



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

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES BY INVITING PUBLIC AUCTION UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENTS OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to borrower/s and Co-obligant/s, Guarantor/s that 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, The Karnataka State Co-operative Apex Bank Ltd., Chamarajpet, Bengaluru**, has taken possession of the mortgaged property including those more fully described herein below, and the Bank has decided to sold the same on a "as is where is, as is what is" & whatever there is" basis, by way of e-auction, under the provisions of the SARFAESI Act, 2002, and Security Interest (Enforcement) Rules, 2002.

Name & Address of the Borrowers & Guarantors:	(1) Kanva Garments Pvt. Ltd., No.861, Kanva Sri Sai Complex, West of Chord Road, 2nd Stage, Modi Hospital Road, BENGALURU - 560 086. (2) Sri N. Nanjundaiah, S/o. Late Narayanappa, R/at A-408, Andromeda, Brigade Gateway, Dr.Rajkumar Road, Bengaluru-560 010. (3) Smt.Praveena.N, W/o. Sri N.Nanjundaiah, R/at A-408, Andromeda, Brigade Gateway, Dr.Rajkumar Road, Bengaluru-560 010. (4) Sri Vijay Kumar, S/o.Sri Ramareddy.K.C, R/at A-275, Kanvanagar, Kamarajanahalli, Hulikunte Post, Tumkur District - 572 129.
Reserve Price & EMD Amount:	Reserve Price: Rs.7,73,00,000/- (Rupees Seven Crore Seventy Three Lakh Only) EMD Amount: Rs.50,00,000/ (Rupees Fifty Lakh Only) Account Name: Auction account of Kanva Garments Pvt. Ltd., A/c Number: 1001-30-406-0000232, IFSC Code: KSCB0000001. DD/BC/PO/RTGS/NEFT drawn in favour of The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru - payable at Bengaluru.

Date & Time of E-Auction	On 27.10.2026 between 11.30 a.m. and 12.30 p.m.
Last date, Time and Place for receipt of EMD:	Date: 26.10.2026 till 5.30 p.m. at K.S.C. Apex Bank Ltd., Chamarajpet, Bengaluru-560018.
Outstanding Amount to be paid to Bank:	Rs.7,32,14,487/- (Rupees Seven Crore Thirty Two Lakh Fourteen Thousand Four Hundred and Eighty Seven Only) as on 06.09.2026 along with interest at the applicable rate and costs thereon. Loan Account Number : 1001-18-698-0000010, Head Office Branch, Chamarajpet, Bengaluru-18
Description of the Immovable Schedule Property	All that piece and parcel in respect of property bearing Site No.69 to 78, Khaneshumari No.65/69 to 78, measuring East to West 400 ft and North to South 40 ft in total 16000 Sq.ft, situated at Kanva Nagar, Danojipalya, Hamlet of Arasinakunte Village, Kasaba Hobli, Nelamangala Taluk, Bengaluru Rural District with building and commonly bounded on: East by: Private Property, West by: Road, North by: Road, South by: Road.
Physical Possession on	02.09.2026

For detailed information regarding the e-auction sale procedure, including the terms and conditions of sale, interested bidders are requested to visit the following websites: <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website).

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

Place: Bengaluru
Date : 16.09.2026

TERMS AND CONDITIONS FOR E-AUCTION:

- 1) The auction/bidding shall be conducted only through "Online Electronic Mode" on the website of the Service Provider, namely, <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website), of our e-auction service provider, M/s. 4 Closure.
- 2) The bidders may participate in the e-auction from their place of choice. The bidder shall ensure internet connectivity at his/her own end. The Bank/Service Provider shall not be held responsible for any internet connectivity issues, network problems, system failure/crash, power failure, or any other technical issues. For details, assistance, procedure, registration, auction bid forms, detailed terms and conditions, and online training relating to the e-auction, prospective bidders may contact the Service Provider, M/s.4 Closure, through <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website). The auction bid form and detailed terms and conditions are annexed to the bid form.
- 3) The User ID and Password will be issued only upon successful payment of the EMD amount.
- 4) Bidders are advised to visit <https://www.foreclosureindia.com> (Publication Website) or <https://www.bankauction.in> (Auction Website) and carefully read the detailed terms and conditions of the auction sale and the auction application form before submitting their bids and participating in the e-auction sale proceedings. For further details and the procedure relating to the e-auction, bidders may contact our Service Provider, M/s.4 Closure, Sri Varun B., Mobile No.:8142000809, E-mail: karnataka@bankauctions.in / info@bankauctions.in.
- 5) Bids once submitted shall not be cancelled or withdrawn. All bids made through the User ID allotted to a bidder shall be deemed to have been made by the said bidder.
- 6) All bidders shall be deemed to have read, understood, and accepted the terms and conditions of sale and shall be bound by the same.

OTHER TERMS AND CONDITIONS:

- 1) The intending bidders shall submit their bids in the prescribed Tender Form (Annexure-I) along with the EMD by way of Demand Draft/Banker's Cheque/Pay Order/RTGS/NEFT drawn in favour of The Karnataka State Co-Operative Apex Bank Ltd., Bengaluru, payable at Bengaluru. The Demand Draft/Banker's Cheque/Pay Order/RTGS/NEFT shall be issued/ remitted after the date of publication of this E-Auction Sale Notice.
- 2) In the event the bidder is unsuccessful, the EMD amount shall be refunded without interest.
- 3) The property put up for sale shall be sold on an "AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS" basis.
- 4) The property **WILL NOT** be sold below the Reserve Price.
- 5) The minimum incremental bid amount is fixed at Rs.1,00,000/-, and subsequent bids shall be in multiples of Rs.1,00,000/-. The property shall be sold in favour of the highest bidder, subject to confirmation by the Bank.
- 6) In case the bidder is a Proprietary Concern/Partnership Firm/Private Limited Company/Public Limited Company, a copy of the resolution passed by the Board of Directors or an Authority Letter in favour of the authorised representative, authorising such representative to participate in the auction on behalf of the company/entity, should be submitted.
- 7) The successful bidder shall pay 25% of the Sale Price (inclusive of EMD) immediately after the conclusion of the auction sale, on the same day, through RTGS/NEFT to the following bank account: **Name: Auction account of Kanva Garments Pvt. Ltd., A/c No.:1001-30-406-**

0000232, IFSC Code: KSCB0000001. The balance 75% of the Sale Price shall be paid within 15 days from the date of confirmation of sale. In case of default by the successful bidder, all amounts deposited up to that time shall be forfeited without further notice, and the property shall be put up for re-auction.

- 8) The EMD amount shall be liable to forfeiture without prior notice if any bidder, including the successful bidder, fails to comply with the terms and conditions of the e-auction sale.
- 9) The Sale Certificate shall be issued/registered only in the name of the successful bidder, who shall produce a copy of the PAN Card/valid ID proof before the issuance of the Sale Certificate.
- 10) All other charges and expenses, including conveyance charges, electricity charges, WSSB charges, legal expenses, stamp duty, registration fees, arrears of taxes, E-Khatha Charges/TDS, and other pending/future taxes and charges, if any, shall be borne by the purchaser/bidder. The bidders shall produce copies of their Proof of Identity, Proof of Address, and PAN Card.
- 11) The Authorised Officer shall have the absolute right to accept or reject any or all tenders/bids/offers and/or to adjourn, postpone, or cancel the e-auction without assigning any reason. The Authorised Officer shall also have the right to modify any or all the terms and conditions of the e-auction without prior notice.
- 12) The sale shall be subject to confirmation by the Bank.
- 13) The property may be inspected by the intending bidders **between 10:00 a.m. and 5:00 p.m.** at their own expense, at the address mentioned in the Schedule.
- 14) The intending bidder shall satisfy himself/herself about the title, ownership, statutory approvals, encumbrances, and other relevant matters relating to the property before participating in the auction.
- 15) In case holiday is declared on the date of auction by statutory authorities, the Auction will be held on the next working day at the same time.
- 16) 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 the property and for inspection of the property. **Phone: 080-26983700, 26983722, 22976600, E-mail: recoverycell@karnatakaapex.bank.in**

AUTHORISED OFFICER
The Karnataka State Co-operative
Apex Bank Ltd., Chamarajpet,
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Place: Bengaluru

Date : 16.09.2026