions, if any will be notified at the place of auction.
18. The property / properties under auction is / are free of all encumbrances. Encumbrances if any created without the notice of the Secured Creditor by the borrower, will be the sole lookout of the successful bidder.
19. In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned **Regional Office** or Aldur Branch who, as a facilitating centre, shall make necessary arrangements.

20. This is also a notice to the borrower / guarantor for information and necessary action.
21. At any stage of the Auction, the Authorized Officer shall have the power to accept or reject bids or postpone / cancel the Auction without assigning any reason thereof including addition or deletion of other terms and conditions.
22. All other charges, expenses like conveyance, electricity, WSSB, legal, stamp duty, registration fee, arrears of tax charged, TDS and other pending/future taxes etc, if any, shall be borne by the purchaser/bidder. Bidders shall produce copy of Proof of Identity, Proof of Address / Pan Card.
23. The bank shall not be responsible for any error, mis-statement for omission in this proclamation. The other terms and conditions, if any will be notified at the place of auction.
24. For further details contact the Manager, Karnataka Gramin Bank, Aldur Branch (Ph. No. Sri. Deepak B P - 9986516811 & Miss. Tejaswini S - 8277649059) may be contacted during office hours on any working day, e-mail id br2386@kgbk.in OR M/s Canbank Computer Services Ltd., No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, (Near 14th Cross), Malleswaram Bengaluru 560003 Mr. Prathap Kunjilal (Contact No. Cell - 9832952602) or Miss Shwetha Gujjar (Contact No. Cell - 7676015272) Email id: ccsleauktion@gmail.com. Website: www.indianbankseauktion.com.
25. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her only.
26. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
27. In case Holiday is declared on the date of auction by statutory authorities, the Auction will be held on the next working day at the same time.

SPECIAL INSTRUCTION/ CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Karnataka Gramin Bank 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 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 situation and are able to participate in the auction successfully.

Place : Chikmagaluru
Date : 14/09/2023


AUTHORISED OFFICER
KARNATAKA GRAMIN BANK

