Karnataka Gramin Bank

(A Scheduled Bank Established by Govt. of India : Sponsored by: Canara Bank)
Head Office, 32, Sanganakal Road, Gandhinagar, BALLARI.

R& L Wing :REGIONAL OFFICE : MYSURU
No.CA20,Vijayanagar 2nd stage,Mysore-570017
email-romys.rlw@kgbk.in

KGB/ROMYS/R&L/SALE/2024-25 **Date:12.12.2024**

To,

1. Sri Govindegowda S/o Ningegowda, (Borrower)
Melur, Melur Post, Mirle Hobli, K R Nagar.

2. Sri Madhu S/o Late Shambugowda, (Guarantor)
Melur, Melur Post, Mirle Hobli, K R Nagar Taluk.

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Karnataka Gramin Bank, **Natanahlly** branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **Natanahally** Branch of Karnataka Gramin Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the Bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

This is without prejudice to any other right available to the Bank under the subject Act or any other law in force.

Yours faithfully,

AUTHORISED OFFICER, KARNATAKA GRAMIN BANK

ENCLOSURE – SALE NOTICE

KARNATAKA GRAMIN BANK

(A Scheduled Bank Owned by Government: Sponsored by Canara Bank)

Head Office: Gandhinagar ; Ballari

NPA Management Section : Recovery Wing

Ph:08392-236459, 415, 455 E-mail : rrmw.recovery@kgbk.in

Regional Office : Mysore

Date : 12.12.2024

E-AUCTION/SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC AUCTION UNDER RULES 8 (6) & 9 (Immovable) 0F 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, **Natanahally** Branch. The constructive/physical (whichever is applicable) possession of which has been taken by the **Authorised Officer of Karnataka Gramin Bank, Regional Office Mysuru** 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:17.01.2025 between **11:00 AM** and **12:00** Noon.

Last Date, Time and Place for receipt of EMD: Rs.73,800 /- Date : 16.01.2025 till **4.00 PM** at **Karnataka Gramin Bank, Natanahally Branch.**

Borrower : Sri Govindegowda S/o Ningegowda, Melur, Melur Post, Mirle Hobli, K R Nagar.

Guarantor : Sri Madhu S/o Late Shambugowda, Melur, Melur Post, Mirle Hobli, K R Nagar Taluk.

Amount Outstanding : **Rs. 2,59,022.90/- (Rupees Two Lakh Fifty Nine Thousand & Twenty Two and Ninety paisa only)** and interest thereon

Reserve Price: Rs.7,38,000 /-
EMD: Rs.73,800 /- (DD/PO/BC favouring **"Karnataka Gramin Bank, Natanahally Branch" - A/c No. : 120221013050189, Branch IFSC: PKGB0012022**

Description of Property: All that part and parcel of the Property Junger No. 783 and Property Number 745, situated at Melur Village, Mirle Hobli, K R Nagar Taluk, Mysuru. Measuring : East to West : 40 ft, North to South : 60 feet.

Bounded by:

On the North by : Lands of Applicant
On the South by : Road
On the East by : Lands of Devamma
On the West by : Lands of Yashodamma

OTHER TERMS AND CONDITIONS

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 & WHATEVER THERE IS" condition including encumbrances, if any.

2. Auction / bidding shall only be through "Online electronic mode" through the website of the Service Provider https://www.Bankauction.in of our e-auction service provider https://www.foreclosureindia.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 above the Reserve Price and the participating bidders may improve their offer further during auction process. 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 the behalf of the company should be submitted.

6. E-auction arranged by the service provider Website: https://www.foreclosureindia.com, https://www.Bankauction.in or may contact M/s 4 closure, Srinivas-9515160061,8142000809.

7. 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, **Natanahally** Branch OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account **120221013050189** of Karnataka Gramin Bank, **Natanahally Branch on or before 16.01.2025 till 4:00pm**.

8. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **16.01.2025 upto 4.00 PM** to Karnataka Gramin Bank, **Natanahally Branch**, by hand or by email.

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 the bid amount.

c. Bidders name, contact no., Email Id.

d. Bidder's A/c details for online refund of EMD.

9. 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.

10. Auction would commence at reserve price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/-.The bidder who submits the highest bid (above reserve price) on closure of 'online' auction shall be declared as successful bidder. Sale shall be confirmed in the favor of the successful bidder, subject to confirmation of the same by the secured creditor.

11.The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid),immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. 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.

12.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 favor of the purchaser in the form given in appendix V of Securitization Act 2002.

13. 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.

14. 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 of the bank.

15. All charges for conveyance, stamp duty/GST and registration charges and TDS etc.,as applicable shall be borne by the successful bidder only.

16. Authorised 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 the proclamation. The terms and conditions, if any will be notified at the place of auction.

17. 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.

18. 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 **Natanahally** Branch who, as a facilitating centre, shall make necessary arrangements.

19. This is also a notice to the borrower /guarantor for information and necessary action.

20. For further details contact the Manager, Karnataka Gramin Bank, **Natanahally** (Ph. No.**8310942707)** during office hours on any working day, e-mail id **br2022@kgbk.in**.

21. For More Information : Maathru Debt Solutions, #1226/3, Krishnaraja Bulward Road, Krishnamurthypuram, Mysore-04, Mobile Number : Harish – 9538633364.

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Karnataka Gramin Bank will not 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.

KARNATAKA GRAMIN BANK

Place: Mysuru
Date: 12.12.2024

AUTHORISED OFFICER