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# Karnataka Gramin Bank

(A Scheduled Bank, established by Govt of India Sponsored by : Canara Bank)

RECOVERY AND LEGAL WING

REGIONAL OFFICE I U DP LAYOUT, CHITRADURGA

Phone: 08194-234374, e mail: rocta.rlw@kgbk.in

Ref: KAGB/RO- CTA/R&L/SARFAESI/2024-25

Date: 10-12-2024

## (E-AUCTION SALE NOTICE)

### 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 **Challakere** Branch. The constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Karnataka Gramin Bank, **Challakere** 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, **Challakere** Branch.

**Name of the Borrowers are as follows:**

**1. M/s Venkatesh Ramalakshmi cold storage represented by its Proprietrix:**

**Smt. Ramalakshmi  
W/O R Venkatesh guptha  
R/O Pavagada road  
Jagajeevan nagar  
Old town 2<sup>nd</sup> cross Challakere**

**2. M/s Vamshi Krishna Industries represented by its Partners:**

**Sri. R Venkatesh guptha S/O Ramashetty Y  
Smt. Ramalakshmi W/O R Venkatesh guptha  
Both are R/O Pavagada road  
Jagajeevan nagar  
Old town 2<sup>nd</sup> cross Challakere**

**3. Sri. R Govindraju**

**S/O Ramashetty Y R  
R/O Jagajeevan nagar  
Old town 2<sup>nd</sup> cross Challakere**

**4. Legal heirs of chethan kumar:**

**Sri. R Venkatesh guptha S/O Ramashetty Y  
Smt. Ramalakshmi W/O R Venkatesh guptha  
Both are R/O Pavagada road  
Jagajeevan nagar  
Old town 2<sup>nd</sup> cross Challakere**

## **Account Details are as Follows:**

**1.Loan Details : Agri Godown loan M/s Venkatesh Ramalakshmi cold storage (Loan Account No: 56815313010914 )Outstanding: Rs. 3,77,62,347/- (Rupees Three Crore Seventy Seven Lakh Sixty Two Thousand Three Hundred and Forty Seven only) as on 30-11-2024 and interest from 01-12-2024 excluding charges thereon.**

**2. Loan Details : DPN Loan of Vamshi Krishna Industries (Loan Account No: 56815101509406) Outstanding: Rs. 83,681/- (Rupees Eighty Three Thousand Six Hundred and Eighty One only) as on 27-11-2024 and interest from 28-11-2024 excluding charges thereon.**

**3. Loan Details : Overdraft Loan of Vamshi Krishna Industries (Loan Account No: 10568121000061) Outstanding: Rs. 1,05,66,099/- (Rupees One Crore Five Lakh Sixty Six Thousand and Ninety Nine only) as on 30-11-2024 and interest from 01-12-2024 excluding charges thereon.**

**4. Loan Details : Housing Loan of Chethan Kumar V (Loan Account No: 56815102021913) Outstanding: Rs. 18,72,785/- (Rupees Eighteen Lakh Seventy Two Thousand Seven Hundred and Eighty only) as on 09-12-2024 and interest from 10-12-2024 excluding charges thereon.**

**5. Loan Details : Housing Loan Plus of Chethan Kumar V (Loan Account No: 56815138005115) Outstanding: Rs. 15,55,685/- (Rupees Fifteen Lakh Fifty Five Thousand Six Hundred and Eighty Five only) as on 17-11-2024 and interest from 18-11-2024 excluding charges thereon.**

## **Reserve Price of the properties are as follows:**

**Reserve price of property no.1-2:Rs.3,75,00,000/- (Three Crores Seventy Five Lakh Rupees Only)**

**EMD: Rs.37,50,000/- DD favouring Karnataka Gramin Bank, Challakere Branch**

**Reserve price of property no.3:Rs.64,00,000/- (Sixty Four Lakh Rupees Only)**

**EMD: Rs.6,40,000/- DD favouring Karnataka Gramin Bank, Challakere Branch**

**Reserve price of property no.4:Rs.28,00,000/- (Twenty Eight Lakh Rupees Only)**

**EMD: Rs.2,80,000/- DD favouring Karnataka Gramin Bank, Challakere Branch**

**Description of Property:**

SL NO	Property NO	Extent	Location	Boundaries
1	Khatha/Assessment no.132/1/150 Sy.no.10/1	E-W: (532+432)/2ft N-S: (140+90)/2 ft building measuring 133x22, store room 133x19.75, Factory Hall 93x43, Cooler Room 26x20.03, Generator room 26x20 and cold storage 120x110*	Hottappanahalli village Challakere tq Chitradurga Karnataka	East by- Bangalore road West by- Land of Gollara Balappa North by- Remaining portion of the land bearing re. Sy no 10/1 South by- Hotteppanahally Road and property belongs to Venkatesh Guptha
2	Khatha/Assessment no.132/2/150 Sy no.10/1	Measuring 100x50 Building measuring shed 19x23 and factory hall 40x43*	Hottappanahalli village Challakere tq Chitradurga Karnataka	East by- Property belongs to Ramalakshmi West by- Property belongs to Ramalakshmi North by- Property belongs to Ramalakshmi South by- Hotteppanahally road
3	Site no.8 Katha no and assessment no.2664/2518/2518/08 Land and building	9x12 Metres	Challakere Chitradurga Karnataka	East by- Site no.7 West by- Site no.9 North by- 9 Metres road South by- land of Re.syno.17/4
4	Site no.21 Katha no and assessment no.2668/2522/2522/21 Site	9x12 Metres	Challakere Chitradurga Karnataka	East by- Site no.22 West by- Site no.20 North by- Site no.18 & 24 South by- 9 Metres road

\*Re. Sy. NO. 10/1 Khata No.132, Total measuring 532x140(Khata no 132/1/150+132/2/150)

**The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:**

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

1. Auction / bidding shall only be through “Online electronic mode” through the website of the Service Provider website <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website) of our e-auction service provider M/s 4 Closure.
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 [www.indianbankseuction.com](http://www.indianbankseuction.com) of our e-auction service provider <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website) 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 <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website) for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings. For further details and procedure regarding E-Auction bidders may contact our service provider M/s 4 Closure, Ph. No. Sri M Dinesh -8142000735.
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.

**Other 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 DD of a Scheduled Bank favoring 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.1,00,000/-** for all the properties and the property will be sold in favor 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. **105681013050189**, Branch IFSC: **PKGB0010568** 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 favor 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 **Challakere**, Phone No. **8861490564** or **Authorized Officer** at Karnataka Gramin Bank, IUDP Layout, Regional Office, **Chitradurga**, Phone No. **08194-234374**, at the above address during the office hours on any working days between from **11-12-2024** to **16-01-2025** 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 : Chitradurga

Date: 10-12-2024

**Authorized Officer**

**Karnataka Gramin Bank.**