



H.O.DHARWAD,

REGIONAL OFFICE-DHARWAD

Jayanagar Branch Dharwad

LAW AND RECOVERY DIVISION

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 Grameen Bank, JAYANGAR DHARWAD BRANCH**, the possession of which had been taken by the Authorized Officer of the Bank under Sec.13(4) of the Act will be sold by e-Auction as mentioned below for recovery of under mentioned dues and further 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	Sri. Manjunath Rudragouda Patil S/o.Rudragouda Patil Flat No. 4,Cellar Floor, CTS.No.4/9C/L Devatara Apartment, Kalaghatagi Road,SaraSwatpur, Dharwad
Name of the Surety & Address	Sri.Basavaraj Dhareppa Angadi, Hanamanahal, At post Uppin Betageri, Tq and Dist: Dharwad
The Total Amount Due As On	Rs.13,36,674/- (Thirteen lakhs Thirty Six thousand Six hundred and Seventy four only) as on 10.11.2021 and other cost etc.
Description of the Immovable properties	All the peace and parcel of the immovable property/Non agricultural immovable residential property bearing C.S.No.4/9C/L, Flat No.4 measuring 500 sq ft ,with 226.05 sq.ft, area (1/34 th undivided share) under total area of 7G.07 sq.yards Situated at Devatara Apartment, Lakamanahalli,. Dharwad, District:Dharwad, bounded by North by: C.S No. 4/9A1/1 South by : Road East by: Road West by: C.S No.4/10
Details of encumbrances over the property as known to the Bank: NIL	
The details regarding e-Auction are mentioned below:	
Date and Time of e-Auction	20.11.2024 @ 11.30. a.m to 12.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of sale)
Reserve Price of Property	Each Plot Rs.12,94,000/-(Rupees Twelve Lakh Ninty Four Thousand Only)
Earnest Money Deposit(EMD)	Rs.1,29,400/-(Rupees One Lakh Twenty Nine Thousand Four HundredOnly)
Last Date for Submission of Bids & EMD	19.11.2024
Minimum Bid Increment Amount	5,000/-(Five Thousand Only) for each property.

Date and Time of Inspection of Property for intending Purchasers	On 18.11.2024(within banking hours)
e-Auction Website Address	M/s Antares System Limited ,Bangalore Auction portal; www.bankauctionwizard.com
Contact Details and Website Address of Service Provider	Executive CRM Mrs Marina Josephina,Mob; 9686196751,E mail;marina.j@antaressystems.com Centralized Helpdesk; phone; 080-45982100,Email; helpdeskcanbank@gamil.com

Terms & Conditions

- 1.** Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.

The sale process of the above property shall be conducted through e-auction only, on the said date **20.11.2024 @ 11.30 a.m to 12.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of sale)** by the Bank's e-auction service provider M/s Antares System Limited ,Bangalore, Auction portal; www.bankauctionwizard.com, Executive CRM Mrs Marina Josephina,Mob; 9686196751,Email;marina.j@antaressystems.com on the platform of the website www.kvgbank.com. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.

- 1.** Earnest money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit **A/c. No 96070040094 at Karnataka Vikas Grameen Bank JAYANAGAR DHARAWAD Branch,IFSC Code. KVGB0004009** before submitting bids. EMD can also be paid by way of Pay Order / Demand Draft in favor of **Karnataka Vikas Grameen Bank** Payable at **JAYANAGAR DHARWAD BRANCH**.
- 2.** Bids shall be submitted in the prescribed format with relevant details. For details please contact along with the DD/PO/quoting the UTR No. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorized Officer **Karnataka Vikas Grameen Bank, JAYANAGAR DHARWAD BRANCH**.as to reach the same before **19.11.2024 with in bank hours**,This sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the **A/c of Mr. Manjunath Rudragouda Patil** On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the Website of website www.kvgbank.com. And shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
- 3.** No person other than the intending bidder themselves, or their duly Authorized agent shall be allowed to participate in the E-Auction.
- 4.** The intending participants of the e-auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and process compliance form related to this e-auction from the above mentioned website of service provider M/s Antares System Limited ,Bangalore, Auction portal; www.bankauctionwizard.com, Executive CRM Mrs Marina Josephina,Mob; 9686196751,Email;marina.j@antaressystems.com For the purpose of participation in e-auction, the intending bidders must have **a valid digital signature, active e-mail ID and PAN Number**. Any Intending bidders presently not having digital signature may procure it from any Registering Authority, (Certified by the Government of India) issuing of such signature.

5. It is the sole responsibility of the bidder to obtain the said Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.
6. Bidders can bid for all or any one of the lots.
7. Bidders are required to comply with KYC forms and provide KYC documents online as well as offline on or before **19.11.2024 with in bank hours, The genuinity of the KYC documents is the sole responsibility of the bidder.**
8. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected
9. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s. e-Procurement Technologies Limited (Auction Tiger) to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E-auction sale notice.
10. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of Rs.**5,000/-**.
11. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. **The process will continue until there are no valid bids during last 5 minutes**
12. In no eventuality the property would be sold below the Reserve Price
13. The property shall be sold to highest bidder subject to acceptance of the bid by the secured creditor.
14. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the e-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the bank to avoid technical issues/default.
15. The balance amount of the purchase money shall be paid to the Authorized Officer of the Bank on or before 15th Day from the date e-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorized Officer.
16. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
17. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to the government, taxes and rates and outgoing, both existing and future relating to the property.
18. The sale certificate will be issued in the name of successful bidder only, and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
19. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
20. The property is sold in **"AS IS WHEREIS, WHAT IS THERE IS AND WITHOUT ANY RECOURSE BASIS"** in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the property, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their

bid. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.

21. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc. will be entertained after submission of the bid/confirmation of sale.
22. The Authorized officer/Bank will not be responsible for any charge, lien, encumbrance, property tax, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale
23. Prospective bidders are advised to peruse the copies of title deed, if any available with the bank and also carry out their own inquires to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any over the property.
24. The Authorized Officer has the absolute right and direction to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice the owner, bidder, public etc, and without assigning any reason.
25. The e-auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/Guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted the successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the bank/authorized officer.
26. **Karnataka Vikas Grameen Bank** has appointed M/s Antares System Limited ,Bangalore, Auction portal; www.bankauctionwizard.com, Executive CRM Mrs Marina Josephina, Mob; 9686196751, Email; marina.j@antaressystems.com as a service provider who will assist the undersigned in conducting the auction.
27. Prospective bidder may avail online training on e-auction from M/s Antares System Limited ,Bangalore, Auction portal; www.bankauctionwizard.com, Executive CRM Mrs Marina Josephina, Mob; 9686196751, Email; marina.j@antaressystems.com The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the property please contact our **Karnataka Vikas Grameen Bank, JAYANAGAR DHARWAD BRANCH - mobile No. 9480699121** or M/s **P T Security Services Hubli. Mr.Narasimha Murthy 9986043368**
28. website www.kvqbank.com.The particulars specified in the description of property have been stated to the best of information of the Bank and the Bank will not be responsible for any error, misstatement or omission.
1. For further details contact the **Authorized Officer, Karnataka Vikas Grameen Bank JAYANAGAR DHARWAD BRANCH, Mobile No. 9480699121** or **P T Security Services Hubli. Mr.Narasimha Murthy 9986043368**
 - a. **Please treat this also as a 15 days 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.**

Place; Dharwad

Authorized Officer

Date; 24.10.2024

Karnataka Vikas Grameen Bank