



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

Sale Notice of Immovable Property

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

Whereas, (1) M/s. Vaishnavi Infrastructure Corridor Enterprises Pvt. Ltd., Rep. by its Managing Directors Sri Sreenivasa and Smt.Uma.S, No.43/1,1st Floor, Next to Union Bank Of India, Tumkur Road, Near APMC Market Yard, Yeshwanthpura, Bengaluru-560 022, (Borrower Company) (2) M/s. R.N.S Industries, Rep. by its Managing Directors, Sri Sreenivasa and Smt.Jayalakshmi, No.21,D-2, Sy.No.33, Katha No.621, R.N.S. Plaza, II Phase 7th Cross, Peenya Industrial Area, Chokkasandra, Nelagadaranahalli, Yeshwanthpura Hobli, Bangalore North Taluk, Bengaluru-560 058, (3) Sri Sreenivasa.N, S/o.Sri Narayana Setty, No.208, 2nd Main Road, Mahalakshmi Layout, Bengaluru-560 086, (4) Smt. Jayalakshmi.N, W/o. Sri Narayana Setty, No.208,2nd Main Road, Mahalakshmi Layout, Bengaluru-560 086, (6) Smt.Uma.S W/o.Sri Sreenivasa.N, No.208, 2nd Main Road, Mahalakshmi Layout, Bengaluru - 560 086 (Guarantors), having failed to repay the debt in respect of borrowing from The Karnataka State Co-Operative Apex Bank Ltd., Head Office Branch Bengaluru. The total amount due and payable by them jointly and severally as per the agreed terms and conditions for A/c No.1001-50-755-0000021 of Rs.98,15,63,291/- (Rupees Ninety-Eight Crore Fifteen Lakh Sixty-Three Thousand Two Hundred and Ninety One Only) and A/c No.1001-13-688-0000023 of Rs.106,94,73,951/- (Rupees One Hundred Six Crore Ninety-Four Lakh Seventy-Three Thousand Nine Hundred and Fifty-One Only) total outstanding of Rs.205,10,37,242/- (Rupees Two Hundred Five Crore Ten Lakh Thirty Seven Thousand Two Hundred and Forty Two Only) due and payable by you as on 03.07.2026, 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 property 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-

Property No.I:

All that Piece and Parcel of the property bearing Plot No.21-D-2, Old Dasarahalli CMC No.621, formed in Sy.No.33, Nalla Kadaranahally Village, Yeshwanthpur Hobli, Bangalore North Taluk, now known as IInd Phase, Peenya Industrial Area, Peenya, Bangalore, Measuring East To West 195 Mtrs (641 Feet) and North To South 42 Mtrs (North to South towards Eastern Side 137 Feet and North To South towards Western Side 138 Feet) totally measuring 8190 Sq Mtrs (88137 Sq Feet), together with the building already constructed and to be constructed along with the permanent structures, fixtures and fittings standing thereon and bounded on :East by : KIADB Road, West by : Private Property, North by: Plot No 21-D, South by : Plot No.21-B.

Date & Time of Opening Tender and Place of Auction	Reserve Price	EMD Amount
Date: 12.08.2026 at 11.30 a.m The Karnataka State Co - Operative Apex Bank Ltd., No.1, ``Uthunga``Pampa Mahakavi Road, Chamrajpet, Bengaluru-560018	Rs.62,22,34,500/- (Rupees Sixty Two Crore Twenty Two Lakh Thirty Four Thousand Five Hundred Only)	Rs.50,00,000/- (Rupees Fifty Lakh Only)

Property No.II:

All that Piece and Parcel of the Industrial property bearing Municipal No.89/1, PID No; 11-53-89/1, earlier carved out of Industrial Site No: 89 formed by city improvement Board, Bangalore (BDA) situated at 3rd Main Road, Industrial Suburb, 2nd Stage Ward No:11, Peenya Industrial Area, Yeshwanthapura, Bangalore-560022, Measuring East to West on Northern Side 154 FT on Southern Side 148 ft and North to South 130 ft, Totally admeasuring 19630

Sq.ft, together with the Building already constructed and to be Constructed thereon along with the Permanent Structures, fixtures and fittings standing thereon and Bounded on:-East By:1st 'A' Main Road, West By: Property belonging to Mr. K.A.Jeevan Kumar, North By: Property Bearing No: 90, South By: Property Bearing No: 88.

Date & Time of Opening Tender and Place of Auction	Reserve Price	EMD Amount
Date: 12.08.2026 at 11.30 a.m The Karnataka State Co - Operative Apex Bank Ltd., No.1, ``Uthunga``Pampa Mahakavi Road, Chamrajpet, Bengaluru-560018	Rs.25,32,80,000/- (Rupees Twenty Five Crore Thirty Two Lakh Eighty Thousand Only)	Rs.50,00,000/- (Rupees Fifty Lakh Only)

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, 22976651)** 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 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 **11.08.2026, 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 **12.08.2026 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.
14. The intending bidders may submit their Tender for either for both or for any one of the mortgaged property described herein above.

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, 22976651) 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 : 08.07.2026