



Karnataka Bank Ltd.

Your Family Bank. Across India.

Regd. & Head Office

P. B. No.599, Mahaveera Circle

Kankanady

Mangaluru – 575 002

Phone : 0824-2427811

E-Mail : mlr.arm@ktkbank.com

ASSET RECOVERY MANAGEMENT BRANCH, MANGALURU PUBLIC NOTICE OF SALE

Notice to the public is hereby given to the effect that the immovable property described herein below mortgaged to Kirimanjeshwara Branch has been taken Symbolic Possession thereof by the Authorised Officer on 25/5/2017 in pursuance of Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The same will be sold by inviting tenders from the public on the date, place and time mentioned in this notice, on “**as is where is condition**” and on the terms and conditions mentioned below. Tenders in sealed covers are invited from the public for the purchase of the immovable property more fully described below. This Notice should be treated as Notice under sub-rule (6) of Rule (8) of the Security Interest Enforcement Rules 2002 to the Borrowers and guarantors/co-obligants,

[A] Name and Address of the Borrower / guarantors/co-obligants

1. Mr. Lokesh Kharvi,

S/o Mr. Soma Kharvi,
Yaraduthalemane, Koderi,
Kirimanjeshwara,
Kundapura-576219

2. Mr. Ashoka K. M.,

S/oMr. Mahabala Sergara,

**“KAVERI” Shanthinikethan Road,
Vaderahobli,
Kundapura-576201.**

**3.Mrs Chandrakala Sakalathi,
W/o Mr. Ashoka K. M.,
“KAVERI” Shanthinikethan Road,
Vaderahobli.,
Kundapur-576201.**

**4. Mr. Soma,
S/o Mr. Annappa Kharvi,
Yaraduthalemane, Koderi,
Kirimanjeshwara,
Kundapur-576219**

**[B] Name and address of the secured creditor: Karnataka Bank Ltd.,
Kirimanjeshwara Branch.**

[C] Details of Secured Debt:

Nature & Account No.	Balance outstanding Rs.	Further interest to be added from	Present Outstanding balance Rs.
TL A/c No. 4227001600033401	9,22,081.00	21-11-2016	11,03,459.00
OD A/c No. 4227000100000201	14,02,078.00	01-12-2016	16,48,064.00
Total	23,24,159.00		27,51,523.00

Plus cost and other charges.

[D] DESCRIPTION OF THE IMMOVABLE PROPERTY:

All that part and parcel of non agriculture property (converted for Residential purpose) measuring 31 cents , bearing Site No./S. D No. 65/1D2(mentioned as S. No. 1D in previous sale deed)situated at Trasi village,Vandse Hobli kundapura Taluk, Udupi District belonging to Mrs. Chandrakala Sakalathi and bounded on.

EAST By : Land of Mr. Hussainar Saheb

WEST By : Land of Mr.Mohammed Saheb

NORTH By : Land of Sri Rama Mogaveer &Panchayath Road.

SOUTH BY:Land of Mr. Mazid.

[E] Reserve Price / Upset Price: Rs.29,30,000/- (RupeesTwenty nine lakh thirty Thousand Only)

Earnest money to be deposited / tendered -Rs.2,93,000/- (Rupees Two lakh ninety three thousand only)

***Properties may not be sold below Reserve Price/Upset Price**

[F] Date, Time and Place of opening of the tenders received from the public and auction:-

On 28-02-2018 at 11.00 A.M at Karnataka Bank Ltd.,Kirimanjeshwara Branch,Shree Ganapathi Kripa, Nagoor, Kirimanjeshwara,Kundapura-576219, Udupi District, Karnataka

[G] TERMS AND CONDITIONS OF SALE:

- 1) Tenders mentioning the amount offered for purchase in sealed covers superscribing **“TENDER FOR PURCHASE OF PROPERTY -A/c of Mr. Lokesh Kharvi**, should be accompanied with the Earnest Money Deposit of Rs.2,93,000/- by way of DD favouring **“Karnataka Bank Ltd.-A/c of Lokesh Kharvi ”** and the same shall be submitted in a sealed envelope/sent by Registered Post addressed to the Authorised Officer, **Karnataka Bank Ltd, Kirimanjeshwara Branch, Shree Ganapathi Kripa ,Nagoor ,Kirimanjeshwara, Kundapura 576219,**

Udupi, Karnataka as to reach on or before 4.00 P.M on 26-02-2018
duly mentioning the amount offered for purchase.

2)The tenders should also be accompanied with self 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. The tenders received without Earnest Money will be summarily rejected. DDs of unsuccessful tenderers/bidders will be returned to them on the date of Auction itself and it will carry no interest.

3)The sealed tenders for sale will be opened by the Authorised Officer of the Bank in the presence of the tenderers who will be present on 28-02-2018 **at 11.00 a.m.** The bid is open to them and an opportunity will be given to enhance the bid amount inter-se among themselves in the multiples of **Rs.10,000.00**. 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.

4)Successful tenderer/bidder should deposit 25% of the bid amount (including the EMD) immediately on the sale being knocked down in his/her favour and the balance sale price to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorised Officer.

5)The successful bidder/tenderer shall bear all the legal/incidental expenses like Stamp duty, Registration fees, Local taxes, and any other Statutory dues, etc.

6)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 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.

7) Sale is on “**as is where is condition**” subject to confirmation by the secured creditor.

8) The Authorised Officer reserves the right to reject all or any of the offers / tenders without assigning any reason or shall have the right to postpone or cancel the opening of the tenders.

9) The Authorised Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.

10) The Authorized Officer is holding symbolic possession of the property. The possession of the property will be handed over to the successful bidder in “**as is where is**” condition.

11) Intending bidders can inspect the property and for 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 **Authorised Officer, Karnataka Bank Ltd, at the address mentioned above, or Karnataka Bank Ltd, Karnataka Bank Ltd, Kirimanjeshwara Branch, Shree Gabapathi Kripa Nagoor Kirimanjeshwara Kundapra-576219, Udupi,, Karnataka Ph:08254-254362/9449595576** during office hours on any working day.

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Place : MANGALURU

Chief Manager & Authorised Officer,

Date 22-01-2018

Karnataka Bank Ltd