



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 OF IMMOVABLE/MOVABLE PROPERTIES UNDER
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENTS OF SECURITY INTEREST ACT, 2002.**

Whereas, (1) M/s. Shiv Shakti Sugar Mill (India) Pvt. Ltd., having its Registered Office at: No.15-9-27, Mukthiyar Gunj, Hyderabad-500 012 (T.S.), Factory at: Bhangoor Village, Bidar Taluk & District-585 227, Karnataka, Rep. by its Managing Director, Sri Sunil Kumar Agarwal, (2) Sri Sunil Kumar Agarwal, S/o.Late Ramanand Agarwal, Promoter, President & Managing Director of M/s. Shiv Shakti Sugar Mill (India) Pvt. Ltd., (3) Smt. Meenu Agarwal, W/o. Sri Sunil Kumar Agarwal, Director, M/s. Shiv Shakti Sugar Mill (India) Pvt. Ltd., Both 2 & 3 are residing at: No.15-9-27, Mukthiyar Gunj, Hyderabad-500 012, Telangana State, (4) Sri Tanish Agarwal, S/o. Sri Sunil Kumar Agarwal, Director, M/s. Shiv Shakti Sugar Mill (India) Pvt. Ltd., No.15-1-564, Siddiambar Bazar, Begum Bazar, Nampalli, Hyderabad, Telangana-500012 (Borrowers & Guarantors), having failed to repay the debt in respect of borrowing from The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru. The total amount due and payable by them jointly and severally as per the agreed terms and conditions for A/c No:1000-13-218-0000168 of **Rs.20,35,19,860/- (Rupees Twenty Crore Thirty Five Lakh Nineteen Thousand Eight Hundred and Sixty Only)** due and payable by you as on **03.05.2026**, 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 Immovable Schedule Property

- 1) **Item No.1:** All that piece and parcel of the land bearing Sy No.97, measuring 4 Acres, 2 Guntas, situated at Bhangoor Village, Bidar Taluk and District and bounded on East by: Land belonging to Md Ismail Sindolkar, West by: Land belonging to Sangaramappa and Basavanappa Wali, North by: Land belonging to Vajinath and Gaudappa Mali Patil, South by: Land in Sy No.99 of Bhangoor, belonging to Papayya Barber.
- 2) **Item No.2:** All that piece and parcel of the land bearing Sy No.99, measuring 3 Acres, 3 Guntas, situated at Bhangoor Village, Bidar Taluk and District and bounded on East by: Bhangoor Tank, West by: Land of Basavanappa Wali, North by: Land in Sy No.97 of Bhangoor belonging to Sri Veershetty, South by: Lands of Ramanna Kalbemalgi and Chand Khan & Others.
- 3) **Item No.3:** Hypothecation regarding Plant and Machinery Registered deed of hypothecation regarding plant & machinery dated 01.02.2019, registered on 03.06.2019, as Document No.BDR-4-00022-2019-20 of Book-IV stored in CD No.BDRD 320, before the Senior Sub-registrar, Bidar EXECUTED BY M/s. Shiv Shakti Sugar Mills (India) Pvt. Ltd., in favour of the KSC Apex Bank Ltd.,

The Description of the Hypothecated Machinery are narrated hereunder:-

Sl. No.	Machinery Details	Nos.	Use of Machinery
1	Cane Cutter along with 75 H.P. Electrical Motor	1 Set	For cutting of Sugar Cane.
2	Fibroizer, cutter and crusher along with 200 H.P. Electrical Motor	1 Set	For Extra Fine Preparation of Sugar Cane.
3	Cane Milling Section (Tandem) Mill Roller Size 24"x16" with carries motors totally number of rollers 20 along with 2 Nos. Of 125 H.P. Motors and 1 No. Of 40 H.P. Motor and 4 Nos. Of 5 H.P. Motors and reduction gear boxes with inter carrier chain.	5 Nos.	For extraction of Sugar Cane Juice.
4	Sugar Cane Un-loader Crane with unloading platform with cane stock yard along with electrical motors.	1 Set	For Un-loading of sugarcane from lorries, carts and tractors.
5	Sugar Carrier i.e., from Crane	2 Set	For carrying sugar cane

	to supply upto the mills		upto the Mills.
6	Control Electrical Panel Board with required capacity of starters switch gears and O.C.B's.	1 Set	Electrical Power Station for running of cutter, fibrozier and mills.
7	M.S. Tank on MS Foundation	2 Nos.	For water supply to the mills.
8	Sulphur Bhatties	3 Nos.	For passing sulphur dioxide gas in sugar cane for removing impurities from juice.
9	Sulphur Tank	4 Nos.	For filling raw sugar cane juice in these tanks for treatment of Sulphur Dioxide Gas.
10	MS Juice Heaters	3 Nos.	For Boiling of Sulphited juice upto 100° c.
11	Scrubbers	4 Nos.	For filtration of sulphur dioxide gas to supply to sulphur tanks.
12	Continuous Juice Clarifier	1	For settling of clear juice and muddy juice will be deposited below the tank.
13	Rotary Drum Vacuum Filtration Plant	1	The Juice will be separated from Mud through vacuum technology.
14	Hot Juice Pan evaporation and boiling Station 12T capacity	3 Nos.	For evaporation of clear and clarified juice.
15	Concentrators	3 Nos.	For further evaporation of juice 80° bricks.
16	Crystallizer	80 Nos.	For cooling and developing sugar crystals.
17	Centrifugal Machines	5 Nos.	For separating molasses and sugar in this machine.
18	Molasses Bhatti 5 MT Each	5	For boiling of 3 rd grade sugar.
19	Crystallizer Tank	20	For cooling and developing sugar crystals for 3 rd grade sugar.

20	Molasses storage tank	40	For storing of Molasses.
21	Sugar grading M/C	3	For grading of sugar into three different qualities i.e., C Type, M Type and S Type.
22	1 No. Of 10 Tons 23 kg pressure Boiler along with feed water pumps 4 Nos with electrical motors and chimney of 150 feet in height with panel board with over head MS Shed	1 No.	For Steam generation required for captive power generation and for process juice boiling section.
23	Boiler Water Tank	3 Nos.	For storage of water required for boiler.
24	Bagasse Carrier	1	For feeding of Bagasse to Boiler.
25	Pressure reducing Station	1	For reducing steam pressure.
26	DM Water Plant	1	For filtration of water total.
27	Turbine (Electrical Power Generation Station) along with alternator of 640 KW with panel board and all accessories.	1	For Power generation.
28	Juice Storage Tank	1	For storing of sugar cane juice.
29	Mix juice storage tank	1	For storing of sugar cane juice.
30	Weigh bridge 20 MT Dial type avery make	1	For weighment of sugarcane.
31	New Weigh bridge 50 MT scale type	1	For weighment of sugarcane.
32	650 KVA transformer	1	For electrical purposes.
33	315 KVA transformer	1	For electrical purposes.
34	200 KVA transformer	1	For electrical purposes.
35	Diesel generator Set 62.5 KVA	1	For electrical power alternate arrangement in case of breakdown of power.
36	Diesel generator Set 250 KVA	1	For electrical power alternate arrangement in case of breakdown of power.
37	Submersible pumps	4 Nos.	For bore well water

			drawing.
38	Lathe Machines and Shaper Machines, drilling machines, welding machines.	11 Nos.	For workshop purpose required for repairing and reconditioning of entire plant and machineries.
39	Weighing Scale	2 Nos.	For Sugar Weighment.
40	Compressors & Water Cooling Stations along with pumps motors.	4 Nos.	For water Cooling
41	Magma Pumps & Juice pumps & Concentrators	32 Nos.	For pumping of sugar cane juice, syrup and final masecute of sugar juice.
42	MS Carts	60	For transportation of sugar cane from fields to factory with the help of bullocks.

Place of storage / Installation of the Hypothecated Machinery at factory premises at Bhangoor Village, Bidar Taluk & District-585 227.

Date & Time of Opening Tender and Place of Auction	Reserve Price	EMD Amount
<p>Date: 21.05.2026 at 11.30 a.m</p> <p>No. 1, "UTHUNGA", Pampamahakavi Road, Chamrajpet, Bengaluru-560018</p>	<p>Rs.15,91,00,000/- (Rupees Fifteen Crore Ninety One Lakh only)</p>	<p>Rs.1,59,10,000/- (Rupees One Crore Fifty Nine Lakh Ten 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 **20.05.2026, 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 **21.05.2026 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 5.00 p.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, Chamrajpet, 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

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

Place: Bengaluru

Date :04.05.2026