ANNEXURE – 12 (E-AUCTION SALE NOTICE)

KARNATAKA GRAMEENA BANK: HEAD OFFICE: BALLARI

E-AUCTION/SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC AUCTION UNDER RULES 8 (6) & 9 (Immovable) 0F THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the public in general and in particular to borrower/s and Co-obligant/s/ Guarantor/s that the below described immovable property mortgaged to Karnataka Grameena Bank **SG NAGAR** Branch. The constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Karnataka Grameena Bank, **SG NAGAR** Branch under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and security Interest (Enforcement) Rules 2002, will be sold by E-auction of properties mentioned below at the date and time, and on the terms & conditions mentioned below.

Date & Time of E-Auction: 03.12.2026 between 11:00 AM and 12:00 Noon.
Last Date, Time and Place for receipt of EMD:02.12.2026 till 4.00 PM at Karnataka Grameena Bank, **SG NAGAR** Branch,

1.M/S V N CONSTRUCTIONS
PROP BY: SRI V NARAYANA
S/O YAMAIAH **(BORROWER)**
R/O DOOR NO.18B/B2
MAREMMA TEMPLE CROSS
KAPPAGAL ROAD BALLARI

2.SMT UMA NARAYAN
W/O V NARAYANA **(JOINT-BORROWER)**
R/O DOOR NO.18B/B2
MAREMMA TEMPLE CROSS
KAPPAGAL ROAD BALLARI

3.SMT BHAGYA LAKSHMI
W/O RAMA RAO **(JOINT-BORROWER)**
R/O DOOR NO.18B/B2
MAREMMA TEMPLE CROSS
KAPPAGAL ROAD BALLAR

4.SRI GOUTHAM
S/O V NARAYANA **(JOINT-BORROWER)**
R/O DOOR NO.18B/B2
MAREMMA TEMPLE CROSS KAPPAGAL ROAD BALLARI

Amount Outstanding: Rs.3,59,26,372.00 (Rupees.Three Crores Fifty Nine Lakhs twenty Six Thousand Three Hundred Seventy two only) as on 29-10-2026 and interest from 30.10.2026 excluding charges thereon.

Reserve Price: Rs.2,97,00,000.00/- (Rupees: Two crores Ninty Seven Lakhs Only) **EMD:** Rs.29,70,000.00/- (Rupees Twenty Nine lakhs Seventy Thousand Only) (DD/PO/BC favouring Karnataka Grameena Bank, **SG NAGAR** Branch - A/c 107901013050189 Branch IFSC:PKGB0010790)

Description of Property: House property D.No.56 (old no.19C) CMC W.No.18,CTS W.no.16, Block No.9 Ass No.35899/35900 TS No.191/A1/A1/a1/3, Corporation W No.22 Kappagal Road Maremma Temple Cross Ballari.

Extention: E-W :52 ½ N-S:37 ½ total:1969 sq fts

Bounded on:

East by- TS NO.191/A1A1/a1

West by- TS NO.191/A1A1/a1

North by- TS NO.191/A1A1/a1/2

South by- TS NO.187

Description of Property: House property D.No.57 (old no.19C) CMC W.No.18,CTS W.no.16, Block No.9 Ass No.35899/35900 TS No.191/A1/A1/a1/2, Corporation W No.22 Kappagal Road Maremma Temple Cross Ballari.

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East by- TS NO.191/A1A1/a1

West by- TS NO.191/A1A1/a1

North by- Road

South by- TS NO.191/A1A1/a1/3

Terms & conditions for E-Auction:

1. Auction / bidding shall only be through "Online electronic mode" through the website of the Service Provider https://www.BankAuctions or **website** https://www. BankAuctions.in of our e-auction service provider **M/s 4 Closure India.**

2. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider viz., **website** https://www. BankAuctions.in of our e-auction service provider **M/s 4 Closure India.** for auction bid form and detailed terms and conditions which are annexed to the bid form.
3. Get the User ID and password. Only the password may be changed on receiving it.

4. Bidders are advised to go through the website https://www. BankAuctions.in for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
5. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her only.
6. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

Other Terms and Conditions:

1. To participate in the Auction, intending bidders have to deposit 10% of the reserve price as mentioned above as refundable EMD in the form of PO / DD / Banker's Cheque of a Scheduled Bank favouring as shown above, before the time and dates specified above. EMD will not carry any interest.
2. The Sale will be on "AS IS-WHERE IS, AS IS WHAT IS & WHATEVER THERE IS" basis.

3. The property will not be sold below the Reserve Price.

4. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the actual bidder to participate in the auction on behalf of the company should be submitted.
5. The incremental bid is fixed at a minimum of Rs.50,000/- and the property will be sold in favour of the highest bidder.

6. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day by NEFT/RTGS to credit **A/C No.107901013050189**, Branch IFSC: **PKGB0010790** and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of Sale in any manner, the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the property, which shall be sold subsequently.

7. On confirmation of sale by the Authorized Officer and if the terms of the payment have been complied with, the Authorized Officer exercising the Power of Sale shall issue a 'Sale Certificate' of immovable property in favour of the purchaser in the form given in appendix V of Securitization Act 2002.

8. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.

9. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.

10. At any stage of the Auction, the Authorized Officer shall have the power to accept or reject bids or postpone / cancel the Auction without assigning any reason thereof including addition or deletion of other terms and conditions.
11. All other charges, expenses like conveyance, electricity, WSSB, legal, stamp duty, registration fee, arrears of tax charged, TDS and other pending/future taxes etc, if any, shall be borne by the purchaser/bidder. Bidders shall produce copy of Proof of Identity, Proof of Address / Pan Card.
12. The property / properties under auction is / are free of all encumbrances. Encumbrances if any created without the notice of the Secured Creditor by the borrower, will be the sole lookout of the successful bidder.
13. The bank shall not be responsible for any error, mis-statement for omission in this proclamation. The other terms and conditions, if any will be notified at the place of auction.
14. For further details, please contact the Branch Manager at **SG NAGAR** Branch, Phone No.**98456 07338** or at Regional Office Modi Chambers, 4th Floor, 2nd Cross, Gandhi Nagar, Ballari-583103 may be contacted during office hours on any working day. Phone No. **98456 79884**, at the above address during the office hours on any working days between 11.00 AM and 4.00 PM.
15. For inspection of the properties and other particulars, the intending bidders are at liberty to make their own inspection / assessment / enquiries about the property.
16. This is also a notice to the borrower / guarantor for information and necessary action.
17. In case Holiday is declared on the date of auction by statutory authorities, the Auction will be will be held on the next working day at the same time.

Place : Ballari

Date : 29.10.2026

Karnataka Grameena Bank

Authorised Officer