



Karnataka Bank Ltd.

Your Family Bank. Across India.

Asset Recovery Management Branch,
Plot No. 50, Srinagar Colony, Road No. 3,
Banjara Hills, Hyderabad - 500073.

Phone : 040-23755686/ 23745686
E-Mail : hyd.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002.

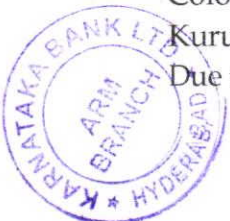
Notice is hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged /charged to the secured Creditor, the constructive Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on 16.12.2020, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **15.09.2021** for recovery of

A) Rs. 4,94,04,831.81 (Rupees Four Crores Ninety Four Lakhs Four Thousand Eight Hundred Thirty One and Eighty One Paise) of which i) **Rs. 3,63,20,257.57 (Rupees Three Crore Sixty Three Lakhs Twenty Thousand Two Hundred Fifty Seven and Fifty Seven Paise)** plus interest from **12.07.2021** under **PSTL A/c 0207001800168201** ii) **Rs. 1,30,84,574.24 (Rupees One Crore Thirty Lakhs Eighty Four Thousand Five Hundred Seventy Four and Twenty Four Paise)** plus interest from **01.07.2021** plus costs under **PSOD A/c No. 0207000600193301** pertaining to the Borrowers/ Guarantors : **(1) M/s Aishwaraya Cotton Private Limited** Represented by its Directors: a)Mr. Gudisi Sivanna b) Mrs. G Lakshmi Addressed at: Sy.No.95/A2, Basapuram Road, Adoni Also at H.No. MIG36, APHB Colony, Adoni - 518301 2) **Mr. Gudisi Sivanna** S/o Mr. G Pedda Linganna 3) **Mrs. G Lakshmi** W/o Mr. Gudisi Sivanna No. 2 & 3 addressed at: H.No. MIG36, APHB Colony, Adoni - 518301 4) **Mr. G Malleshappa** S/o Mr. G Pedda Linganna, addressed at H.No 12/292, Karuva Colony, Pedda Kadubur Village, Kurnool District, - 518323 due to the Karnataka Bank Ltd, Adoni Branch.

B) Rs. 1,08,86,635.35 (Rupees One Crore Eight Lakhs Eighty Six Thousand Six Hundred Thirty Five and Thirty Five Paise) plus interest from **01.07.2021** Plus costs under **PSOD A/c 0207000600192401** . pertaining to the Borrowers/ Guarantors : **(1) M/s Sri Rajalakshmi Traders** Represented by its Proprietrix **Mrs. G. Lakshmi**: Addressed at: Godown No.48, Market Yard, Adoni, Kurnool District. Andhra Pradesh-518301, 2) **Mrs. G. Lakshmi** W/o Mr. Gudisi Sivanna 3) **Mr. Gudisi Sivanna** S/o Mr. G Pedda Linganna No. 2 & 3 addressed at: H.NO MIG36, APHB Colony, Adoni - 518301 4) **Mr. G. Malleshappa**, S/o Mr. G Pedda Linganna H.No. 12/292, Kuruva Colony, Pedda Kadabur Village, Kurnool District - 518323, due to the Karnataka Bank Ltd, Adoni Branch.

C) Rs. 1,09,86,047.00 (Rupees One Crore Nine Lakhs Eighty Six Thousand Forty Seven) plus interest from **01.07.2021** Plus costs under **PSOD A/c 0207000600192201** pertaining to the Borrowers/ Guarantors : **(1) M/s Sree Kasi Visweswara Swamy Traders** Represented by its Proprietor **Mr. Gudisi Sivanna** Addressed at: Godown No.48, Market Yard, Adoni, Kurnool District. Andhra Pradesh-518301, 2) **Mr. Gudisi sivanna** S/o Mr. G Pedda Linganna 3) **Mrs. G Lakshmi** W/o Mr. Gudisi Sivanna No. 2 & 3 addressed at: H.NO MIG36, APHB Colony, Adoni - 518301 4) **Mr. G. Malleshappa**, S/o Mr. G Pedda Linganna H.No. 12/292, Kuruva Colony, Pedda Kadabur Village, Kurnool District - 518323 .

Due to the Karnataka Bank Ltd, Adoni Branch Phone: (PH: 08512- 252038, 9441336383).



DESCRIPTION OF THE IMMOVABLE PROPERTIES

1) All that part and parcel of industrial property measuring 2 acres along with factory shed (Ginning & Pressing hall measuring 13719 Sft, Raw Cotton storage measuring 6255.86 sft, Bales storage measuring 6255.86 sft) constructed thereon bearing Sy. No 95/A2, situated at Basapuram road, Parvathapuram Village, Adoni municipality, Adoni, Kurnool District standing in the name of M/s Aishwarya Cottons Pvt Ltd bounded by; **East:** Land of Bandi Nagaraj, **West:** Land of Golla Balanna, **North:** Applicant land/ Land of Golla Balanna and **South:** Basapuram Road/ Applicant Land.

Reserve Price Rs. 1,91,90,000.00 (Rupees One Crore Ninety One Lakhs Ninety Thousand)

Earnest Money Deposit: Rs.19,19,000.00 (Rupees Nineteen Lakhs Nineteen Thousand)

II) All that part and parcel of residential property measuring 252.33 sq.yds bearing D.No. MIG-36, 1st Ward, Sy. No.201, Phase -I, along with building (GF) constructed thereon situated at APHB Colony, Adoni, within the limits of Adoni Municipality, Kurnool District standing in the name of Mr. Gudusi Sivanna bounded by: **East:** 40 Feet wide Road, **West:** House No: MIG – 39, **North :** House No: MIG – 37 and **South :** House No: MIG – 35.

Reserve Price Rs. 48,00,000.00 (Rupees Forty Eight Lakhs)

Earnest Money Deposit: Rs.4,80,000.00 (Rupees Four Lakhs Eighty Thousand)

III) All that part and parcel of residential land measuring 333.33 sq.yds bearing Sy.No 445, Plot No.98, LP No.454/86 along with building (GF+Ff) constructed thereon, bearing Old D.No.2-213-4, New D.No.2-365, situated at All Bank Employees' Colony, within the limits of Mandigiri Gram Panchayat, Adoni, Kurnool District standing in the name of Mr. G Malleshappa bounded by: **East :** House of Vysya Raju constructed in Plot No. 99, **West:** Plot No: 97 belongs to Venkata Rami Reddy, **North:** Plot No.102 and **South:** Road.

Reserve Price: Rs. 57,60,000.00 (Rupees Fifty Seven Lakhs Sixty Thousand)

Earnest Money Deposit: Rs. 5,76,000.00 (Rupees Five Lakhs Seventy Six Thousand)

IV) All that part and parcel of residential land measuring 40 cents bearing Sy.No538/2 situated at Madire Village, within limits if Madire Gram Panchayat, Siruguppa Road, Adoni, Kurnool District standing in the name of Mr. G. Shivanna bounded by **East:** Rasta and land of Subhash, **West:** land of Golla Nettekanna, **North:** land of Subhash and **South:** Siruguppa Road. **Reserve Price:** Rs. 12,00,000.00 (Rupees Twelve Lakhs)

Earnest Money Deposit: Rs. 1,20,000.00 (Rupees One Lakh Twenty Thousand)

V) All that part and parcel of non- agricultural land admeasuring 2.35 Acres bearing Sy.No97/3 & 97/5 situated within limits of Mantralayam (Manchala) Village and Mandalam, registration district of Kurnool and Sub- registration district of Yemmiganur standing in the name of Mrs. G Lakshmi bounded by **East:** land of Kuruva Jambaiah, **West:** land of M. Ramanjineyulu & Others **North:** Land of Kuruva Pakkappa and **South:** Patha Suguru Road

Reserve Price : Rs. 27,00,000.00 (Rupees Twenty Seven Lakhs)

Earnest Money Deposit: Rs. 2,70,000.00 (Rupees Two Lakhs Seventy Thousand)

* Item No. I, IV & V are exclusive collateral to the liabilities of A) M/s Aishwaraya Cotton Private Limited. Item No II & III are common collateral to the liabilities of A) M/s Aishwaraya Cotton Private Limited, B) M/s Sri Rajalakshmi Traders & C) M/s Sree Kasi Visweswara Swamy Traders.



(The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).

(This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors).

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Web-site ie., www.karnatakabank.com under the head "mortgaged assets for sale".

The E-auction will be conducted through portal <https://bankauctions.in/> on 15.09.2021 from 11:00 am to 12:00 pm with unlimited extension of 10 minutes. The intending bidder is required to register their name at <https://bankauctions.in/> and get the user Id and password free of cost and get training *online training on E-auction (tentatively on 14.09.2021) from M/s.4Closure, 605A, HMDA Maitrivanam, Ameerpet, Hyderabad, Telangana 500038, contact No.040-23836405, mobile 8142000061/66, E-mail: subbarao@bankauctions.in and info@bankauctions.in.*

TERMS AND CONDITIONS OF SALE:

- 1) For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in Description) of Reserve price by way of RTGS/NEFT/ fund transfer to the credit of account number 0203500200003701, Karnataka Bank Ltd, Adoni Branch IFSC code KARB0000020 or by DD/ pay order favouring "Karnataka Bank Ltd., A/c – **M/s Aishwaraya Cotton Private Limited & Ors**", payable at Hyderabad.
- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/ quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as "Tender for property purchase Item No. I) pertaining to **M/s Aishwaraya Cotton Private Limited & Ors**" (as the case may be) & duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad – 500073 / or by email – hyd.arm@ktkbank.com before 5.00 PM on **14.09.2021**
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of Rs. 10,000=00. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "10 minutes" that is the end time of E-auction shall be automatically extended by 10 minutes. Each time if bid is made within 10 minutes from the last extension.
- 4) The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favor of the highest bidder or reject the same without assigning any reason.
- 5) Successful tenderer/bidder should deposit 25% of the bid amount (including the EMD amount) immediately on the sale being knocked down in his/her favour and the balance sale price has to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorised Officer. The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other statutory dues, water and electricity dues, etc.
- 6) Bids once made shall not be canceled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
- 7) Immediately upon closer of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/ her by scan & email both to the authorized officer of the Karnataka Bank i.e hyd.arm@ktkbank.com / 992@ktkbank.com and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.
- 8) The successful bidder shall deposit 25% of the bid amount (including EMD)on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid



amount within 15 days from the date of sale by RTGS /NEFT/fund transfer credit of account number 0203500200003701, Karnataka Bank Ltd, Adoni Branch IFSC code KARB00000020 or by DD/Pay order favoring Karnataka Bank Ltd., A/c - " **M/s Aishwaraya Cotton Private Limited & Ors** "Payable at Hyderabad. EMD of unsuccessful bidders will be returned.

9) Sale certificate will be issued by the authorized officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.

10) If the successful bidder/tenderer fails to remit the balance of 75% of the bid amount within 15 days from the date of confirmation of sale or any other date as specified by the Authorized Officer, the amount deposited by him / her shall be forfeited and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.

11) The Authorised Officer is holding only the symbolic possession of the property and is not having the physical possession of the property. Thus the successful bidder will be handed over the property on 'as is where is condition'.

12) The Authorised Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.

13) For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders or tenderer may contact The Branch Head, Karnataka Bank Ltd, Adoni Branch First Floor, D.No. 20-28-1, Rajashri Hotel Building, Railway Station Road, Adoni (PH: 08512- 252038, 9441336383) during office hours on any working day.

14) The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.

15) All bidders who submitted the bids, shall be deemed to have read the understood the terms and condition of E-auction sale and be bound by them.

Date: 31.07.2021

Place: Hyderabad



For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
ARM BRANCH