



Karnataka Gramin Bank

(A Scheduled Bank, Owned by Govt. of India, Govt of Karnataka & Canara Bank)
Head Office :32,Sangankal Road ,Gandhinagar ,Ballari -583103

REGIONAL OFFICE: DAVANAGERE

Ph:9030111373

BRANCH : MUSTUR

mail id:br760@kgbk.in

Ph:9964182899

mail id :rodvg.rlw@kgbk.in

REF:KaGB/RODVG/ SARFAESI /312/24-25

DATE:11-12-2024

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/Co-obligant/s/ Mortgagor /s / Legal heirs that the below described immovable property mortgaged to Karnataka Gramin Bank **Mustur** Branch. The constructive possession of which has been taken by the Authorised Officer of Karnataka Gramin Bank, **Mustur** 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: 17.01.2025 between 11:00 AM and 12:00 Noon.

Last Date, Time and Place for receipt of EMD: 16.01.2025 till 4.00 PM at **Karnataka Gramin Bank, Mustur Branch,**

Borrower: Sri.H M Sharanendraiah S/o K M Thippeswamy, R/o Mustur, Jagalur Tq & Davanagere Dist. Now Deceased **legal heirs:** Smt.K M Mangalamma W/o Late.H M.Sharanendraiah R/o Mustur, Jagalur Tq & Davanagere Dist

Mortgagor: Sri.H M Sharanendraiah S/o K M Thippeswamy, R/o Mustur, Jagalur Tq & Davanagere Dist. Now Deceased **legal heirs:** Smt.K M Mangalamma W/o Late.H M.Sharanendraiah R/o Mustur, Jagalur Tq & Davanagere Dist.

Co-obligant: Sri.H M Shashidhara murthy S/o K M Thippeswamy, R/o Mustur, Jagalur Tq & Davanagere Dist

Amount Outstanding: Rs.471584.00(Rupees Four Lakhs Seventy One Thousand Five Hundred and Eighty Four only) as on 16.11.2024 and further interest costs/charges if any.

Reserve Price: Rs.2430000 /-

EMD: Rs.243000/- DD/PO/BC favouring "Karnataka Gramin Bank, Mustur Branch"

IFSC:PKGB0010760 , A/c:107601013050033

Description of Property: Khatha No.551, Site Measuring 30 feet X 40 feet with house thereon on situated at Mustur Village , Jagalur Tq & Davanagere Dist. Bounded East by- Conservancy, West by- House of Umadevi, North by- Road, South by- Conservancy.

Terms & conditions for E-Auction:

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”, “As is What is” and “Whatever there is” basis including encumbrances , if any.
2. Auction / bidding shall only be through “Online electronic mode” through the website of the Service Provider <https://bankauctions.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
3. 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 <https://www.foreclosureindia.com> of our e-auction service provider **M/s 4 Closure, 605A ,6th floor, Maithrivanam, Ameerpet, Hyderabad-500038.**
4. For inspection of the properties and other particulars, the intending bidders are at liberty to make their own inspection / assessment / enquiries about the property.
5. The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process. The property will not be sold below the Reserve Price.
6. 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.
7. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature, please contact the service provider viz., website <https://www.foreclosureindia.com> or **M/s 4 Closure, 605A ,6th floor, Maithrivanam, Ameerpet, Hyderabad-500038.** Mr.Dinesh(M:8142000809) Email id: info@bankauctions.in or dinesh@bankauctions.in. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
8. The intending bidders should register their names at portal <https://bankauctions.in>. and get their User ID and password free of cost. Prospective bidder may avail online training on e- auction from the service provider viz., website <https://www.foreclosureindia.com> or **M/s 4 Closure, 605A ,6th floor, Maithrivanam, Ameerpet, Hyderabad-500038.** Mr.Dinesh(M:8142000809) Email id: info@bankauctions.in or dinesh@bankauctions.in.

9. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand Draft/ Pay Order/Banker's Cheque in favour of Authorized Officer, Karnataka Gramin Bank, Mustur Branch OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account 107601013050033 IFSC:PKGB0010760 of Karnataka Gramin Bank, Mustur Branch on or before 16/01/2025 till 04:00pm.
10. 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 04:00 PM to Karnataka Gramin Bank, Mustur Branch, by hand or by. email: br760@kgbk.in, rodvg.rlw@kgbk.in
 - a. Demand Draft/ Pay Order/Banker's Cheque 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 bid amount.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder's A/c details for online refund of EMD.
11. 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.
12. 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 the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
13. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/ her as the successful bidder on the same day by cash / NEFT/ RTGS to credit the A/c no 107601013050189 , Mustur Branch, IFSC : PKGB0010760 and balance 75% of the bid amount within 15 days thereafter. 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.
14. 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.
15. 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.
16. 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 to the Bank.
17. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
18. Authorized 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 this proclamation. The other terms and conditions, if any will be notified at the place of auction.

19. 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.
20. 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 **Mustur** Branch who, as a facilitating centre, shall make necessary arrangements.
21. This is also a notice to the borrower /co-obligant for information and necessary action.
22. 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.
23. 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.
24. 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.
25. For further details contact the Manager, Karnataka Gramin Bank, **Mustur** Branch (Ph. No. Sri. **Yashwanth**-9030111373 & Sri Nagaraj Nashi -9964182899) may be contacted during office hours on any working day, e-mail id br760@kgbk.in OR M/s 4 Closure, 605A ,6th floor, **Maithrivanam, Ameerpet, Hyderabad-500038..** Mr.Dinesh(M:8142000809) Email id: info@bankauctions.in or dinesh@bankauctions.in. Auction Website: <https://bankauctions.in>.
26. 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.
27. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
28. 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.

SPECIAL INSTRUCTION/ CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Karnataka Gramin Bank nor the Service Provider will 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.

Place : Davanagere

Date : 11/12/2024

AUTHORISED OFFICER
KARNATAKA GRAMIN BANK



Karnataka Gramin Bank

(A Scheduled Bank, Owned by Govt. of India, Govt of Karnataka & Canara Bank)
Head Office :32,Sangankal Road ,Gandhinagar ,Ballari -583103

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To,

Borrower: Sri.H M Sharanendraiah S/o K M Thippeswamy, R/o Mustur, Jagalur Tq & Davanagere Dist. Now Deceased **legal heirs:** Smt.K M Mangalamma W/o Late.H M.Sharanendraiah R/o Mustur, Jagalur Tq & Davanagere Dist

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Co-obligant: Sri.H M Shashidhara murthy S/o K M Thippeswamy, R/o Mustur, Jagalur Tq & Davanagere Dist

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 **Mustur** 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 **Mustur** 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