



Karnataka Bank Ltd.

Your Family Bank. Across India.

Asset Recovery Management Branch

1st Floor, FKCCI Building, Kempegowda Road,
Bengaluru-560009

Phone : 080-22955928 (Gen)/22955929 (CM)
E-Mail : blr.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTY

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) / Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable properties 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 **21.01.2021**, will be sold on "As is Where is ", "As is What is" and "Whatever there is" basis on **08.12.2021** for total recovery of **Rs.112,25,09,687.51 [Rupees One Hundred Twelve Crores Twenty Five Lakhs Nine Thousand Six Hundred Eighty Seven and Paisa Fifty One Only]**, including Contingent Liability of **Rs.38,83,609.00 [Rupees Thirty Eight Lakhs Eighty Three Thousand Six Hundred and Nine]**, plus interest and costs due to the Karnataka Bank Ltd., Bengaluru - Overseas Branch, from the following Borrower / Guarantors/Mortgagor: under the below mentioned accounts :

(1) M/s Coffee Day Global Limited (CDGL)

Registered Office : KM Road, Chikkamagaluru, Karnataka – 577101,

Administrative Office : Coffee Day Square, Vittal Mallya Road, Bengaluru – 560001,

(2) Mrs. Vasanthi Hegde, W/o Late Gangaiah Hegde, (3)Mrs. Malavika Hegde, W/o Late V.G Siddhartha, (4)Mr.G.H.Halappa alias Halappa Gowda, S/o Mr. G.M. Hucchegowda, Housing Board Extension, Vidya Nagar, Mudigere, Chikkamagaluru District – 577132,

(5)M/s Tanglin Developments Ltd, No.23/2, Coffee Day Square, Vittal Mallya Road, Bengaluru – 560001, (6)Mr. Amarthya Hegde, S/o Late. V.G. Siddhartha, (7)Mr. Ishaan Hegde, S/o Late. V.G. Siddhartha, No.2, 3,6 & 7 at : No.28, 3rd Cross, 9th Main, Sadashiv Nagar, RMV Extension, Bengaluru – 560080. No.2)Mrs. Vasanthi Hegde, No.3)Mrs. Malavika Hegde, No.6)Mr. Amarthya Hegde & No.7)Mr. Ishaan Hegde as the legal heirs of deceased Mr. V.G Siddhartha and No.2)Mr. Vasanthi Hegde as the legal heir of deceased Mr. Gangaiah Hegde are also proper and necessary parties to this notice.

(Amount in Rupees)

Nature & Account No.	Balance outstanding	Future interest from
<u>DEMAND PROMISSORY NOTE ACCOUNTS</u>		
1187001000038801	5,68,40,176.00	01.04.2021
1187001000038901	5,24,79,219.70	01.08.2020
1187001000039001	5,24,79,219.70	01.08.2020
1187001000039101	5,24,79,219.70	01.08.2020
1187001000039201	5,24,79,219.70	01.08.2020
1187001000039301	5,24,79,219.70	01.08.2020
1187001000039401	5,24,79,219.70	01.08.2020
1187001000039501	5,24,79,219.70	01.08.2020
1187001000039601	5,24,79,219.70	01.08.2020
1187001000039701	3,14,88,010.36	01.08.2020
<u>EXPORT CREDITS (SLGEN)</u>		
11800196343	32,43,384.00	01.08.2020
11800196514	3,50,00,000.00	01.08.2020
11800196652	1,00,00,000.00	01.08.2020
11800196802	1,70,00,000.00	01.08.2020
11800196897	1,00,00,000.00	01.08.2020
11800196938	2,00,00,000.00	01.08.2020
11800197008	2,00,00,000.00	01.08.2020
11800197183	1,00,00,000.00	01.08.2020
11800197243	2,50,00,000.00	01.08.2020
11800197315	1,00,00,000.00	01.08.2020
11800197600	5,00,00,000.00	01.08.2020
11800198355	33,00,000.00	01.08.2020
11800198358	2,97,00,000.00	01.08.2020
11800198678	75,00,000.00	01.08.2020
11800201125	2,40,00,000.00	01.08.2020
11800201380	1,50,00,000.00	01.08.2020
11800201551	1,20,00,000.00	01.08.2020
11800201890	2,40,00,000.00	01.08.2020
<u>OVERDRAFT ACCOUNTS</u>		
1187000100004601	1,16,00,665.06	01.08.2020
1187000100006801	27,31,20,085.49	01.08.2020
<u>CONTINGENT LIABILITY</u>		
Bank Guarantee's	38,83,609.00	---
TOTAL	112,25,09,687.51	

Reserve Price/Upset Price below which the properties may not be sold are as follows :

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property	Reserve Price	Earnest Money Deposit	Date & Time of Auction
<p>1) All that part and parcel of vacant Industrial property admeasuring 12,559 Sq.mtrs, bearing E-Swathu Khata No.150900100600120060 (Property No.657 as per Village Panchayath records) carved out of Sy.No.329/2 (measuring 1 Acre 6 guntas) and 329/4 (measuring 3 Acres 20 Guntas), both situated in Indavara Village within the limits of Indavara Village Panchayath, Kasaba Hobli, Chikkamagaluru Taluk, belonging to Mr. G.H. Halappa @ Halappa Gowda.</p> <p><u>Boundaries of Property (As per documents)</u> East by: By Lagu No.330 West by: By Lagu No.335 North by: By Lagu No.3 & Hovera Hatti South by: By Lagu Hissa 1 and 3</p>	<p>Rs.18,18,00,000.00 (Rupees Eighteen Crores Eighteen Lakhs Only)</p>	<p>Rs.1,81,80,000.00 (Rupees One Crore Eighty One Lakhs Eighty Thousand Only)</p>	<p>08.12.2021 from 2.15 P.M to 2.35 P.M</p>
<p>2) All that part and parcel of immovable property bearing Survey No.'s 331 (measuring 02 acres 13 guntas), 332 (measuring 03 acres 19 guntas), 333 (04 acres 10 guntas), totally measuring 10 acres 02 guntas (4,37,778.00 Sq.ft), with commercial/industrial building constructed thereon measuring 98,601.60 Sq.ft , situated at Indavara Village, Chikkamagaluru Taluk, belonging to Mrs. Vasanthi V Hegde, leased to M/s Coffee Day Global Limited for 99 years.</p>	<p>Rs.55,55,00,000.00 (Rupees Fifty Five Crores Fifty Five Lakhs Only)</p>	<p>Rs.5,55,50,000.00 (Rupees Five Crores Fifty Five Lakhs Fifty Thousand Only)</p>	<p>08.12.2021 from 2.45 P.M to 3.05 P.M</p>

Boundaries of property as per Documents

i)Sy.No.331

East : Sy.No.332 property of Laxminarayana

West : Sy.No.332 property of Laxminarayana

North : By Road going towards Erehalli

South : Property of Bhagirathi now sold to the purchaser under a separate Sale Deed

ii)Sy.No.332

East : Halla

West : Property of Laxminarayana

North : Sy.No.331 and 332 of Indavara Village

South : Property of Bhagirathi now sold to the purchaser under a separate Sale Deed

iii)Sy.No.333

East : Halla

West : Property of Mr. Ramesh

North : Property belongs to Mr. Ramanayaka and Mr. Parashuramanayak

South : Halla

(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 / Sub Rule (1) of Rule 9 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 Website i.e. www.karnatakabank.com under the head "Mortgaged Assets for Sale".

The E-auction will be conducted through portal <https://bankauctions.in/> on **08.12.2021 at respective timings mentioned above** with unlimited extension of 05 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 i.e. *online training on E-auction (tentatively on 07.12.2021)* from M/s 4 Closure, Mr. T. Jaya Prakash Reddy (Operations Manager), No.22, 5th Cross, Gurumahal Extension, Opp. Indian Hotel, K. G. Halli, Jalahalli (West), Bengaluru-560010 Mobile No: 8142000064/ 9515160061, E-mail: prakash@bankauctions.in

TERMS AND CONDITIONS OF SALE:

- 1) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/Fund Transfer to the credit of account number **1183500200004101, Karnataka Bank Ltd, Bengaluru - Overseas Branch, IFSC Code KARB0000118 or by DD/pay order favouring "Karnataka Bank Ltd., A/c - M/s. Coffee Day Global Limited" payable at Bengaluru.**

- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website <https://bankauctions.in/>) along with DD/ quoting the UTR number or NEFT/RTGS remittance towards EMD in a sealed cover as "Tender/Bid for property purchase pertaining to A/c - M/s Coffee Day Global Limited" duly mentioning the amount offered for purchase shall be submitted to the Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 1st Floor , FKCCI Building, Kempegowda Road, Bengaluru-560009 **on or before 4.00 P.M on 07.12.2021. The bid form shall be accompanied with attested copy of the photo identity proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.**
- 3) In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorising the actual bidder to participate in the auction on behalf of the Company should be submitted.
- 4) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.5,00,000/-**. 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 "05 minutes" i.e the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.
- 5) The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.
- 6) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc.
- 7) Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
- 8) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & mail it to both the Authorised Officer of the Karnataka Bank i.e blr.arm@ktkbank.com/993@ktkbank.com and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.
- 9) The successful bidder shall deposit **25% of the bid amount** (including the EMD amount) **immediately** on the sale being knocked down in his/her favour, **failing which the Bank shall forfeit the EMD amount** . The **balance 75% of the bid amount shall be paid within 15 days** from the date of sale by RTGS /NEFT/fund transfer to the credit of account number - 1183500200004101, Karnataka Bank Ltd, Bengaluru Overseas Branch, IFSC code KARB0000118 or by DD/Pay order favoring - "**Karnataka Bank Ltd., A/c - M/s Coffee Day Global Limited** " payable at Bengaluru. EMD of unsuccessful bidders will be returned.
- 10) 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.

- 11) 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 Authorised 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.
- 12) The Authorised Officer is holding only the **symbolic possession** of the properties and is not having the physical possession of the properties. Thus the successful bidder will be handed over the properties on **"As is where is", "As is what is" and "Whatever there is" basis.** "
- 13) 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.
- 14) If the sale price is more than Rs.50,00,000=00 (Rupees Fifty Lakhs Only), then the auction purchaser/successful bidder has to deduct 1.00% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99.00% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- 15) 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, Overseas Branch, Manandi Plaza, No 3, St. Marks Road, Bengaluru-560001 (Phone: 9900055362/080-22955886) during office hours on any working day.**
- 16) 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.
- 17) All bidders who submitted the bids, shall be deemed to have read and understood the terms and condition of E-auction sale and be bound by them.
- 18) In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

Date: 18.11.2021
Place: Bengaluru

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CHIEF MANAGER & AUTHORISED OFFICER