

**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 **Kalgi** Branch. The constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Karnataka Gramin Bank, **Kalgi** 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:** 25-04-2024 between 11:00 AM and 12:00 Noon.

**Last Date, Time and Place for receipt of EMD:** **24-04-2024** till 4.00 PM at Karnataka Gramin Bank, Kalgi Branch,

**Borrower:**

**M/S. Sagar Builders and Developers**

1. Sri. Abdul Jabbar,  
S/o Bashu Miyan,  
Partner of M/S Sagar Builders & Developers,  
Kalagi,  
Tq: Chittapur,  
Dist: Kalaburagi.
  
2. Smt. Gousiya Begum,  
W/o Abdul Jabbar,  
Partner of M/S Sagar Builders & Developers,  
Kalagi,  
Tq: Chittapur,  
Dist: Kalaburagi
  
3. Sri. Mohammed Sohil,  
S/o Abdul Jabbar,  
Partner of M/S Sagar Builders & Developers,

Kalagi,  
Tq: Chittapur,  
Dist: Kalaburagi

4. Sri. Mohammed Zahur,  
S/o Abdul Jabbar,  
Partner of M/S Sagar Builders & Developers,  
Kalagi,  
Tq: Chittapur,  
Dist: Kalaburagi

**Amount Outstanding:** Rs.6,49,90,909.00 (Rupees Six Crores Fourty Nine Lakhs Ninety Thousand Nine Hundred Nine Only) as on 02-04-2024 and interest from 08-03-2024 excluding charges thereon.

## 1. Reserve Price: Rs.4.10 lakh

**EMD: Rs.0.41 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

SL. No.	Property No.	Extension	Location	Bondaries
1	Sy.No.1/10 F Plot no. 66	385.74 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Plot No. 9&amp;10</b> <b>West by- Plot No. 67</b> <b>North by- Road</b> <b>South by- Sy.No. 02</b>

## 2. Reserve Price: Rs.3.60 lakh

**EMD: Rs.0.36 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

SL. No.	Property No.	Extension	Location	Bondaries
2	Sy.No.1/10 F Plot no. 67	339.15 Sq.ft	Kalagi	Bound on East by-Plot No. 66

**West by- Plot No. 68  
North by- Road  
South by- Sy.No. 02**

### **3. Reserve Price: Rs.3.50 lakh**

**EMD: Rs.0.35 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
3	Sy.No.1/10 F Plot no. 68	327.74 Sq.ft	Kalagi	<b>Bound on</b>  <b>East by-Plot No. 67</b>  <b>West by- Plot No. 69</b>  <b>North by- Road</b>  <b>South by- Sy.No. 02</b>

#### **4. Reserve Price: Rs.5.30 lakh**

**EMD: Rs.0.53 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
4	Sy.No.1/10 F Plot no. 69	<b>497.54</b> <b>Sq.ft</b>	<b>Kalagi</b>	<b>Bound on</b> <b>East by-Plot No. 68</b> <b>West by- Sy.No. 02</b> <b>North by- Road</b> <b>South by- Sy.No. 02</b>

## 5. Reserve Price: Rs.11.00 lakh

**EMD: Rs.1.10 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
5	Sy.No.1/10 F Plot no. 70	1022.63 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Plot No. 63</b> <b>West by- Sy.no.02</b> <b>North by- CA Site</b> <b>South by- Road</b>

## 6. Reserve Price: Rs.13.00 lakh

**Description of Property:**

S.N o.	Property No.	Extension	Location	Bondaries
6	Sy.No.1/10 F Plot no. 123	1199.52 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Road</b> <b>West by- Plot No. 122</b> <b>North by- Plot No. 124</b> <b>South by- Plot No.121</b>

## 7. Reserve Price: Rs.13.00 lakh

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
7	Sy.No.1/10 F Plot no. 124	1199.52 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Road</b> <b>West by- Plot No. 126</b> <b>North by- Plot No. 125</b>

South by- Plot No. 123

## 8. Reserve Price: Rs.13.00 lakh

**EMD: Rs.1.30 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
8	Sy.No.1/10 F Plot no. 125	<b>1199.52</b> <b>Sq.ft</b>	<b>Kalagi</b>	<b>Bound on</b> <b>East by-Road</b> <b>West by- Plot No. 126</b> <b>North by- Road</b> <b>South by- Plot No.124</b>

## 9. Reserve Price: Rs.18.00 lakh

**EMD: Rs.1.80 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
9	Sy.No.1/10 F Plot no. 126	<b>1679.42</b> Sq.ft	<b>Kalagi</b>	<b>Bound on</b> <b>East by-Plot No. 124&amp;125</b> <b>West by- Sy. No.08</b> <b>North by- Road</b> <b>South by- Plot No. 122</b>

## 10. Reserve Price: Rs.8.00 lakh

**EMD: Rs.0.80 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
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10	Sy.No.1/10 F Plot no. 127	734.69 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Plot No. 128</b> <b>West by- Sy.No. 08</b> <b>North by- Plot No. 129</b> <b>South by- Road</b>
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**11. Reserve Price:** Rs.13.00 lakh

**EMD:** Rs.1.30 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " "

**Description of Property:**

S.N o.	Property No.	Extension	Location	Bondaries
11	Sy.No.1/10 F Plot no. 128	1199.52 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Road</b> <b>West by- Plot No. 127</b> <b>North by- Plot No. 129</b> <b>South by- Road</b>

**12. Reserve Price:** Rs.20.40 lakh

**EMD:** Rs.2.40 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " "

**Description of Property:**

S.N o.	Property No.	Extension	Location	Bondaries
12	Sy.No.1/10 F Plot no. 129	1904.30 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Road</b> <b>West by- Sy No. 08</b> <b>North by- Plot No. 130</b> <b>South by- Plot No.127&amp;128</b>

### **13. Reserve Price: Rs.20.00 lakh**

**EMD: Rs.2.00 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
13	Sy.No.1/10 F Plot no. 130	1874.28 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Road</b> <b>West by- Sy. No. 08</b> <b>North by- Plot No. 131</b> <b>South by- Plot No. 129</b>

#### **14. Reserve Price: Rs.20.00 lakh**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
14	Sy.No.1/10 F Plot no. 131	<b>1844.37</b> <b>Sq.ft</b>	<b>Kalagi</b>	<b>Bound on</b> <b>East by-Road</b> <b>West by- Road</b> <b>North by- Plot No. 132</b> <b>South by- Plot No. 130</b>

### **15. Reserve Price: Rs.19.00 lakh**

**EMD: Rs.1.90 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
15	Sy.No.1/10 F Plot no. 132	1814.35 Sq.ft	Kalagi	Bound on East by-Road

**West by- Road**  
**North by- Plot No.133**  
**South by- Plot No. 131**

## 16. Reserve Price: Rs.22.00 lakh

**EMD: Rs.2.20 lakh (DD/PO/BC favouring Karnataka Gramin Bank, Kalgi Branch - A/c 111881013050189 " )**

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
16	Sy.No.1/10 F Plot no.133	2079.26 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Road</b> <b>West by- Road</b> <b>North by- Plot No.134&amp; Graveyard</b> <b>South by- Plot No.132</b>

**17. Reserve Price:** Rs.22.60 lakh

### Description of Property:

S.N o.	Property No.	Extension	Location	Bondaries
17	Sy.No.1/10 F Plot no. 134	2111.21 Sq.ft	Kalagi	<b>Bound on</b> <b>East by-Graveyard</b> <b>West by- Road</b> <b>North by- Road</b> <b>South by- Plot No.133</b>

### **Terms & conditions for E-Auction:**

1. Auction / bidding shall only be through "Online electronic mode" through the website of the Service Provider website **BankAuctions.in, ForeclosureIndia.in** of our e-auction service provider **M/s 4 Closure India.**
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 **BankAuctions.in, ForeclosureIndia.in** of our e-auction service provider **M/S 4 CLOSURE INDIA** 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 **BankAuctions.in, ForeclosureIndia.in** 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.

### **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 PO / DD / Banker's Cheque 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.20,000 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. 111881013050189, Branch IFSC:PKGB0011188 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 Kalgi Branch, Phone No. 9490242323 or at Regional Office, Yadgir, Phone No. 8867824521, at the above address during the office hours on any working days between from 05-04-2024 to 24-04-2024 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 held on the next working day at the same time.

Place : Kalagi

Authorised Officer

Date: 02-04-2024

Karnataka Gramin Bank,