



# Karnataka Bank Ltd.

Your Family Bank. Across India.

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

Phone : 040-23755686/ 23745686  
E-Mail : [hyd.arm@ktkbank.com](mailto:hyd.arm@ktkbank.com)  
Website : [www.karnatakabank.com](http://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) 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 07.06.2022 will be sold on "As is Where is", "As is What is" and "Whatever there is" on 30.07.2025 for recovery of **Rs.5,55,90,550.59 [Rupees Five Crore Fifty Five Lakhs Ninety Thousand Five Hundred Fifty and Paise Fifty Nine Only]** under

Nature & Account No	Balance Outstanding	Interest to be added from
PSOD A/c No. 4437000600001201	Rs.2,72,63,156.72	01.07.2025
DPN A/c No. 4437001000000601	Rs. 14,67,864.36	26.06.2025
PSTL A/c No. 4437001800005401	Rs.86,16,091.10	12.06.2025
PSTL A/c No. 4437001800006801	Rs.1,82,43,438.41	10.06.2025
<b>Total</b>	<b>Rs.5,55,90,550.59</b>	

Plus costs, due to the **Karnataka Bank Limited, Karimnagar Branch** [(040-2242077(G) / 9642162077(BM) / 7207921465(ABM)] from (1) M/s **Shankar Krupa Transport** represented by its Partners a) **Mr. Penchala Anjaneyulu**, b) **Mrs. Penchala Sushila**, c) **Mr. Penchala Suresh** addressed at House No.1-107/4, Asif Nagar Village, Karimnagar 505401 (2) **Mr. Penchala Anjaneyulu** S/o Mr. P. Prabhakar, (3) **Mrs. Penchala Sushila** W/o Mr. P. Prabhakar, (4) **Mr. Prabhakar Penchala** S/o Mr. P Rajesham No. (2) to (4) are residing at House No.2-164, Asif Nagar Village, Karimnagar 505401 (5) **Mr. Penchala Suresh**, residing at House No. 1-107/4, Asif Nagar Village, Karim Nagar, (6) **Ms. Kola Anusha** D/o Mr. Kola Laxman residing at House .No – 1-32, Asif Nagar Village, Karimnagar 505401, being borrowers/ guarantors/ co – obligants.



## DESCRIPTION OF THE IMMOVABLE PROPERTY

### Description of Property

Item.No.1. All that part and parcel of commercial property situated at Asif Nagar Village of Karimnagar – 2, Mandal of Karimnagar District bearing the following: 1) Sy.No. 275-1 Acre 05 Guntas, 2) S.No.212/B- 0.15 Guntas and 3) S.no.563/C- 0.18 Guntas Belonging to Mr. Penchala Anjaneyulu bounded by **Sl.No1:** Land in Sy. No.275 of an extent of Ac 1.05 Gts, : **East:** PWD Road, **West:** Land of Kola Laxman, **North:** Land of Juttu Gopaiah, **South:** Land of Penchala Anjaneyulu. **Sl. No.2 & 3:** Land in Sy. No212/B of an extent Ac 0.15 Gts and Land in Sy. No. 653/C of an extent of Ac. 0.18 Gts total measuring Ac.0.33 Gts, **East:** PWD Road, **West:** Land of Kola Laxman, **North:** Land of M.A. Farooq, **South:** Land of Kola Laxman.

Reserve Price : Rs.3,67,00,000.00 (Three Crore Sixty Seven Lakh Only) (Inclusive of 1% TDS)  
Earnest Money Deposit:Rs. 36,70,000.00 (Rupees Thirty Six Lakh Seventy Thousand Only)

Item.No.2. All that part and parcel of Industrial Property bearing Sy.No 148/A, Asif Nagar Village, Kothapalli (H) Mandal, Karimnagar District admeasuring Acre 0.17 and a half guntas belonging to Mrs. Penchala Sushila bounded by: **East:** 20'-0 Wide Road, **West:** Land of Thota Annapura, **North:** Government Land, **South:** Land of Penchala Anjaneyulu

Reserve Price : Rs. 51,33,000.00(Rupees Fifty One Lakh, Thirty Three Thousand Only)(Inclusive of 1% TDS)Earnest Money Deposit: Rs. 5,13,300.00 (Rupees Five Lakh Thirteen Thousand Three Hundred Only)

Item.No.3. All that part and parcel of Residential Property comprised in Sy. No 148/D, situated at Asif Nagar (V), Karimnagar (M & D) along with buildings constructed thereon bearing the following

1. House bearing No.1-107/4 measuring 242 Sq yds belonging to Mrs Penchala Sushila bounded by: **East:** 20'0 Feet Wide Road, **West:** House Plot of Bondugula Vijaya, **North:** House Plot of Bondugula Vijaya, **South:** House Plot of Bondugula Vijaya

2. House bearing No.1-107/5 measuring 242 Sq yds belonging to Mrs Penchala Sushila bounded by: **East:** 20'0 Feet Wide Road, **West:** Land of Penchala Anjaneyulu, **North:** House Plot of Penchala Tirupathi, **South:** House of Penchala Susheela

Reserve Price : Rs. 59,50,000.00(Rupees Fifty Nine Lakh Fifty Thousand only)(Inclusive of 1% TDS)  
Earnest Money Deposit: Rs. 5,95,000.00(Rupees Five Lakh Ninety Five Thousand Only)





(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](http://www.karnatakabank.com) under the head "mortgaged assets for sale".**

The E-auction will be conducted through portal [www.auctionbazaar.com](http://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](http://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](http://www.auctionbazaar.com). contact mobile.No's 9603716999, 9581498999, 8370969696 Email-ID :- [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com), [support@auctionbazaar.com](mailto: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 account number 4433500300002401, **Karnataka Bank Limited, Karimnagar Branch**, IFSC code KARB0000443 or by DD/ pay order favouring "**Karnataka Bank Ltd., A/c – M/s Shankar Krupa Transport & Others**", payable at Karimnagar.
- 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 remittance towards EMD in a sealed cover as "**Tender for property purchase Item No.) pertaining to M/s Shankar Krupa Transport & Others**" (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, 1<sup>st</sup> Floor, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad – 500073 / or by email – [hyd.arm@ktkbank.com](mailto:hyd.arm@ktkbank.com) before 5.00 PM on 29.07.2025
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs. 25000.00**. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter se 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.
- 4) 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. If auction date declared to be holiday then next working day would be treated as auction date.
- 5) 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.
- 6) 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.





7) 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](mailto:hyd.arm@ktkbank.com) / 992@ktkbank.com and the service provider [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com), [support@auctionbazaar.com](mailto:support@auctionbazaar.com) for getting declared as successful bidder in the auction sale proceeding.

8) 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 account number 4433500300002401, **Karnataka Bank Limited, Hyderabad- Karimnagar Branch** IFSC code KARB0000334 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c – “M/s Shankar Krupa Transport & Others”** Payable at Karimnagar. EMD of unsuccessful bidders will be returned.

9) 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.

10) 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.

11) 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.

12) 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.

13) 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, The Karnataka Bank Ltd, Hyderabad- Karimnagar, 1st Floor, Door.No. 7-2-1125, Vemulavada Road, Mankamma Thota, Karimnagar, Telangana-2242077, Phone No's (040)-2242077(G) / 9642162077(BM) 7207921465 (ABM), during office hours on any working day.

14) 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.

15) 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.

Date: 04.07.2025

Place: Hyderabad



For KARNATAKA BANK LTD

*[Signature]*  
Chief Manager & Authorised Officer  
ARM BRANCH



Shankar Krupa Transport.

