



Your Family Bank. Across India.

**Asset Recovery Management Branch,**

Karnataka Bank Building, First Floor

Ward No.29, Maraluru Extension

Sadashivanagar, Tumakuru-572105

Phone : + 0816-2294905/2294906

E-Mail : [tum.arm@ktkbank.com](mailto:tum.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)/ Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to public in general and in particular to Borrower (s) ,Guarantor (s),Mortgagor(s),Co-Obligor(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 **29.12.2023**, will be sold on **"As is Where is"**, **"As is What is"** and **"Whatever there is"** basis on **06.08.2025** for recovery of **Rs. 37,98,20,990.74/- [Rupees Thirty Seven Crore Ninety Eight Lakh Twenty Thousand Nine Hundred Ninety and Paise Seventy Four Only]**, plus interest and penal Charges and costs due to **Karnataka Bank Ltd, Chitradurga Branch** from the following Borrower/s/Co-obligor/s/Guarantor/s/Mortgagor/s: under the below mentioned accounts:

<b>1. M/s Varsha Agri Business Center for Development Ltd.</b> No.2238,Mruthyunjaya Compound V P Extension Main Road, Chitradurga - 5777501.	<b>2.Mr.Raju S V</b> S/o S C Veerabhadrapa 12-1,Mruthyunjaya Compound, 5th Block,V P Extension Main Road, Chitradurga - 5777501.
<b>3. Mr.Marchad Channa Mallikarjuna Goud</b> S/o Basava Goud Marchad Flat No.301,Marchad Reino Apartment Gandhi Nagar, 2 <sup>nd</sup> Cross,Ballari -583101	<b>4.Ms.Pallavi Raju</b> W/o S.V Raju Mruthyunjaya Compound, 5th Block V P Extension Main Road, Chitradurga - 5777501.
<b>5.Mrs.Aruna S V</b> W/o Manjunath Plot No.41,New Viajayanagar Colony Cantonment,Near Radio Park, Ballari -583104	<b>6.Mr.Kiran S C</b> S/o Chandrashekar S C 12-1, V P Extension Main Road Chitradurga - 577501  <b>Also at:</b> No.2471/2408/04,Suvarna Chandra Nivasa Medehalli Road,Opp.Ayyappa Swamy Temple,Vidyanagara,Chitradurga(Rural)- 577502



<b>7. Mr.Veerabhadrappe S C</b> S/o Chennaveerappa No.432,Vasundhara Krishi Kshetra,Bommagondanakere(B.G Kere) Molakalmuru Tq.,Chitradurga - 577529	<b>8. Mr.Marchad Rajashekar Goud</b> S/o M S Basavana Goud No.88 & 89, Sanganakallu Road Haripriyanagara Ballari - 583101
<b>9. Mr.Shankarappa</b> S/o Ramappa 43,Kattammanavar Street, Gollanaganahalli Ballari - 583117	<b>10. Mrs.Marchad Narasamma</b> W/o M S Basavana Goud No.88&89,Sanganakallu Road Haripriyanagar Ballari - 583101
<b>11. Mr.Manjunath M V</b> S/o Veeranna M Plot No.41,New Vijayanagar Colony Cantonment,Near Radio Park Ballari - 583104	<b>12.M/s Sandeep Minerals Pvt. Ltd.</b>  No.3,1 <sup>st</sup> Floor,Ambedkar Complex Double Road,Ballari -583101

M/s Varsha Agri Business Center for Development Ltd. and Others			
Sl. No.	Nature & Account No.	Balance outstanding as on 11.07.2025 (Rupees)	Future interest from
1.	PSOD A/c No.1367000600138001	5,46,62,972.00	01.02.2024
2.	PSTL A/c No.1367001800142101	1,87,64,521.00	01.02.2024
3.	PSTL A/c No. 1367001800142201	30,63,93,497.74	05.02.2024
	<b>Total</b>	<b>37,98,20,990.74</b>	

**:-DESCRIPTION OF THE IMMOVABLE PROPERTY:-**

Description of Property	Reserve Price	Earnest Money Deposit	Date & time of Auction
<b><u>Item No:1</u></b> All that part and parcel of the Industrial Plot at Plot No.5, measuring 22,940 Sq.ft,Situated at KIADB, Kelagote Industrial area,Chitradurga,belongs to Smt.Pallaviraju.	<b>Rs.4,66,00,000/-</b> <b>(Rupees Four Crore Sixty Six Lakh Only)</b>	<b>Rs.46,60,000/-</b> <b>(Rupees Forty Six Lakh Sixty Thousand Only)</b>	<b>06.08.2025</b> <b>from</b>  <b>10.00 AM</b> <b>to</b> <b>10.15 AM</b>





<b><u>Bounded By:</u></b> <b>East</b> :Smt.Sumangala Property <b>West</b> :Plot No.4 <b>North</b> : KIADB Road <b>South</b> : Plot No.88 and 88(P)			
<b><u>Item No:2</u></b> All that part and parcel of the Industrial Plot , bearing Survey No.1026 A part, measuring 4.98 Acres situated at Ballari Kasaba Hobli, Ballari Tq & District, belongs to M.Rajashekar Goud. <b><u>Bounded By:</u></b> <b>East</b> : Halla <b>West</b> : Land of Sy.No.1025 <b>North:</b> Land sold to Shankarappa <b>South</b> : Land of Survey No.1025 B.C.D & Road	<b>Rs.6,12,00,000/-</b> <b>(Rupees Six Crore Twelve Lakh Only)</b>	<b>Rs.61,20,000/-</b> <b>(Rupees Sixty One Lakh Twenty Thousand Only)</b>	<b>06.08.2025</b> <b>from</b> <b>10.20 AM</b> <b>to</b> <b>10.35 AM</b>
<b><u>Item No.3</u></b> All that part and parcel of the Industrial Plot bearing Sy.No.1026 A part ,measuring 1.00 Acre Situated at Ballari Kasaba Hobli,Ballari Taluk and District, belongs to Mr.Shankarappa. <b><u>Bounded By:</u></b> <b>East</b> : Halla <b>West</b> : Land of Sy.No.1023 <b>North</b> : Land of Sy.No.1023 <b>South:</b> Road and Land of Rajashekar Goud	<b>Rs.1,23,00,000/-</b> <b>(Rupees One Crore Twenty Three Lakh Only)</b>	<b>Rs.12,30,000/-</b> <b>(Rupees Twelve Lakh Thirty Thousand Only)</b>	<b>06.08.2025</b> <b>from</b> <b>10.40 AM</b> <b>to</b> <b>10.55 AM</b>
<b><u>Item No.4</u></b> All that part and parcel of Commercial Plot bearing Khatha No.201/01,Property No.151000600100120547,measuring 1,19,739 Sq.ft, situated at B.G	<b>Rs.2,25,00,000/-</b> <b>(Rupees Two Crore Twenty Five Lakh Only.)</b>	<b>Rs.22,50,000/-</b> <b>(Rupees Twenty Two Lakh Fifty Thousand Only)</b>	<b>06.08.2025</b> <b>from</b> <b>11.00 AM</b> <b>to</b> <b>11.15 AM</b>



<p>Kere,Kasaba Hobli,Molakalmuru Taluk,Chitradurga District, belongs to S.C Veerabhadrappe.</p> <p><b><u>Bounded by:-</u></b></p> <p><b>East:</b>Balance land of Survey No.20/1.</p> <p><b>West:</b> Bengaluru Bellary Road.</p> <p><b>North:</b> Vijayamahantheshwar Mutt Property.</p> <p><b>South:</b>Balance land of Survey No.20/1.</p>			
--	--	--	--

(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](http://www.auctionbazaar.com).**

The E-auction will be conducted through the portal [www.auctionbazaar.com](http://www.auctionbazaar.com) on **06.08.2025** at above mentioned time with unlimited extension of 05 minutes. The intending bidder is required to register their name at [www.auctionbazaar.com](http://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 05.08.2025) from **M/s ARCA EMART PVT LTD (Known by their website [www.auctionbazaar.com](http://www.auctionbazaar.com)) Helpline: Contact Person:Mr.Bhaskar Naidu, Mobile No:8885035382 E-mail:[contact@auctionbazaar.com](mailto:contact@auctionbazaar.com) and [disposal.karnataka@auctionbazaar.com](mailto: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 **1363500200004101,Karnataka Bank Ltd, Chitradurga Branch, IFSC Code KARB0000136** or by DD/pay order favouring **"Karnataka Bank Ltd., A/c- M/s Varsha Agri Business Center for Development Ltd."**, payable at Chitradurga.
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 Varsha Agri Business Center for Development Ltd.,Item No\_\_\_\_"** & duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer,Karnataka Bank Ltd.,Asset Recovery Management Branch,Karnataka Bank Building, First Floor Ward No.29,Maraluru Extension





Sadashivanagar, Tumakuru-572105 on or before 4:00 PM on 05.08.2025. 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. 1,00,000/- each. 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: [tum.arm@ktkbank.com](mailto:tum.arm@ktkbank.com) and the service provider [disposal.karnataka@auctionbazaar.com](mailto: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 1363500200004101, Karnataka Bank Ltd, Chitradurga Branch , IFSC code KARB0000136 or by DD/pay order favouring "Karnataka Bank Ltd., A/c- M/s Varsha Agri Business Center for Development Ltd.", payable at Chitradurga. 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 **Constructive 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 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, Chitradurga Branch, SRS Kukleshri Arcade, Near Ganapathi temple, Vinobhanagara, Tumakuru-572101, Phone: 08194-222494(G), 228257(BM), 9449595432(BM), 9449835950(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. 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.

Date: 11.07.2025

Place: Tumakuru

CHIEF MANAGER & AUTHORISED OFFICER  
KARNATAKA BANK LTD.

