



THE KARNATAKA STATE COOPERATIVE APEX BANK LTD.
No.1, 'UTHUNGA', Pampamahakavi Road, Chamarajpet,
Bengaluru -18
☎080-26983700, 26983722, 22976600
Email-recoverycell@karnatakaapex.bank.in

Auction Sale Notice of Immovable Property

**AUCTION SALE OF IMMOVABLE PROPERTY UNDER SECURITISATION
AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT
OF SECURITY INTEREST ACT, 2002.**

Whereas, Sri Boregowda B., S/o. Late Bhaire Gowda, Neralur Village, Anekal Taluk, Near Eswara Temple, Bengaluru-562 107, Also at: Supervisor, M/s. Granitech Pvt. Ltd., 15/D, 6th Cross, Attibele Industrial Area, Anekal Taluk, Bengaluru-562 107 [Borrower] and Sri Palaksha.T.R., S/o.Ranganathaiah, No.305, Ganesh Building, Neralur, Anekal Taluk, Bengaluru-562 107 [Guarantor] having failed to repay the debt in respect of borrowing from The Karnataka State Co-Operative Apex Bank Ltd., **Bommasandra Branch** Bengaluru. The total amount due and payable by them jointly and severally as per the agreed terms and conditions for A/c No: 1043-50-763-0000007 of **Rs.19,86,673/- (Rupees Nineteen Lakh Eighty Six Thousand Six Hundred and Seventy Three Only)** due and payable by you as on **11.05.2026**, along with interest at the applicable rate and costs thereon.

Whereas the Bank has issued notice under Section 13(2) of the SARFAESI Act, 2002 and in pursuant to and in exercise of the powers conferred under Section 13(4) of the Act, the Authorised Officer has taken possession of the mortgaged properties including those more fully described hereunder, and the Bank has decided to sell the below mentioned properties under the provisions of the SARFAESI Act 2002, read with the relevant Rules 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002.

Description of the Schedule Property

All that piece and parcel of the Site bearing No.3, 'F' Block, Khata No.153, Janjar No.12/196, Assessment No.196, e-Khata No.150200101300600351 formed in converted land bearing Sy.No.53, 53/12, 92(53), 95(53) & 56 converted

to residential purpose as per Order dated 22.09.1997 vide No.ALN/SR(AK)85/96-97 issued by the Deputy Commissioner, Bengaluru and the plan is approved on 28.02.2002 vide No.BMRDA/LAO/161/97-98 & BMRDA/LAO/161/2003-04 dated 26.08.2004, situated at Doddahagade Village, Kasaba Hobli, Anekal Taluk, Bengaluru Urban District, Byagadadenahalli village panchayath limits, 'F' Block, 'Shivajyothi Nagara' Layout, bearing e-khata No.150200101300600351 as per Form No.9 & 11, measuring East to West 24.384 meter (80 feet) and North to South 15.24 meter (50 feet), all measuring 371.61 Sq. Meter (4000 Sq. feet) and bounded on: East by: 60 Feet wide Road, West by: Site bearing No.15 & 16, North by: Site No.2, South by: Site No.4

Date & Time of Opening Tender and Place of Auction	Reserve Price	EMD Amount
<p>Date: 02.06.2026 at 11.30 a.m</p> <p>No. 1, "UTHUNGA", Pampamahakavi Road, Chamarajpet, Bengaluru-560018</p>	<p>Rs.44,00,000/- (Rupees Forty Four Lakh Only)</p>	<p>Rs.4,40,000/- (Rupees Four Lakh Forty Thousand Only) (10% of the Reserve Price)</p>

Terms and Conditions of Auction Sale: -

1. The Tender form can be collected from **The Karnataka State Co-Operative Apex Bank Ltd., No. 1, "UTHUNGA", Pampamahakavi Road, Chamrajpet, Bengaluru-560018, (Ph. 080-26983700, 26983722, 22976600)** on all working days during office hours.
2. The intending bidders should submit their bids in the prescribed tender form in closed cover along with EMD being 10% of the Reserve Price by means of Demand Draft / Banker's Cheque / Pay Order drawn in favour of **The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru** - payable at Bengaluru. The Demand Draft / Banker's Cheque / Pay Order shall be drawn after the date of publication of this Auction Sale Notice.
3. Tenders not in the prescribed format will not be accepted. The tender along with the EMD shall be submitted at **The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru** latest by **01.06.2026, before 5.00 p.m.** Tender without EMD shall be summarily rejected.
4. The property **"WILL NOT"** be sold below the reserve price.
5. In case the bidder is not successful the EMD amount will be refunded without interest.

6. The EMD amount shall be liable for forfeiture without prior notice, if the bidder including successful bidder fails to adhere to the terms and conditions of the Auction Sale.
7. The sealed tenders will be opened by the Authorised Officer in the presence of the available / attending bidders on **02.06.2026 at 11.30 a.m.**
8. The successful bidder shall deposit 25% of the Sale Price (inclusive of EMD) immediately after the auction sale, on the same day, by Demand Draft/Pay Order/ RTGS/NEFT and the balance of the Sale Price within 15 days from the date of confirmation of sale. In case of default by the successful bidder, all the amounts deposited till then shall be forfeited without notice and the property will be put for re-auction.
9. The successful bidder shall bear the statutory dues / taxes / charges / property tax / E B charges / water charges / conveyance charges such as stamp duty, registration fee etc. that is required to be paid in order to get the property conveyed in his favour, as per the applicable laws.
10. The Authorised Officer has absolute right to accept or reject any or all of the tender or/ bid / offer and / or adjourn / postpone / cancel the Auction Sale without assigning any reason, and also to modify any of all terms and conditions of the sale without prior notice.
11. The sale is subject to confirmation by the Bank.
12. The property can be inspected by the intending bidders **between 10.00 a.m to 5.00p.m** at their expenses at the address mentioned in the Schedule.
13. The property is put for sale on **"AS IS WHERE IS CONDITION"** and **"AS IS WHAT IS CONDITION"**. The intending bidder shall satisfy them self about the title, ownership, statutory approvals, encumbrances etc. of the property.

For further details the intending bidders may contact the Authorised Officer, The Karnataka State Co-Operative Apex Bank Ltd., No.1, "UTHUNGA", Pampamahakavi Road, Chamarajpet, Bengaluru-560018 for ascertaining the details of property and also for inspection of property (Ph. 080-26983700, 26983722, 22976600) E-Mail id: recoverycell@karnatakaapex.bank.in

Sd/-
AUTHORISED OFFICER
The Karnataka State Co-operative
Apex Bank Ltd., Chamarajpet,
Bengaluru – 560 018

Place: Bengaluru
Date : 14.05.2026