

 ಕರ್ನಾಟಕ ಗ್ರಾಮೀಣ ಬ್ಯಾಂಕ್ ವಿಶ್ವಸದ ಪ್ರತೀಕ	Karnataka Gramin Bank <small>[A Scheduled Bank, established by Govt of India Sponsored by : Canara Bank]</small>
	RECOVERY AND LEGAL WING REGIONAL OFFICE I U DP LAYOUT, CHITRADURGA Phone: 08194-234198, e mail: rocta.rlw@kgbk.in
Ref: KAGB/RO- CTA/R&L/2023-24	Date: 18-05-2023

(E-AUCTION SALE NOTICE)

KARNATAKA GRAMIN BANK: HEAD OFFICE: BALLARI
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 Challakere Branch. The constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Karnataka Gramin Bank, Challakere Branch 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: 30-06-2023

between 11:00 AM and 12:00 Noon.

Last Date, Time and Place for receipt of EMD: 28-06-2023
till 4.00 PM at
Karnataka Gramin Bank,
Challakere Branch.

M/s Venkatesh Ramalakshmi cold storage represented by its proprietors

1. Smt. Ramalakshmi
W/O R Venkatesh guptha
R/O Pavagada road
Jagajeevan nagar
Old town 2nd cross
Challakere

2. Sri. R Venkatesh guptha
S/O Ramashetty Y
R/O Pavagada road
Jagajeevan nagar
Old town 2nd cross
Challakere

3. Sri. Vamshikrishna
S/O O R Venkatesh guptha
R/O Pavagada road
Jagajeevan nagar
Old town 2nd cross
Challakere

4. Legal heirs of chethan kumar
Sri. Sri.R Venkatesh guptha
S/O Ramashetty Y
R/O Pavagada road
Jagajeevan nagar
Old town 2nd cross
Challakere

5. Legal heirs of chethan kumar
Smt. Ramalakshmi
W/O R Venkatesh guptha
R/O Pavagada road
Jagajeevan nagar
Old town 2nd cross
Challakere

6. Sri.R Govindraju
S/O Ramashetty Y R
Jagajeevan nagar
Old town 2nd cross
Challakere

Amount Outstanding: Rs. 3,55,23,261.14/- (Rupees Three Crores Fifty five Lakhs Twenty Three thousand Two Hundred and Sixty one and Paise Fourteen only) as on 29-04-2023 and interest from 29-04-2023 excluding charges thereon.

Reserve Price property 1-11: Rs.25,00,000/- (Twenty Five lakhs rupees only)
EMD: Rs.2,50,000/- DD favouring Karnataka Gramin Bank, Challakere Branch

Reserve price of property no.12-13: Rs.3,07,00,000/- (Three crores seven Lakh rupees only)
EMD: Rs.30,70,000/- DD favouring Karnataka Gramin Bank, Challakere Branch



Reserve price of property no.14:Rs.29,00,000/-(Twenty Nine Lakhs rupees only)

EMD: Rs.2,90,000/- DD favouring Karnataka Gramin Bank, Challakere Branch

Reserve price of property no.15-16:Rs.64,00,000/-(Sixty Four Lakhs rupees only)

EMD: Rs.6,40,000/- DD favouring Karnataka Gramin Bank, Challakere Branch

Description of Property:

SL NO	Property NO	Extent	Location	Boundaries
01	Site no.139 Khata no.1828	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.140 South by- Site no.138
02	Site no.140 Khata no.1829	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.141 South by- Site no.139
03	Site no.141 Khata no.1830	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.142 South by- Site no.140

04	Site no.142 no.1831	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.143 South by- Site no.141
05	Site no.143 no.1832	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.144 South by- Site no.142
06	Site no.144 no.1833	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.145 South by- Site no.143
07	Site no.145 no.1834	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.146 South by- Site no.144
08	Site no.146 no.1835	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.147 South by- Site no.145



09	Site no.147 no.1836	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.148 South by- Site no.146
10	Site no.148 no.1837	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.149 South by- Site no.147
11	Site no.149 no.1838	Khata	25*30	Near railway bridge Bangalore road nagaramgere village challakere Karnataka	East by- Vacant site West by- Road North by- Site no.150 South by- Site no.148
12	Khatha/Assessment no.132/150 Sy.no.10/1		E-W:556 ft N-S:140 ft including 43*93 ft factory hall and store room 19.75 * 133 ft	Hottappanahalli village Challakere tq Chitradurga Karnataka	East by- Bangalore road West by- Land North by- Land South by- Remaining property in same khatha no.belongs to Ramalaxmi
13	Khatha/Assessment no.132/2/150 Sy no.10/1		23*19,43*40 and 50*100	Hottappanahalli village Challakere tq Chitradurga Karnataka	East by- Industrial building and vacant site in same sy.no. belongs to Ramalaxmi West by- Industrial building and vacant site in same sy.no. belongs to Ramalaxmi North by Industrial building and vacant site in same sy.no. belongs to Ramalaxmi South by-

				Hotteppanahally road
14	Land & Building 158/5 katha no.446	36*16	Thallak Challakere tq Chitradurga Karnataka	East by- Vacant site West by- Vacant site North by- Vacant site South by- Road
15	Site no.8 Katha no and assessment no.2664/2518/2518/08 Land and building	30 X 40 ft	Challakere Chitradurga Karnataka	East by- Site no.7 West by- Site no.9 North by- 9 mtrs road South by- land of Re.syno.17/4
16	Site no.21 Katha no and assessment no.2668/2522/2522/21 Land and building	30 X 40 ft	Challakere Chitradurga Karnataka	East by- Site no.22 West by- Site no.20 North by- Site no.18 & 24 South by- 9 mtrs road



Terms & conditions for E-Auction:

1. Auction / bidding shall only be through "Online electronic mode" through the website of the Service Provider **website www.indianbankseauction.com** of our e-auction service provider **M/s. Canbank computer services Ltd.**
2. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider viz., **website www.indianbankseauction.com** of our e-auction service provider **M/s. Canbank computer services Ltd.** for auction bid form and detailed terms and conditions which are annexed to the bid form.
3. Get the User ID and password. Only the password may be changed on receiving it.
4. Bidders are advised to go through the website **www.indianbankseauction.com** for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. 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.
6. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

Other Terms and Conditions:

1. To participate in the Auction, intending bidders have to deposit 10% of the reserve price as mentioned above as refundable EMD in the form of DD of a Scheduled Bank favouring as shown above, before the time and dates specified above. EMD will not carry any interest.
2. The Sale will be on "**AS IS-WHERE IS, AS IS WHAT IS & WHATEVER THERE IS**" basis.
3. The property will not be sold below the Reserve Price.
4. 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.
5. The incremental bid is fixed at a minimum of **Rs. 50,000/-** and the property will be sold in favour of the highest bidder.
6. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day by NEFT/RTGS to credit A/C No. 105681013050189, Branch IFSC: **PKGB0010568** and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of Sale in any manner, the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the property, which shall be sold subsequently.
7. 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.

8. 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.
9. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.
10. 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.
11. 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.
12. 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.
13. 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.
14. For further details, please contact the Branch Manager at **Challakere**, Phone No. 9845390586 or **Regional Manager** at Regional Office, **Chitradurga**, Phone No. 9449909906, at the above address during the office hours on any working days between from 18-05-2023 to 28-06-2022 between 11.00 AM and 5.00 PM.
15. For inspection of the properties and other particulars, the intending bidders are at liberty to make their own inspection / assessment / enquiries about the property.
16. This is also a notice to the borrower / guarantor for information and necessary action.
17. In case Holiday is declared on the date of auction by statutory authorities, the Auction will be will be held on the next working day at the same time.

Place : Chitradurga

Date : 18-05-2023


Authorized Officer

Karnataka Gramin Bank,
s

