

☎ (080) 25702112
✉ ro.bangalore@ncdc.in
🌐 www.ncdc.in

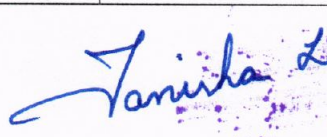
NCDC, Regional Office,
3rd Floor, KHB Complex, NGV,
Koramangala, Bengaluru, Karnataka - 560047

Details of Authorised officer: Smt. Tanisha Lal, Regional Director, NCDC, Regional Office, Bengaluru, 3rd Floor, KHB Complex, NGV, Koramangala, Bengaluru, Karnataka- 560047, Mobile No. 9311765334, Email ID. :ro.bangalore@ncdc.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER SARFAESI ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrowers/ Mortgagors that the below mentioned properties mortgaged/charged to the secured creditor, symbolic possession of which have been taken by the Authorised Officer of National Cooperative Development Corporation, Secured Creditor, will be sold on **11.08.2026** on the basis of "**As is where is basis, As is what is basis, Whatever there is & Without Recourse**" through e-auction for recovery of dues of the secured creditor from below mentioned Borrower Organisation, Chairman & Mortgagors.

Name of Borrower Organisation, Directors & Mortgagor	Details of Secured Assets for Sale/Auction										
<u>Borrower :</u> Prathmika Krushi Pattina Sahakara Sangha Niyamitha, Illal, Bagalkot Taluk, Bagalkot District, Karnataka- 587111 <u>Chairman:</u> Shri Mudakappa Bhirappa Belavalad Mobile- 9900446769 <u>CEO:</u> Shri Venkatesh Mobile- 9916939667	ALL THOSE PIECE AND PARCELS OF THE LAND OR GROUND HEREDITAMENTS AND PREMISES SITUATED AT Village: Illal, Taluka: Bagalkot, District Bagalkot Bearing Survey Numbers- D71, D72 and D73 having area 720.00 sqm; together with all buildings and structures thereon and plant and machinery attached to earth or permanently fastened to anything attached to the earth. Details of Boundaries of Property: <table border="1"> <thead> <tr> <th>Side</th><th>Description</th></tr> </thead> <tbody> <tr> <td>East</td><td>Road</td></tr> <tr> <td>West</td><td>Road</td></tr> <tr> <td>North</td><td>D-43,44,45</td></tr> <tr> <td>South</td><td>Road</td></tr> </tbody> </table>	Side	Description	East	Road	West	Road	North	D-43,44,45	South	Road
Side	Description										
East	Road										
West	Road										
North	D-43,44,45										
South	Road										
Demand Notice Date & Amount	Demand Notice Date-19.01.2024 of ₹41,12,909/- plus further interest & charges thereon. Present outstanding balance as on 13.07.2026 is ₹56,61,595/- plus further interest & charges thereon to the NCDC by Borrower.										
Possession Date & Possession Type	29.04.2024 (Symbolic Possession)										
Reserve Price	₹32,18,315.00 (Rupees Thirty Two Lakh Eighteen Thousand Three Hundred Fifteen Only)										
Earnest Money Deposit (E.M.D.)	₹3,21,832/- (Rupees Three Lakh Twenty One Thousand Eight Hundred Thirty Two Only)										

Tanisha Lal



Bid Incremental Value	₹1,00,000/- (Rupees One Lakh Only)
Date & Time of E-Auction	11.08.2026 from 2.00 pm to 4.00pm
Date & Time of Inspection	05.08.2026 from 10.00 am to 4.00 pm
Auction Sale/bidding would be conducted only through webiste https://sarfaesi.auctiontiger.net with unlimited extensions of 5 Minutes in each.	

TERMS AND CONDITIONS

1. The secured assets shall be sold on **"As is where is, As is what is, whatever there is and without recourse"** basis and shall not be sold below the Reserve Price.
2. Before submitting bids, bidders may obtain details of the sale, Terms & Conditions, bid form, and bidding procedure from the address/number mentioned above. By participating in the e-Auction, bidders waive all objections regarding the condition, description, or title of the secured asset
3. Bidders shall satisfy themselves regarding the rights, title, interest, encumbrances, and dues pertaining to the secured assets. No objection shall be entertained after submission of bids.
4. Conditional bids shall be treated as invalid. No post-submission modification or correspondence regarding bids will be entertained.
5. No encumbrance is known to the Authorised Officer to the best of his knowledge and information, bidders must make independent enquiries. The e-Auction notice does not constitute any representation by NCDC. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to National Cooperative Development Corporation. The Authorised officer/Secured Creditors shall not be responsible in any way for any third party claims/rights/dues.
6. Stamp duty, registration charges, transfer fees, and all related expenses shall be borne solely by the purchaser.
7. All statutory and non-statutory dues, taxes, rates, assessments, and charges relating to the secured assets shall be borne by the purchaser.
8. Bidders may avail online bidding training/support from M/s E-Procurement Technologies Ltd. (AuctionTiger). Detailed terms are available at <https://sarfaesi.auctiontiger.net> and <https://www.ncdc.in>.
9. EMD and KYC documents must reach the undersigned on or before **10.08.2026** up to 06:00 PM.
10. The bid price shall be above the Reserve Price and incremental bids shall be in multiples of ₹1,00,000/- (Rupees One Lakh only).
11. EMD shall be deposited through RTGS/NEFT to Account No. 32164052874, IFSC SBIN0004298, State Bank of India, Commercial Branch, Nehru Place, New Delhi.
12. The successful bidder shall submit the final bid price, as quoted in the e-Auction, without introducing any new conditions. 25% of the bid amount (including EMD) shall be deposited on the same day or not later than the next working day to the designated Bank Collection Account : 32164052874, IFSC SBIN0004298, State Bank of India, Commercial Branch, Nehru Place, New Delhi. Failure to pay 25% amount within the time prescribed shall result in forfeiture of EMD without any notice.
13. The balance 75% shall be paid within 15 days of confirmation of the sale by the Authorised Officer or within the extended time (if any) allowed in writing by the Authorised Officer. Failure shall result in forfeiture of entire amount deposited, without any notice and resale of Secured Asset.
14. Sale confirmation advice shall be issued subject to satisfactory KYC verification and completion of formalities. In case of forfeiture, the defaulting bidder shall have no claim over the property or the forfeited amount
15. EMD of unsuccessful bidders shall be refunded without interest, costs, expenses, or other charges, after closure of the sale process.
16. The Sale Certificate shall be issued only after receipt of the full sale consideration and confirmation of sale and only in the name of the successful bidder and not in any other name.




17. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and rules thereon.
18. In case of any stay order by a competent court, the auction may be postponed or cancelled without notice and without liability for damages or compensation towards the participants.
19. In case of any dispute relating to bids, EMD, eligibility, or interpretation of terms, the decision of the Authorised Officer shall be final. NCDC may cancel the sale and re-auction the property at its discretion
20. Only intending bidders or their duly authorised representatives shall be permitted to participate. Authorisation letter must be submitted along with the bid.
21. The borrower organisation, its directors, and mortgagors are permitted to participate in the auction.
22. The sale is subject to confirmation by the Authorised Officer.
23. The Authorised Officer reserves the absolute right to accept or reject any bid or to postpone/cancel the auction without assigning reasons.
24. The successful bidder shall pay 1% TDS under Section 194-IA of the Income-tax Act, 1961, if applicable and submit proof thereof to the Authorised Officer.

SPECIAL INSTRUCTION & CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither National Cooperative Development Corporation nor the service provider will be responsible for any lapses/ failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternative such as back-up power supply and whatever else required so that they are able to participate in the auction successfully.

Date: 13.07.2026
Place: Bengaluru


Tanisha Lal
Authorised Officer
under SARFAESI Act, 2002
National Cooperative Development Corporation

