



Karnataka Bank Ltd.

Your Family Bank. Across India.



Asset Recovery Management Branch,

1st Floor, FKCCI Building, Kempegowda Road,
Bengaluru-560009

Phone : 080-22955928/929

E-Mail : blr.arm@ktnbank.com

Website : www.karnatakabank.com

CIN : L85110KA1924PLC001128

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 hereby given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable properties 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 **18.04.2024**, will be sold on "As is Where is " and "As is What is" basis on **30.07.2025** for recovery of **Rs.47,78,957.85 [Rupees Forty Seven Lakh Seventy Eight Thousand Nine Hundred Fifty Seven and Paise Eighty Five Only]** under PSOD A/c No.0627000600108401 along with future interest from **01-06-2025**, plus costs due to the Karnataka Bank Ltd, Bengaluru-Minerva Circle Branch, the Secured creditor from **(1) M/s Sri Bhavith Enterprises, Represented by its Proprietor: Mr.Renuka Prasad S.R., Addressed at: No.11, Somapura, Kengeri Hobli, Vidyapeetha Post, Banashankari 6th Stage, Bengaluru-560060, (2) Mr. Renuka Prasad S.R, S/o Rudrappa S, (3) Mrs.Vedavathi S, W/o Renuka Prasad S.R. Both No.2 & No.3 are addressed at: No.2052, 3rd Floor, 10th Cross, Hampinagar, Vijayanagar 2nd Stage, Bengaluru-560040.**

Reserve Price/Upset Price below which the property may not be sold are as follows :

For Karnataka Bank Limited

Assistant General Manager / AO
A.R.M.B. BENGALURU

-:DESCRIPTION OF THE IMMOVABLE PROPERTIES:-

| Description of Properties | Reserve Price | Earnest Money Deposit | Date & time of Auction |
|--|---|--|--|
| <p><u>Item No.1:</u> All that part and parcel of the Residential property bearing Khatha No.44/71/13 (Old No.71/13 and prior to that 12/13), being the western portion of the property bearing Old Khatha No.71/13, measuring 1015 sq.ft.[East to West-29 feet and North to South -35 feet], with building constructed thereon, situated at Somapura Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru, belonging to Mr.Renuka Prasad S.R.</p> <p><u>Boundaries of property as per Document:-</u> East : Property of S.R.Gangadharappa; West : Property of sons of Chikkarevanna; North : Property of Mr.Renuka Prasad S.R.bearing Khatha No.45/72/13A; South : Road;</p> <p><u>Location of the property:</u> 12.877723'N : 77.496955'E</p> | Rs.52,00,000/- (Rupees Fifty Two Lakh Only) | Rs.5,20,000/- (Rupees Five Lakh Twenty Thousand Only) | 30.07.2025 from 10.40 AM to 11.00 AM |
| <p><u>Item No.2:</u> All that part and parcel of the Residential Property bearing Khatha No.45/72/13A (Old No.72/13A and prior to that 12/13A), being the western portion of the property bearing Old Khatha No.72/13A, measuring 1450.00 Sq.ft. [East to West-29 ft, North to South -50 ft], situated at Somapura Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru, belonging to Mr.Renuka Prasad S.R.</p> <p><u>Boundaries of property as per Document:-</u> East : Property of S.R.Gangadharappa; West : Property of sons of Chikkarevanna; North : Property of Mr.Ramaswamy; South : Property of Mr.Renuka Prasad S.R.;</p> <p><u>Location of the property:</u> 12.877716'N : 77.496932'E</p> | Rs.65,00,000/- (Rupees Sixty Five Lakh Only) | Rs.6,50,000/- (Rupees Six Lakh Fifty Thousand Only) | 30.07.2025 from 11.00 AM to 11.20 AM |

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(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 Regulatory & Other head under "Auction Notices".

The E-auction will be conducted through portal <https://www.auctionbazaar.com/> on 30.07.2025 at above mentioned time with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://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 29.07.2025)* from M/s ARCA EMART PVT LTD (Known by their website: www.auctionbazaar.com) Auction Bazaar, 7-1-28/1/A/1, Park Avenue 1, Ameerpet, Begumpet, Hyderabad, Secunderabad, Telangana, India - 500016, **Contact 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 0623500200004101, Karnataka Bank Ltd, Bengaluru-Minerva Circle Branch, IFSC Code KARB0000062 or by DD/pay order favouring "Karnataka Bank Ltd., A/c-M/s Sri Bhavith Enterprises-Item No.____ (as applicable)", payable at Bengaluru.
- 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 M/s Sri Bhavith Enterprises" -Item No.1 OR Item 2 (as applicable) & duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 1st Floor, FKCCI Building, Kempegowda Road, Bengaluru- 560009 before 4.00 PM on 29.07.2025. 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.50,000=00. Interse bidding among the

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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, e-khatha & other related expenses 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.
- 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; blr.arm@ktkbank.com/993@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 shall 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 0623500200004101, Karnataka Bank Ltd, Bengaluru-Minerva Circle Branch, IFSC code KARB0000062 or by DD/Pay order favoring - "**Karnataka Bank Ltd., A/c - "M/s Sri Bhavith Enterprises-Item No.____(as applicable)" Payable at Bengaluru.** 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" and As is what is" basis.**

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- 13) 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.
- 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, Bengaluru-Minerva Circle Branch, 163, Ground Floor, Rajeshwari Complex, R.V.Road, V.V.Puram, Bengaluru-560004 (Phone:080-22955878 / Mobile:8904932090) 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.

For Karnataka Bank Limited

Assistant General Manager
A.G.M.B. BENGALURU

Date: 18.06.2025
Place: Bengaluru

**ASSISTANT GENERAL MANAGER
& AUTHORISED OFFICER**