



ಕರ್ನಾಟಕ ವಿಕಾಸ ಗ್ರಾಮೀಣ ಬ್ಯಾಂಕ್

ಕನರಾ ಬ್ಯಾಂಕ್ ಪ್ರವರ್ತಿಸಲಾಗುವ ಸರ್ಕಾರಿ ಸ್ವಾಮ್ಯತ್ವದ ಶೆಡ್ಯೂಲ್ಡ್ ಬ್ಯಾಂಕ್

**Karnataka Vikas Grameena Bank**

A Scheduled Bank Owned by Government-Sponsored by Canara Bank

ಪ್ರಧಾನ ಕಛೇರಿ : ಧಾರವಾಡ

Head office : Dharwad

## REGIONAL OFFICE: MANGALURU

1<sup>st</sup> Floor, Vyasa Sabha Griha, Near Vanitha AchyuthaPai Convention Centre, Airport Road, Padavinangady, Konchady Post, MANGALURU- 575008

Ph: 9480699623, email: [mngro@kvgbank.com](mailto:mngro@kvgbank.com)

### E-AUCTION SALE NOTICE

#### Sale of immovable/movable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002\* (Hereinafter referred to as the Act)

Notice is hereby given to the public in general and to the Borrowers and Guarantors in particular that the under mentioned property mortgaged to Karnataka Vikas Grameena Bank, the possession of which had been taken by the Authorized Officer of the Bank under Sec13(4) of the Act will be sold by e-Auction as mentioned below for recovery of outstanding dues and future interest, charges and costs etc. as detailed below.

The property described below is being sold on “**AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” under the Rule No.8 &9 of the Security Interest (Enforcement) Rules (herein after referred to as the rules) for the recovery of the dues detailed under:

Name of the Borrowers & Address	(1) <b>Mr.Sathish B.K S/o B S Keshava</b> <b>Dno.1-3-116(1), Koppalakadu Road, Konchady</b> <b>Mangalore-575008</b> (2) <b>Mrs.Divya B S W/o Sathish B.K</b> <b>Dno.1-3-116(1), Koppalakadu Road, Konchady</b> <b>Mangaluru-575008</b>
Name of the Surety & Address	1.Mr.B S Rohit,DNO.2-64/18(1) Behind Devendra Hotel,Audu Maroli,Kulashekhar Mangaluru
The Total Amount Due As On 04/03/2024	<b>Rs.2922382/-(Twenty Nine Lakhs Twenty Two Thousand Three Hundred Eighty Two only) as on 04/03/2024 along with interest wef04.03.2024, and cost thereon.</b>
Description of the Immovable properties	(1) <b>Non Agricultural property situated in Someshwara Town Municipality of Ullal Taluk, D K, under Sy No. 184/3A portion and consisting of e swathu no:3704071717with extent of 137.59 sqm along with RCChouse measuring 77.76sqm and all other appurtenances, standing in the name of Mr Sathish B.K and Mrs.Divya B S W/o Sathish B.K</b>
The details regarding e-Auction are mentioned below:	
Date and Time of e-Auction	<b>20.03.2024 @ 11.00 am</b> (with unlimited extension of 5 minutes duration each till the conclusion of sale)
Reserve Price of Property	<b>Rs 19,80,000/-</b> (Rupees Nineteen Lakhs Eighty Thousand Only)
Earnest Money Deposit(EMD)	<b>Rs 1,98,000/-</b> (Rupees One Lakh Ninety Eight Thousand only)

Last Date for Submission of Bids	<b>18.03.2024 before 5.00 PM</b>
Minimum Bid Increment Amount	10,000/- (Ten Thousand Only) for each property
Date and Time of Inspection of Property for intending Purchasers	On or before <b>18.03.2024</b> (within banking hours)
e-Auction Website Address	www.indianbankseauction.com
Contact Details and Website Address of Service Provider	M/s CANBANK COMPUTER SERVICES LIMITED #218, J P Royale, First Floor, Sampige Road (Near 14th Cross), 2nd Main, Mallshwaram, Bangalore-560003 (Phone 91-80- 23469665 / 62, 23469664 / 65, 9480691777, 9832952602 Email- ccsleauction@gmail.com /eauction@ccsl.co.in

**TERMS AND CONDITIONS:**

1. The EMD Shall be deposited through RTGS/NEFT/Fund Transfer to the credit of **A/c. No 95603052028 at Karnataka Vikas Grameena Bank, Mangaluru Branch, IFSC Code KVGB0005202** before submitting bids online. EMD can also be paid by way to Pay order/Demand Draft in favour of **Karnataka Vikas Grameena Bank payable at Mangaluru**
2. The intending bidders should submit the duly filled in bid application (format available in the above website) along with KYC QUOTING UTR Number of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the **Authorised Officer Regional Manager, Cell No, 9480699596, Karnataka Vikas Grameena Bank, Regional Office, Mangaluru**, so as to reach the same before **26-09-2023** before bank hours. The sealed cover should be super scribed with **“Bid for Participating in e-Auction Sale-A/c. of Sri.Sathish B K & Divya B.S** The Successful bidder shall **deposit 25% of the sale price** (inclusive of EMD already paid) immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by bidder shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
3. Bidders are advised to visit the Bank's website [www.kvgbank.com](http://www.kvgbank.com) for detailed e-Auction notice wherein all the terms and conditions of e-auction sale are furnished. Bidders may also visit the website of service provider or contact them as per the details given for any clarifications/queries.
4. Intending bidders shall hold a valid Digital Signature Certificate, active e-mail address and PAN number.
5. The undersigned has the absolute right and discretion to accept or reject any bid or postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
6. The sale shall be subject to the terms and conditions prescribed in the Act. Rules and the conditions prescribed in the detailed terms and conditions published in the website.  
**For further details contact the Authorised Officer, Regional Manager Cell No, 9480699596, Karnataka Vikas Grameena Bank, Regional Office, Mangaluru or Authorised Contact Person of SAI KARUNA AGENCY Sri KARUNAKARA SHETTY 8762121228 of SAI KARUNA AGENCY, Mangaluru.**
7. Please treat this also as a notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 to the borrowers and guarantors/mortgagers of the secured debt mentioned above regarding holding the said sale on the above mentioned date and time if their outstanding dues mentioned above are not paid in full.

The interested bidders are requested to visit the Bank's website for detailed terms and conditions of the auction sale which may be read as part and parcel of this advertisement.

**Place: Mangaluru**

**Sd/- Authorised officer**

## FORMAT O(E) - (PART B)\*

## THE DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04-03-2024

## holding E Auction

[issued under rules 8(6) & (9)[under rule 6(2) for movable properties \*] of the security interest (enforcement) rules 2002]

1	Name and Address of the Secured Creditor	KARNATAKA VIKAS GRAMEENA BANK, <b>Mangalore Main BRANCH</b>
2	Name and Address of the Borrower	(1) <b>Mr.Sathish B.K S/o B S Keshava</b> <b>Dno.1-3-116(1), Koppalakadu Road,</b> <b>Konchady</b> <b>Mangalore-575008</b> (2) <b>Mrs.Divya B S W/o Sathish B.K</b> <b>Dno.1-3-116(1), Koppalakadu Road,</b> <b>Konchady</b> <b>Mangaluru-575008</b>
3	Name and Address of the guarantor	1.Mr.B S Rohit,DNO.2-64/18(1) Behind Devendra Hotel,Audu Maroli,Kulashekhar Mangaluru
4	Total Liabilities for the account	<b>Rs.2922382/- (Twenty Nine Lakhs Twenty Two Thousand Three Hundred Eighty Two only) as on 04/03/2024 along with interest wef 04.03.2024, and cost thereon.</b>
5	Reserve Price ( To be mentioned separately for each property*)	<b>Rs.19,80,000/-</b> (Rupees Nineteen Lakhs Eighty Thousand Only)
6	Earnest Money Deposit (EMD) amount	<b>Rs 1,98,000/-</b> (Rupees One Lakh Ninety Eight Thousand only)
7	Last Date & Time for receipt of Earnest Money Deposit( EMD) amount	18/3/2024, by 5.00 PM.
8	Name of E-Auction service provider	M/s Canbank Computer Services Ltd (CCSL) through the website Email- ccsleauktion@gmail.com /eauction@ccsl.co.in
9	<b>Date &amp; Time of e- auction</b>	<u>20/ 03/ 2024</u> ___ 10.30 AM to 12.30 AM.

10	<b>Place of Auction</b>	Online <a href="https://www.indianbankseuction.com">https://www.indianbankseuction.com</a>	Portal:-
11	Portal of e- auction	<a href="https://www.indianbankseuction.com">https://www.indianbankseuction.com</a>	

### **OTHER TERMS AND CONDITIONS**

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:-

- a. The property will be sold in **—as is where is and as is what is and whatever there is"** basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank. However, the intending bidders shall make their own discrete independent enquiries and shall satisfy themselves regarding the title, description, extent .quality, quantity, condition, encumbrance ,lien, charge ,statutory dues etc over the property before submitting their bids.
- b. Auction / bidding shall be only through "Online Electronic Bidding"" through the website <https://www.indianbankseuction.com> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with Prior Appointment with the Authorised Officer on any working day.
- d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process.
- e. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Karnataka Vikas Grameena Bank;**Mangalore Regional Office** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Karnataka Vikas Gramina Bank,Mangalore MainBranch, A/c No**95603052028**IFSC Code: **KVGB0005202 on or before 18/03/2024, 5.00 P.M.**
- f. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/S Canbank Computer Services Limited**. Email address [eauction@cctl.co.in](mailto:eauction@cctl.co.in) OR [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com) Contact No.080-23469665, 9832952602/9480691777/6294220147. Immediately on the same date of payment of the EMD amount, the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before**18/03/2024**, 5.00 P.M. to Karnataka Vikas Grameena Bank,**Mangalore Main** Branch by hand or by email to email address:[kvgb5202@kvgbank.com](mailto:kvgb5202@kvgbank.com)

- (1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (2) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- (3) Bidders Name. Contact No. Address, E Mail Id.
- (4) Bidder's A/c details for online refund of EMD.

h. The intending bidders should register their names at portal <https://www.indianbankseuction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/S Canbank Computer Services Ltd** Email address [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) OR [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com), Contact No as shown under **point No f** above.

i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000 or the amount as decided by the Authorised Officer. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by bidder shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

l. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under section 194-1A of Income Tax Act,1961. For sale proceeds of Rs 50 lakh and above, the successful bidder will have to deduct TDS at the rate of 1% on the sale proceeds and submit the original receipt of TDS certificate to the Bank.

m. All charges for conveyance, stamp duty, registration charges, taxes, GST, if any, as applicable shall be borne by the successful bidder only. The Sale certificate will be issued only in the name of successful bidder.

n. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e- auction without assigning any reason thereof.

o. In case there are bidders who do not have access to the internet but interested in participating the e- auction, they can approach KVGB Regional office, Mangalore\_\_or \_\_\_\_\_ Mangalore Main branch who as a facilitating centre shall make necessary arrangements.

p. The sale is subject to conditions/rules/provisions prescribed under SARFAESI Act 2002.

q. For further details **contact, Regional Manager, Karnataka Vikas Grameena Bank, M\_\_\_\_\_ Region**(Ph. No.9480699596) e-mail id:mngro@kvgbank.com

r.

OR the service provider **M/S** Canbank Computer Services Limited whose Email address & Contact Number as shown under **Point No f above**

**Special Instruction/Caution**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Karnataka Vikas Grameena Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

**Place:Mangalore**

**AUTHORISED OFFICER**

**Date:04/03/2024**

**KARNATAKA VIKAS GRAMEENA BANK**

**\* Note for the attention of Authorised Officer/Branches:**

The contents of only Part A of FORMAT O (E) are to be published in newspapers to save cost of publication. However, the contents of entire Sale Notice consisting of both PART A and part B of Format are to be mandatorily uploaded in the website of the Bank and to be delivered to the Borrower/Guarantor with covering letter in Format N(1) and affixed on a conspicuous part of movable/immoveable assets.

