



Your Family Bank, Across India.

Asset Recovery Management Branch,
1st Floor, Plot No. 50, Srinagar Colony, Road No.
3, Banjara Hills, Hyderabad - 500073.

Phone : 040-23755686/ 23745686
E-Mail : hyd.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES

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) 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 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 was taken on 22.08.2024 will be sold on "As is Where is", "As is What is" and "Whatever there is" on 30.07.2025 for recovery of **Rs.1,84,46,850.35 (Rupees one crore eighty four lakhs forty six thousand eight hundred fifty and paisa thirty five only)** interest from 01.03.2025, plus costs under **PSOD A/c No. 4547000600002601** due to the **Karnataka Bank Ltd, Hyderabad L.B. Nagar, Branch** Phone: 040-24039788 (G), 040-24039799, 9154113095 (BM), 9154113615 (ABM), the Secured creditor from **(1) M/s. Biogene Seed Sciences Pvt. Ltd., Represented by its Directors: a) Mr. Cheruku Devender, b) Mrs. Cheruku Narmada, c) Mr. Cheruku Dheeraj, No. 1-5-12-2-2, New Maruthi Nagar, Kothapet, Hyderabad - 500035, Telangana State, (2) Mr. Cheruku Devender, S/o Mr. Cheruku Upendram, (3) Mrs. Cheruku Narmada, W/o Mr. Cheruku Devender, (4) Mr. Cheruku Dheeraj, S/o Mr. Cheruku Devender and (5) Mr. Cheruku Deepak, S/o Mr. Cheruku Devender, Represented by its GPA holder Mr. Cheruku Devender, SI Nos. (2) to (5) are addressed at No. 10-141/2, Plot No. 45, Gayathri Homes, Jillelguda, Saroor Nagar Mandal, Meerpet, K. V. Rangareddy, Hyderabad - 500097, Telangana State, being borrowers/ guarantors/ co - obligants.**



DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property

Item No. 1): All that part and parcel of Residential Flat bearing HIG Flat No. 204, 2nd Floor, Block No. A-21, admeasuring 1400 Sq. Feet along with an undivided share of land admeasuring 49.70 Sq. Yards out of 1420 Sq. Yards in Sy. Nos. 2 Part and 10 Part, situated at AP Housing Board Singapore Class Township, Pocharam Village, Pocharam Ghalkesar Mandal, R.R. District (now Medchal-Malkajgiri District), along with amenities and rights over common areas belonging to Mr. Cheruku Devender bounded for A-21 Block/Boundaries for Flat by **East:** Block A-22/Open to sky, **West:** Block No. A-20/Open to sky & Flat No. 203, **North:** Road & Block A-26/Open to sky and **South:** Open/Common Corridor & Flat No.205.**Location: Latitude & Longitude: 17.441287 & 78.650991.**

Reserve Price: Rs. 62,00,000.00(Rupees sixty two lakhs only) (inclusive of 1% TDS)

Earnest Money Deposit: Rs.6,20,000.00(Six Lakh Twenty Thousand Only)

Item No. 2): All that part and parcel of Residential Flat bearing Flat No. 404, 4th Floor, in residential building called "Urban Abode", admeasuring 2525 Sq. Feet along with two Car parking slots (one parking in cellar and one parking in sub cellar) and an undivided share of land admeasuring 93.75 Sq. Yards out of 2191.10 Sq. Yards in Sy. Nos. 46, 47, 48, 49, 50, 51, 52 and 221 of Kondapur Village and Sy. Nos. 26, 27 and 28 of Kothaguda Village, situated Serilingampally Mandal, Ranga Reddy District, Telangana State belonging to Mr. Cheruku Deepak Represented by his GPA Mr. Cheruku Devender bounded for Land/Flat by **East:** Plot Nos. 54 to 58/Corridor, **West:** 40' Wide Road/Open to Sky, **North:** Residential Apartment in Plot No. 128/Open to Sky and **South:** Plot No. 49 & 50/Open to Sky. **Location: Latitude & Longitude: 17.461976 & 78.368721.**

Reserve Price: Rs.2,17,00,000.00 (Rupees Two Crore Seventeen lakhs Only) (Inclusive of 1% TDS)

Earnest Money Deposit: Rs.21,70,000.00 (Rupees Twenty one Lakh Seventy Thousand Only)

Note: There exists one SA/134 of 2025 at DRT II but no stay.

(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) of 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 ie.,www.karnatakabank.com under the head "mortgaged assets for sale".

The E-auction will be conducted through portal www.auctionbazaar.com on **30.07.2025** from 11:00 A.M to 11.20 A.M with unlimited extension of 5 minutes. The intending bidder is required to register their name at M/S. ARCA EMART PVT. LTD through the website www.auctionbazaar.com and get the user Id and password free of cost and get training online training on E-auction (tentatively on or before **29.07.2025**) from M/s. ARCA EMART PVT LTD, 7-1-28/1/A/1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016. Website at www.auctionbazaar.com. contact mobile No's 9603716999, 9581498999, 8370969696 Email-ID:- contact@auctionbazaar.com, support@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 Ac.No 4543500300002401, Karnataka Bank Ltd, Hyderabad L B Nagar, IFSC code KARB0000454 or by DD/ pay order favouring "**Karnataka Bank Ltd., A/c – M/s. Biogene Seed Sciences Pvt. Ltd.,**", payable at Hyderabad.
- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/ quoting the UTR number or NEFT RTGS / Money Transfer remittance towards EMD in a sealed cover as "**Tender for property purchase Item No. 1) pertaining to " M/s. Biogene Seed Sciences Pvt. Ltd.,"**" (as the case may be) & duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad – 500073 (or Mail us to– hyd.arm@ktkbank.com) before 5.00 PM on 29.07.2025
- 3) In case of bidder is a company, a copy of 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=00**. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inters e bidding ,there will be unlimited extension of "5 minutes" that is the end time of E-auction shall be automatically extended by 5 minutes, Each time if bid is made within 5 minutes from the last extension.
- 5)The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favor of the highest bidder or reject the same without assigning any reason.
- 6)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. 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.
- 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 closer 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 hyd.arm@ktkbank.com / 992@ktkbank.com and the service provider **contact@auctionbazaar.com, support@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 EMD) on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid amount within 15 days from the date of sale by RTGS /NEFT/fund transfer credit of Ac.No. 4543500300002401, Karnataka Bank Ltd, Hyderabad L.B. Nagar, Branch IFSC code KARB0000454 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c – " M/s. Biogene Seed Sciences Pvt. Ltd.,**" Payable at Hyderabad. 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. 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.

On failure of the bidder to pay 25% of bid amount the Bank shall forfeit the amount already paid including EMD amount paid by the bidder.

12) The Authorised Officer is holding only the symbolic possession of the property and is not having the physical possession of the property. Thus the successful bidder will be handed over the property on 'as is where is condition'. If the auction date declared to be government holiday, then next working day will be deemed to be the Auction date.

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, Plot No.70, Besides Sri Rala Function Hall, Shivaganga Colony, L.B.Nagar, Hyderabad Phone: 040-24039788 (G)040-24039799, 9154113095 (BM), 9154113615 (ABM) 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) Note: There exists one SA/134 of 2025 at DRT II but no stay.

Date: 05.07.2025

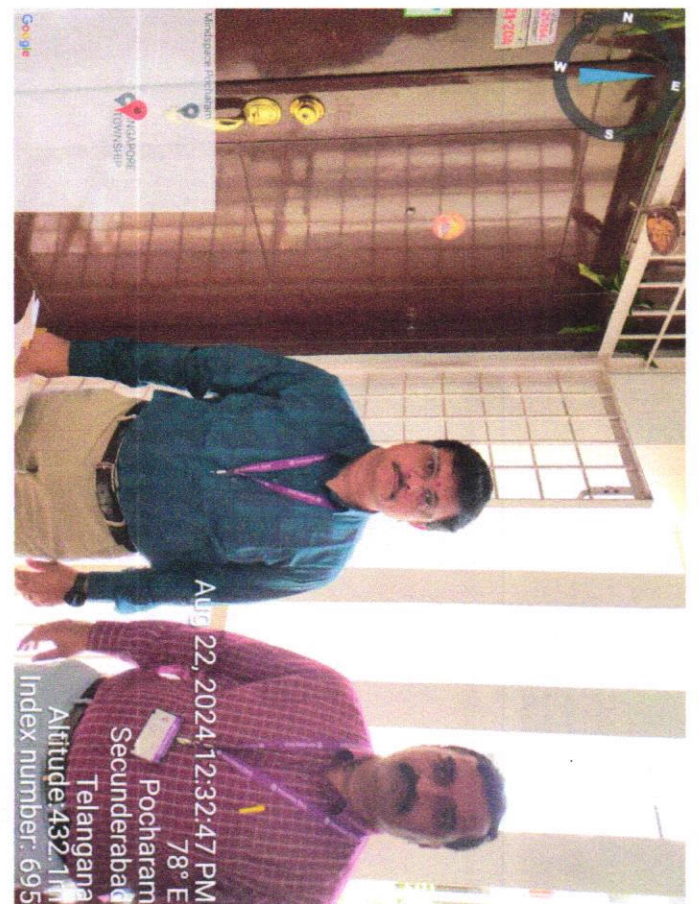
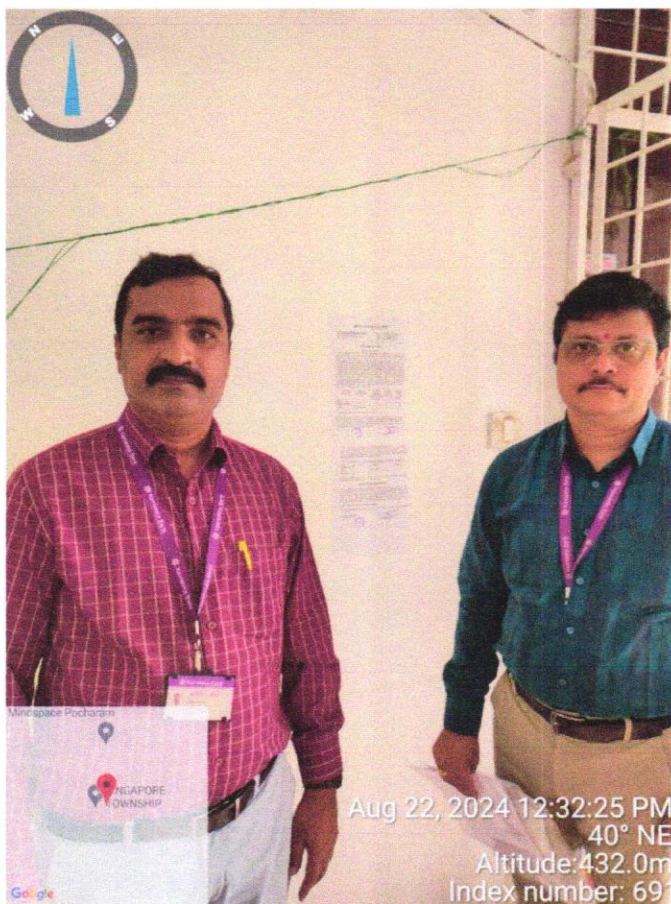
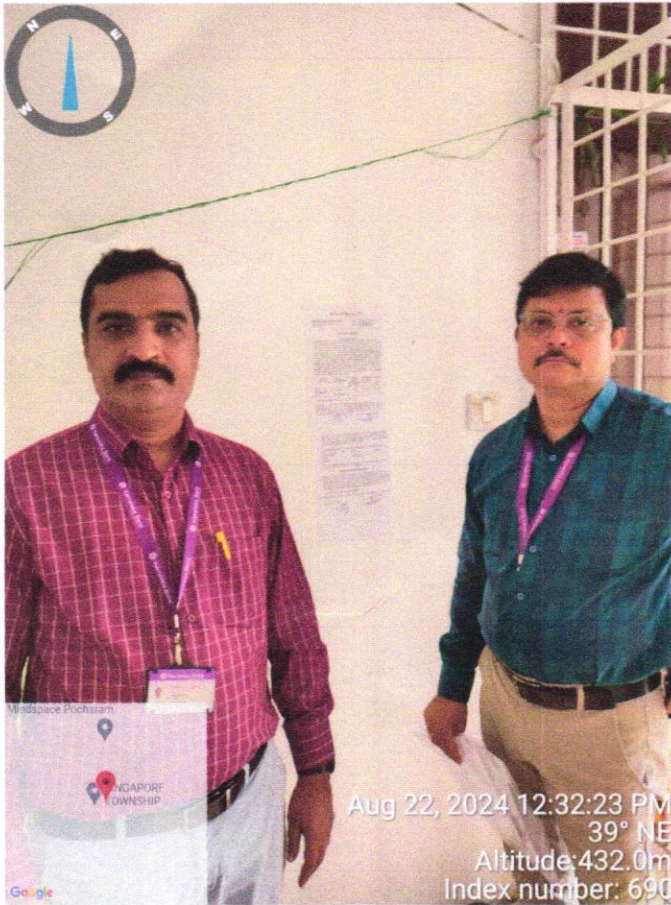
Place: Hyderabad.



For KARNATAKA BANK LTD

Chief Manager & Authorised Officer
ARM BRANCH

Biogene Seed Sciences PL



Aug 22, 2024 6:12:43 PM
283° W
Road Number 4
Kothaguda
Telangana
Altitude: 536.3m
Index number: 717

Aug 22, 2024 6:12:11 PM
243° SW
Road Number 4
Kothaguda
Telangana
Altitude: 5361m
Index number: 714

Aug 22, 2024 6:12:14 PM
244° SW
Road Number 4
Kothaguda
Telangana
Altitude: 536.1m
Index number: 715

Aug 22, 2024 6:12:25 PM
321° NW
Road Number 4
Kothaguda
Telangana
Altitude: 536.3m
Index number: 716