



Karnataka Bank Ltd.



Your Family Bank. Across India.

ARM Branch – Mysuru,
Behind Karnataka Bank Building, CA No.1,
'C' Block, Akkamahadevi Road, J.P.Nagar,
Mysuru - 570031

Ph: +91 9677351984
E-mail: mysuru.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

ARMB:MYS:MY941:OR:

:2025-26

July 08th, 2025

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 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- **28.11.2024**, will be sold on **"As is Where is", "As is What is" and "Whatever there is"** basis on – **30.07.2025** for recovery of **Rs.30,53,369.92 [Rupees Thirty Lakhs Fifty Three Thousand Three Hundred Sixty Nine and Paise Ninety Two Only]**, plus interest and costs due to Karnataka Bank Ltd, **Hunsur Branch**, from the following Borrowers/Co-obligants/ Guarantors/ Mortgagors under the below mentioned accounts:

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|--|--|
| 1. M/s. Nandi Traders Rep By its Prop. Mr. H K Mahesh S/o Mr. Kodandarama Shetty Old SKP Temple Street, Hunsur Town- 571 105, Mysore District. | 2.Mr. H K Rajesh S/o. Mr. Kodandarama Shetty No.1330, Old SKP Temple Street, Hunsur Town- 571 105, Mysore District. |
| 3. Mrs. H K Pramila D/o Mr. Kodandarama Shetty No.1269, JLB Road, Hunsur Town 571 105, Mysore District. | 4. Mr. Rupesh Hunsur Kodandarama Shetty S/o. Mr. Kodandarama Shetty No.1269, JLB Road, Hunsur town 571 105, Mysore District. |

| M/s Nandi Traders and Others | | |
|------------------------------|---|----------------------|
| Nature & Account No. | Balance outstanding as on 08.07.2025 (Rupees) | Future interest from |
| OD A/c No.3197000100031701 | 30,53,369.92 | 01/07/2025 |
| Total | 30,53,369.92 | |

:-DESCRIPTION OF THE IMMOVABLE PROPERTY:-

| Description of Property/ies | Reserve Price | Earnest Money Deposit | Date & time of Auction |
|---|--|---|--|
| <p>Item No.1) All that part and parcel of Residential site bearing Khata No.1280/A measuring East to West 45 ft and North to South 26 ft totally measuring 1170 sq.ft situated at JLB Road, Hunsur Taluk-571 105 along with building constructed thereon, belonging to Mr. H K Mahesh, Mrs.H K Pramila & Mr.Rupesh Hunsur Kodandaram Shetty and bounded as under:</p> <p>Boundaries of the property : East : House of Mr.H S Nanjunda Shetty West : Municipal Road North : House of Mrs.Gulshira Begum & Mrs.Talatara Begum South : Vacant site of Mr.H S Nanjunda Shetty</p> | <p>Rs.53,20,000.00 [Rupees Fifty Three Lakhs Twenty Thousand Only] (Reserve Price/ Upset Price below which the property may not be sold)</p> | <p>Rs.5,32,000.00 [Rupees Five Lakhs Thirty Two Thousand Only]</p> | <p>30.07.2025 from 12:30 PM to 01:00 PM</p> |
| <p>Item No.2) All the part and parcel of Residential vacant site bearing Khata No.1280/D, measuring East to West 22 ft and North to South 12 ft totally measuring 264 Sq.fts, situated at JLB Road, Hunsur Taluk-571 105, belonging to Mr. H K Mahesh, Mrs.H K Pramila & Mr.Rupesh Hunsur Kodandaram Shetty and bounded as under:</p> <p>Boundaries of the property : East : Property in 1280/E West : Road North : House of Mr.Shafiulla Khan South : House in Assessment No.1280/A</p> | <p>Rs.12,00,000.00 [Rupees Twelve Lakhs Only] (Reserve Price/ Upset Price below which the property may not be sold)</p> | <p>Rs.1,20,000.00 [Rupees One Lakh Twenty Thousand Only]</p> | <p>30.07.2025 from 01:00 PM to 01:30 PM</p> |
| <p>Item No.3) All the part and parcel of site bearing Khata No.1280/E, measuring East to West 22 ft and North to South 16 ft totally measuring 352 Sq.fts, situated at JLB Road,</p> | <p>Rs.16,00,000.00 [Rupees Sixteen Lakhs Only]</p> | <p>Rs.1,60,000.00 [Rupees One lakh Sixty Thousand Only]</p> | <p>30.07.2025 from 01:30 PM to 02:00 PM</p> |

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|--|--|--|--|
| <p>Hunsur Taluk-571 105, belonging to Mr. H K Mahesh, Mrs.H K Pramila & Mr.Rupesh Hunsur Kodandaram Shetty and bounded as under:</p> <p>Boundaries of the property : East : House of Mr.Sreenivasa Murthy & Mr.Sreenivasa Rao West : Property in 1280/D North : House of Mrs.Gulshira Begum South : House in Assessment No.1280/A</p> | <p>(Reserve Price/ Upset Price below which the property may not be sold)</p> | | |
| <p>Item No.4) All the part and parcel of commercial cum residential building bearing Khata No.1296, measuring East to West 15.5 ft and North to South 45 ft totally measuring 697.50 Sq.ft situated at JLB Road, Hunsur Taluk-571 105, along with building constructed thereon belonging to Mr. H K Mahesh, Mrs.H K Pramila & Mr.Rupesh Hunsur Kodandaram Shetty and bounded as under:</p> <p>Boundaries of the property : East : Mr.H P Shivaramaiah West : House of Mr.Yousaf Ali Khan North : Road South : House of Mr.Gopal Shetty</p> | <p>Rs.24,00,000.00 [Rupees Twenty Four Lakhs Only] (Reserve Price/ Upset Price below which the property may not be sold)</p> | <p>Rs.2,40,000.00 [Rupees Two Lakhs Forty Thousand Only]</p> | <p>30.07.2025 from 02:00 PM to 02:30 PM</p> |
| <p>Item No.5) All the part and parcel of commercial cum residential building bearing khata No.558/486/1330, measuring East to West 35 ft and North to South 13.5 ft totally measuring 472.50 Sq.ft situated at JLB Road, Hunsur Taluk-571 105 along with building constructed thereon, belonging to Mr. H K Mahesh, Mrs.H K Pramila & Mr.Rupesh Hunsur Kodandaram Shetty and bounded as under:</p> | <p>Rs.47,00,000.00 [Rupees Forty Seven Lakhs Only] (Reserve Price/ Upset Price below which the property may not be sold)</p> | <p>Rs.4,70,000.00 [Rupees Four Lakhs Seventy Thousand Only]</p> | <p>30.07.2025 from 02:30 PM to 03:00 PM</p> |

| | | | |
|---|--|--|--|
| Boundaries of the property : East : Service Gally West : Pete /Street North : Mr.Sanjeev Shetty House South : House of Mr.Suryanarayana Shetty | | | |
|---|--|--|--|

(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 30.07.2025 from 12:30 PM to 01:00 PM for item no.1, 01:00 PM to 01:30 PM for item no.2, 01:30 PM to 02:00 PM for item no.3, 02:00 PM to 02:30 PM for item no.4 & 02:30 PM to 03:00 PM for item no.5** 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 29.07.2025**) from M/s ARCA EMART PVT LTD (**Known by their website www.auctionbazaar.com**) **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 **3193500200004101, Karnataka Bank Ltd, Hunsur Branch, IFSC code KARB0000319 or by DD/pay order favouring "Karnataka Bank Ltd., A/c- M/s Nandi Traders ", payable at Hunsur.**
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 Nandi Traders & duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd, Hunsur Branch on or before 4:00 PM on 28.07.2025. 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 for item No.1, AND Rs.25,000.00 for Item No.5 AND Rs.10,000.00 each for item No. 2,3,4.** 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 - 3193500200004101, Karnataka Bank Ltd, Hunsur Branch, IFSC code KARB0000319 or by DD/pay order favouring “Karnataka Bank Ltd., A/c M/s Nandi Traders “, payable at Hunsur, 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 Lakhs 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, Hunsur Branch, Ashirwad Complex, B M Road, Hunsur-571 105, Karnataka, Phone No: 08222-252026 (Gen), Mobile No: 9449852026, 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/-

Date: 08.07.2025
Place: Mysuru

CHIEF MANAGER & AUTHORISED OFFICER
KARNATAKA BANK LTD.