



Karnataka Bank Ltd.

Your Family Bank. Across India.

Asset Recovery Management Branch,
39/2, 2nd Floor, ASVNV Bhavan,
Opp: FKCCI Building, K.G.Road,
Bengaluru-560 009.

Phone : 080-22955928/929
E-Mail : blr.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

PUBLIC NOTICE OF SALE

Notice to the public is hereby given to the effect that the immovable properties described herein, which has been taken Possession thereof by the Authorised Officer on **09-02-2015** & **16-01-2017** in pursuance of Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, 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.

[A] Name and Address of the Borrower / Mortgagor/Guarantor:

- I. **1. Mr.Shankare Gowda B.M., S/o Mr. Munivenkatappa B.M., No.7, Bylahalli Village, Kamadhenahalli Post-563101, Kolar Taluk.**
- 2. Mr. Venugopal Gowda K.N., S/o Mr.Nanjundappa, PWD Contractor, Kamadhenahalli Village & Post-563101, Kolar Taluk.**

- II. **1.Mr.Munivenkatappa B.M., S/o Mr.Chikka Munivenkatappa,**
- 2. Mr.Shankare Gowda B.M., S/o Mr. Munivenkatappa B.M.,**
Both No. 1 & 2 are addressed at: No.7, Bylahalli Village,
Kamadhenahalli Post-563101, Kolar Taluk,
- 3. Mr.Venugopal Gowda K.N., S/o Mr.Nanjundappa, Kamadenahalli Village & Post-563101, Kolar Taluk.**

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

[C] Details of Secured Debt:

- 1. An aggregate amount of R.1,98,23,984-75 (Rupees One crore Ninety Eight Lakhs Twenty Three Thousand Nine Hundred and Eighty Four and paise Seventy five only), i.e., Rs.1,82,57,915-50 under 424PSOD/147 plus future interest thereon from 01.03.2019 & Rs.15,66,069-25 under PSTL A/c No. 4247001800031501 plus future interest thereon from 26.02.2019 and costs .**
- 2. An aggregate amount of Rs.99,01,739-00 (Rupees Ninety Nine Lakhs One Thousand Seven Hundred Thirty Nine only) i.e. i) Rs.82,07,601/- under 424PSTL/355, ii) Rs.13,32,034/- under 424PSTL/356, & iii) Rs.3,62,104/- under 424ODKC/141, plus future interest from 01-04-2018 and costs .**

[D] DESCRIPTION OF THE IMMOVABLE PROPERTY :

- 1. All the part and parcel of - (a) vacant residential site bearing No.28, Old Katha No.189/28, Present Khata No.189/28/1, A.R.No.218/1, 28/1 measuring 1600 sq.ft.situated at Kogilahalli village, Kasaba Hobli, Kolar Taluk, & (b) Vacant residential Site property bearing Site No.29, Old Katha No.189/29, Present Khata No.189/29/1, A.R. No.219, 29/1**

measuring 400 sq.ft. - and both totally measuring 2000 sq.ft. Situated at Kogilahalli, Byregowda Nagar, Bangarapet Road, Kolar belonging to **Mr. Shankare Gowda B.M.**

Boundaries:

East : Property of N.B.Savitri;

West: Remaining Portion of Site No.29;

North: Site No.32 & 33;

South: Road.

2. All that part & parcel of the residential site & building property bearing Sy. No.1/1, V.P.Khata No.73, M.R.No.33/10-11 measuring 16 guntas, i.e. 17420.44 sq.ft., consisting 2 floors of building extent of 5974.02 sq.ft., and total built up area long with Guest House area 6710 sq.ft., situated at Bylahalli Village, Annahalli G.P., Kamadenahalli Post, Kolar Taluk & District belonging to **Mr.Munivenkatappa B.M.**

Boundaries:

East: Veeranna's land,

West: Road,

North: Gomala Land,

South: Nanjappa's and Temple Land.

3. All that part and parcel of the residential site property measuring 2000 sq.ft., bearing Site No.29, Khata No.189/29, AR No.219, Ward No.6, Byregowdanagara (BEML Layout) Kogilahalli Bangarapet Road, Kolar-563102, belonging to **Mr.Shankare Gowda B.M.**

Boundaries:

East: G.Anjanappa's property,

West: Site No.30,

North: Site No.32,

South: Road.

[E] Reserve/Upset Price below which the property may not be sold:

1. For Item No.1 of the property : Rs.55,00,000/- (Rupees Fifty Five Lakhs only),
2. For Item No.2 of the property: Rs.67,00,000/- (Rupees Sixty Seven Lakhs only),
3. For Item No.3 of the property: Rs.55,00,000/- (Rupees Fifty Five Lakhs only),

[F] Earnest money to be deposited/tendered:

1. For Item No.1 of the property : Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand only).
2. For Item No.2 of the property: Rs.6,70,000/- (Rupees Six Lakhs Seventy Thousand only).
3. For Item No.3 of the property : Rs.5,50,000/- (Rupees Five Lakh Fifty Thousand only).

[G] Date, Time and Place of opening of the tenders received from the public:

1. Item No.1 of the property at 11.00 .a.m.,
2. Item No.2 of the property at 11.30 a.m., &
3. Item No.3 of the property at 12.00 noon - on 05-04-2019 , at Karnataka Bank Ltd, Kolar Branch, Site No.815, Sarvjnya Park, Fort, Kolar-563101, Kolar District, Karnataka State.

(The borrower's attention is drawn to the provisions of Sec.13(8) of the Act, wherein the time for redemption of mortgage is available only upto the date of publication of notice for auction or inviting tenders).

:TERMS AND CONDITIONS OF SALE:

- 1) Tenders mentioning the amount offered for purchase in sealed covers superscribing "TENDER FOR PURCHASE OF Item No..... PROPERTY-A/c Mr. Shankare Gowda B.

M & Mr.Munivenkatappa B.M.” should be accompanied with the Earnest Money Deposit as mentioned herein above for each property by the way of DD favouring **“Karnataka Bank Ltd., A/c Mr. Shankare Gowda B.M & Mr.Munivenkatappa B.M. ”** and the same shall be submitted to the The Authorised Officer, Karnataka Bank Ltd, Kolar Branch, **Sarvjnya Park, Fort, Kolar-563101**, on or before **4.00 PM on 04-04-2019**.

2) The tenders should also 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. The tenders received without Earnest Money will be summarily rejected. The DDs of unsuccessful 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/bidders who will be present on **05-04-2019 at the time mentioned above**. The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.50,000/-**. 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 amount) immediately on the sale being knocked down in his / her favour and the balance sale price has 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, water and electricity 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 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.

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 Authorized Officer is holding only the symbolic possession of the house property and is not having the physical possession of the said property. Thus the successful bidder will be handed over the property on **'as is where is condition'**.

10) 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.

11) **As per the Income Tax Rules TDS @ 1% of Auction Price is payable by the Auction Purchaser as the purchase price would be more than Rs.50.00 Lakhs & the Bank shall not take responsibility for the same.**

12) 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 Authorised Officer, Karnataka Bank Ltd, at the address mentioned above, or contact **The Branch Head, Karnataka Bank Ltd, Kolar Branch, Site No.815, Sarvjnya Park, Fort, Kolar-5631-1, Kolar District, Karnataka State, Ph: 08152-222360/ 224634/ 9449595475** during office hours on any working day. The copy of this notice is also available at Banks website: www.karnatakabank.com.

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

Place: Bengaluru

Date : 16-03-2019.

Chief Manager & Authorised Officer.