



Karnataka Bank Ltd.



Your Family Bank. Across India.

ARM Branch – Mysuru,
P B No. 15, # 561, Karnataka Bank Building,
New Kantharaje Urs Road, Kuvempunagar,
Mysuru- 570023, Karnataka.

Ph: **0821 -3519785 & 3500893**
E-mail: mysuru.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

ARMB:MYS:MY873:OR: :2024-25

May 03, 2024

SALE NOTICE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6)/ Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the secured Creditor, the **Constructive Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **20.01.2024** will be sold on **“As is Where is “**, **“As is What is”** and **“Whatever there is”** basis on **29.05.2024** for recovery of **Rs.1,03,38,406.00 [Rupees One Crore Three Lakh Thirty Eight Thousand Four Hundred Six Only]** plus interest and costs due to the Karnataka Bank Ltd, Mysuru Sankranthi Circle Branch, from the following Borrowers/Co-obligants/ Guarantors/ Mortgagors: under the below mentioned accounts:

(1) Mrs. Jyothsna Nayak W/o Mr. Varun Jaju, No.252, 7 th Cross, 4 th Main, 3 rd Stage, Gokulam, Mysuru, Mysuru District, Karnataka-570 002	(2) Mr. Varun Jaju S/o Mr. Gopal Jaju, No.918, R K Nagar, I Block, Dattagalli, Mysuru, Mysuru District, Karnataka-570 002
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Mrs.Jyothsna Nayak & another		
Nature & Account No.	Balance outstanding as on 03.05.2024 (Rupees)	Future interest from
TL A/c No. 6227001600008801	1,03,38,406.00	03.05.2024
Total	1,03,38,406.00	

-:DESCRIPTION OF THE IMMOVABLE PROPERTY:-

Description of Properties	Reserve Price (Rs)	Earnest Money Deposit (Rs)	Date & Time of Auction
<p>Item No.1): All that part and parcel of Residential Property bearing Site No.66, Assessment No.S-3797/343/340/66 carved out of Sy No.340/1 and 2, measuring to an extent of 2130.48 Sqfts, situated at “Friendly Leisure Homes” Srirangapatna Village, Kasaba Hobli, Srirangapatna Tq. (House was not constructed as per the estimation of Rs.21.00 lakhs) belonging to Mrs.Jyothsna Nayak</p> <p>Boundaries of property : East: Site No.65 West : Site No.67 North: Road South: Site No.69</p>	<p>Rs.37,50,000.00 (Rupee Thirty Seven Lakhs Fifty Thousand Only)</p> <p>(Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.3,75,000.00 (Rupees Three Lakh Seventy Five Thousand Only)</p>	<p>29.05.2024 from 01:00 PM to 01:30 PM</p>
<p>Item No.2): All that part and parcel of Residential Property bearing Site No.69, Assessment No.S-3800/343/340/69 carved out of Sy No.340/1 and 2, measuring to an extent of 2130.48 Sqfts, situated at “Friendly Leisure Homes” Chandagala Road, Srirangapatna Village, Kasaba Hobli, Srirangapatna Tq. (House was not constructed as per the estimation of Rs.21.00 lakhs) belonging to Mrs.Jyothsna Nayak.</p> <p>Boundaries of property : East: Site No.70 West : Site No.67 North: Site No.66 South: Road</p>	<p>Rs.37,50,000.00 (Rupee Thirty Seven Lakhs Fifty Thousand Only)</p> <p>(Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.3,75,000.00 (Rupees Three Lakh Seventy Five Thousand Only)</p>	<p>29.05.2024 from 01:30 PM to 02:00 PM</p>
<p>Item No.3): All that part and parcel of Residential Property bearing Site No.96, Assessment No.S-3827/343/340/96 carved out of Sy No.342/1,2,3 and 4, measuring to an extent of 1452.60 Sqfts, situated at “Friendly Leisure Homes” Chandagala Road, Srirangapatna Village, Kasaba Hobli, Srirangapatna Tq. (House was not constructed as per the estimation of Rs.14.80 lakhs) belonging to Mrs.Jyothsna Nayak.</p> <p>Boundaries of property : East : Site No.97 West : Site No.95 North: Road South: Site No.115</p>	<p>Rs.25,60,000.00 (Rupees Twenty Five Lakhs Sixty Thousand Only)</p> <p>(Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.2,56,000.00 (Rupees Two Lakhs Fifty Six Thousand Only)</p>	<p>29.05.2024 from 02:00 PM to 02:30 PM</p>

<p>Item No.4): All that part and parcel of Residential Property bearing Site No.97, Assessment No.S-3828/343/340/97 carved out of Sy No.343/1,2,3 and 4, measuring to an extent of 1452.60 Sqfts, situated at “Friendly Leisure Homes” Chandagala Road, Srirangapatna Village, Kasaba Hobli, Srirangapatna Tq. (House was not constructed as per the estimation of Rs.14.80 Lakhs) belonging to Mrs. Jyothsna Nayak.</p>	<p>Rs.25,60,000.00 (Rupees Twenty Five Lakhs Sixty Thousand Only)</p>	<p>Rs.2,56,000.00 (Rupees Two Lakhs Fifty Six Thousand Only)</p>	<p>29.05.2024 from 02:30 PM to 03:00 PM</p>
<p>Boundaries of property : East : Site No.98 West : Site No.96 North: Road South: Site No.114</p>	<p>(Reserve Price/ Upset Price below which the property may not be sold)</p>		

(The borrower’s/mortgagor’s attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).

This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) /Sub Rule (1) of Rule 9 Security Interest Enforcement Rules-2002 to the Borrower/Guarantors.

For detailed terms and conditions of sale, please refer to link in Karnataka Bank’s Website i.e., <https://karnatakabank.com> under the head “Mortgaged Assets for Sale” or E-Auction service provider’s website www.auctionbazaar.com.

The E-auction will be conducted through the portal www.auctionbazaar.com **on 29.05.2024 from 1:00 Pm to 03:00 PM** with unlimited extension of 05 minutes. The intending bidder is required to register their name at www.auctionbazaar.com and get the user Id and password free of cost and get training i.e. online training on E-auction (**tentatively on 28.05.2024**) from **M/s ARCA EMART PVT LTD (Known by their website www.auctionbazaar.com) Helpline:** Mr. Abdul Kadir / Mr. Navaneet Kumar / Contact Nos: 7799510999/8885035332/8370969696, **Contact Person:** Mr.Bhaskar Naidu, **Mobile No:** 8885035382 **E-mail:**contact@auctionbazaar.com and disposal.karnataka@auctionbazaar.com .

TERMS AND CONDITIONS OF SALE:

1. For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/Fund Transfer to the credit of account number **6223500200004101, Karnataka Bank Ltd, Mysuru-Sankranthi Circle Branch, IFSC Code KARB0000622** or by DD/pay order favouring “Karnataka Bank Ltd., A/c-Mrs.Jyothsna Nayak”, payable at Mysuru.
2. After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website: <https://www.auctionbazaar.com>) along with DD/ quoting the UTR number or NEFT /RTGS **remittance towards EMD in a sealed cover as “Tender for property purchase pertaining to A/c -Mrs.Jyothsna Nayak”** & duly mentioning

the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd, Mysuru-Sankranthi Circle Branch, Ground Floor, Site No. 109/1 & 140/1, Devaraj Mohalla, Sankranti Circle, Hebbal 2nd Stage, Mysuru. Phone No.0821-2304573 (G), Mobile No.9480842334 on or before 04:00 PM on 27.05.2024. The bid form shall be accompanied with attested copy of the photo identity proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.

3. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorising the actual bidder to participate in the auction on behalf of the company should be submitted.
4. The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.25,000/- for each item No.(1) to (4)**. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "05 minutes" i.e the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.
5. The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.
6. The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc.
7. Bids once made shall not be canceled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone. Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non login in case of e-auction/Non participation in the scheduled auction shall not be considered as withdrawal of bid.
8. Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & email both to the Authorized Officer of the Karnataka Bank i.e; mysuru.arm@ktkbank.com and the service provider disposal.karnataka@auctionbazaar.com for getting declared as successful bidder in the auction sale proceeding.
9. The successful bidder should deposit **25% of the bid amount** (including the EMD amount) **immediately** on the sale being knocked down in his/her favour, **failing which the Bank shall forfeit the EMD amount**. The **balance 75% of the bid amount shall be paid within 15 days** from the date of sale by RTGS/NEFT/fund transfer credit of account number 6223500200004101, Karnataka Bank Ltd, **Mysuru-Sankranthi Circle Branch**, IFSC code KARB0000622 or by DD/Pay order favoring - "**Karnataka Bank Ltd., A/c – "Mrs.Jyothsna Nayak" Payable at Mysuru.** EMD of unsuccessful bidders will be returned.
10. Sale certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price/bid amount and furnishing the necessary proof in the respect of payment of all taxes/charges.

11. If the successful bidder/tenderer fails to remit the **balance of 75% of the bid amount** within **15 days** from the date of confirmation of sale or any other date as specified by the Authorised Officer, the amount deposited by him/her **shall be forfeited** and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
12. The Authorised Officer is holding only the **constructive possession** of the property and is not having the physical possession of the property. However, the successful bidder will be handed over the property on **"As is where is", As is what is" and "Whatever there is" basis condition.**
13. The Authorised Officer reserves the right to reject all or any of the offers/tenders without assigning any reason and is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason or shall have the right to postpone or cancel the opening of the tenders.
14. **If the sale price is more than Rs.50,00,000=00 (Rupees Fifty Lakh Only)** then the auction purchaser/successful bidder has to deduct 1.00% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99.00% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
15. For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders or tenderer may contact the **Branch Head, Karnataka Bank Ltd, Mysuru-Sankranthi Circle Branch, Ground Floor, Site No. 109/1 & 140/1, Devaraj Mohalla,Sankranti Circle, Hebbal 2nd Stage, Mysuru,(Phone No.0821-2304573 (G),Mobile No.9480842334) during office hours on any working day.**
16. The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
17. All bidders who submitted the bids, shall be deemed to have read the understood the terms and condition of E-auction sale and be bound by them.
18. In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

Sd/-

**CHIEF MANAGER & AUTHORISED OFFICER
Karnataka Bank Ltd**

Date: 03.05.2024

Place: Mysuru