



Karnataka Gramin Bank

(A Schedule Bank owned by Govt. : Sponsored by Canara Bank)

REGIONAL OFFICE: SHIVAMOGGA

R & L SECTION

1ST FLOOR, MURTHY PARADISE, 60FEET ROAD,
VINOBANAGAR,SHIVAMOGGA
PHONE-08182-256230,256231

REF: KGB/ R&L/SARFAESI /SN/06/2024-25

DATE:28-03-2025

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, **Soraba Branch**. The constructive/physical (whichever is applicable) Possession which had been taken by the **Authorized Officer of Karnataka Gramin Bank, Regional Office, Shivamogga**, 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: **08.05.2025** between 11:30 Am and 12:00 Am.

Last Date, Time and Place for receipt of EMD: Date: **07.05.2025** till 4.00 PM at Karnataka Gramin Bank, **Soraba Branch**.

1. **Khaleel Ahmed S/o M Noor Ahmed R/o old post office Road Soraba, Shivamogga-577429 (Borrower and Mortgagor)**
2. **Muneer Basha S/o Khadeer Basha R/o Near Ambedkar Bhavan Soraba Town Shivamogga-577429 (Co-obligant)**

Amount Outstanding: Rs. 3,55,942/- (Rupees three lakh fifty five thousand nine hundred and forty two only) plus interest and charges thereon from 28.02.2025.

Reserve Price: Rs. **36,00,000/- (Rupees Thirty six lakh only)**

EMD:Rs. **3,60,000/-**-(DD/PO/BC favoring "Karnataka Gramin Bank, **Soraba Branch, Shivamogga**"- A/c No: **108271013050189**, Branch IFSC Code: **PKGB0010827**).

Description of Property:-

SL No	Property No.	Extent	Location	Boundaries
1	Khata/Assessment No. 49-26/a	Residential house and vacant site measuring 16 X 71 feet's	'C' Division, Old Post Office Road Soraba Town, Soraba Taluk Kasaba Hobli Shimoga	Bound on North : Road South : Compound wall of M Basheer Ahamed and Iliyas Ahamed East: House of T Mohammed Haneef West : Assessment No. 26/b

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:

- The property will be sold in "As is Where is", "As is What is" and "Whatever there is" basis including encumbrances, if any.
- 'Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.foreclosureindia.com> or <https://www.Bankauction.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- For inspection of the properties and other particulars, the intending bidders are at liberty to make their own inspection / assessment / enquiries about the property.
- 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.
- 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.
- 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 **M/s 4 closure, Bhaskar Naidu-9515160061, 0814200062/63**. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- The intending bidders should register their names at portal **M/s 4 closure** and get their User ID and password free of cost. Prospective bidder may avail online training on e- auction from the service provider **M/s 4 closure, Mr.Dinesh M- 8142000735**
- 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, Soraba** Branch OR shall be deposited through **RTGS/ NEFT/ Fund transfer** to credit of account **108271013050189** of **Karnataka Gramin Bank,**

Soraba Branch on or before 07.05.2025 till 04:00 PM.

- i. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **07.05.2025 up to 04:00 PM** to Karnataka Gramin Bank, **Soraba Branch**, by hand or by email. [email: br827@kgbk.in](mailto:br827@kgbk.in).
 - 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 bid amount.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder's A/c details for online refund of EMD.
- j. 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.
- k. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.25,000/-. 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- l. 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.
- m. 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.
- n. 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.
- o. ***For sale proceeds of Rs.50 Lakh 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.***
- p. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
- q. 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.
- r. 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.
- s. 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, Shivamogga** or **Soraba** Branch who, as a facilitating center, shall make necessary arrangements.
- t. This is also a notice to the borrower / guarantor for information and necessary action.

- u. For further details contact the Manager, Karnataka Gramin Bank, **Soraba Branch** (**Sri. Girish N Kariger - Mobile No 9731447168, Sri Brijesh Wodeyar - Mobile No 9538044240**) may be contacted during office hours on any working day, e-mail id br827@kgbk.in.

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.

KARNATAKA GRAMIN BANK

Place: Shivamogga
Date: 28-03-2025

AUTHORISED OFFICER

