



kotak Kotak Mahindra Bank
Kotak Mahindra Bank Ltd.,
Registered Office: 27, BKC, C-27, G Block, Bandra
 Kurla Complex, Bandra (East), Mumbai - 400051

Branch Office:
 No 22, M G Road, Bangalore -560001
Corporate Identity Number -
 L65110MH1985PLC038137, www.kotak.com

BY REGISTERED POST AD / SPEED POST / EMAIL / COURIER / HAND DELIVERY

Ref: CBD/BANGALORE/3/2026

16-01-2026

To,

1.	M/s Sri Krishna Pharma, Represented by its Proprietor, Mr G K Roopesh Kumar, No D3/237/1637, First Floor, 100 Feet Road, Vidyanagar Mandya- 572 401	2	Mr G K Roopesh Kumar, S/o Sri Krishne Gowda, Gowri Nilaya, 8 th Cross, Chamundeshwari Nagar, Mandya- 572 401
3	Mrs.G K Rani W/o Mr Anand, Gowri Nilaya, 8 th Cross, Chamundeshwari Nagar, Mandya- 572 401		Mrs.G K Rani, Old no D-3/2010/1581, New no D- 3/2161/1561, 7 th Cross, Vishweshwariah Nagar, Kallahally Layout, Mandya - 571401
	Mrs.G K Rani No D-3/1731/KRD1511, Kiragandur Extension, Mandya - 572 403	4	Mr. Anand, S/o Late K B Kempe Gowda, Gowri Nilaya, 8 th Cross, Chamundeshwari Nagar, Mandya- 572 401

Dear Sir/Madam,

Ref :

1) STATUTORY NOTICE, UNDER THE AMENDED PROVISIONS OF THE SECTION 13(8) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH THE RULE 6(2), 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, ISSUED BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK FOR AUCTION / SALE OF MORTGAGED PROPERTIES UNDER THE PROVISIONS OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (hereinafter referred as "SARFAESI Act").

Loan account no. BBA WC 140044036499 (CRN 34127120)

2) AUCTION INTIMATION NOTICE.

The undersigned, being the Authorised Officer of KOTAK MAHINDRA BANK LIMITED, a banking company within the meaning of the Banking Regulation Act, 1949 having it's Registered Office at 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051, (hereinafter referred to as "the Bank/KMBL"), appointed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act"), hereby issues to you the following notice :-

1. That the Authorised Officer of Kotak Mahindra Bank Ltd. has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the SARFAESI Act in connection with outstanding dues payable by you to the Bank.
2. The Authorised Officer of Kotak Mahindra Bank Ltd has issued notice dated 29-07-2024 as referred above to the Borrower/Guarantor(s)/Mortgagor(s) and the right for redemption was provided by



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the Authorised Officer. However due to non-payment of the outstanding amounts as mentioned in the notice dated 29-07-2024, the right of Borrower/Guarantor(s)/Mortgagor(s) stands terminated.

3. The auction of the mortgaged property/ies is scheduled and the details of such auction are mentioned in the auction notice annexed to this letter.
4. This notice / intimation is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,
For Kotak Mahindra Bank Limited

Chandrashekhar Patil
Authorised Officer
Address : No 22, M G Road, Bangalore - 560001.

Encl: As above.



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E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor on **30-05-2025**, will be sold through E-Auction on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS BASIS**" and "**NO RE COURSE BASIS**" on 27-02-2026, for recovery of **Rs. 5,59,06,533.29/-** (Rupees Five Crore Fifty Nine Lakh Six Thousand Five Hundred Thirty Three and Paise Twenty Nine Only) as on 07-05-2025 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to **Kotak Mahindra Bank Limited**, being the Secured Creditor, from the Borrower / Mortgagor/s / Guarantor/s namely **M/s Sri Krishna Pharma**, Represented by its Proprietor, Mr G K Roopesh Kumar, **Mr G K Roopesh Kumar, Mrs.G K Rani, Mr. Anand** in respect of loans granted to **M/s Sri Krishna Pharma**, Represented by its Proprietor, Mr G K Roopesh Kumar, **Mr G K Roopesh Kumar, Mrs.G K Rani, Mr. Anand**.

The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Sr No	Name of the Mortgagor/s	Details Of Immovable Property put for E - Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
1	Mrs. G K Rani, W/o Mr. Anand	<p><u>Mortgage over following properties:</u></p> <p>Item No 1: Residential property measuring East to West 40 Sq Ft and North to South 73.60 Sq Ft Totally measuring 2940 feet bearing Old no D-3/2010/1581 new no D-3/2161/1561, 7th Cross, Vishweshwariah Nagar, Kallahally Layout, Mandya City and bounded as follows:-</p> <p>East by: Property Belonging to Shivaramaiah</p> <p>West by: Municipal Vacant Site</p> <p>North by: 30 ft Road</p> <p>South by: Property belonging to Eshwar Bhat and Uma Prabhakar</p> <p>Covered by Regd. Sale Deed No 04859 of 2009-10 belonging to Mrs G K Rani w/o Mr K Anand.</p> <p>Item No 2: Residential site measuring East to West 60 Sq Ft and North to South 40 Sq Ft Totally measuring 2400 feet bearing no D-</p>	26-02-2026 till 5.00 P.M.	27-02-2026 between 11.00 A.M. to 12:00 P.M..	INR 2,24,30,000/- (Rupees Two Crore Twenty Four Lakh Thirty Thousand Only)	INR 22,43,000 (Twenty Two Lakh Forty Three Thousand Only)



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	3/1731/KRD1511 at Kiragandur Extension, Mandya City and bounded as follows:- East by: Site of Areker Master West by: Site of LIC Venkatesha Murthy North by: Road South by: Site of B S Chandrashekariah Covered by Regd. Sale Deed No 12328 of 2006-07 belonging to Mrs G K Rani w/o Mr K Anand			
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The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property **on 11-02-2026 between 01:00 pm to 02:00 pm** through his authorized representative/agent.

Important Terms and Conditions:

- 1) The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeauctions.com/> on **27-02-2026 from 11.00 A.M. to 12.00 P.M.** with unlimited extensions of 5 minutes duration each.
- 2) For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. Mannur Balaji Govindrajan - Mobile +91-7977701080; email id - karnataka@c1india.com.
- 3) The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale.
- 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankeauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- 5) It is requested that the interested Bidder/s are required to generate the login ID and password from the portal <https://www.bankeauctions.com/> before uploading the bid and other documents.
- 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal <https://www.bankeauctions.com/> on or before 26-02-2026 up to 05.00 p.m. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to ashok.motwani@kotak.com & / or Chandrashekhar.Patil2@kotak.com.
- 7) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers.
- 8) Earnest Money Deposit (EMD) shall be deposited by way of Demand Draft in favour of **Kotak Mahindra Bank Ltd. on or before 26-02-2026 up to 05:00 p.m.** In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.
- 9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 1,00,000.00 (Rupees One Lakh Only).
- 10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
- 11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 30 (thirty) days from the date on which the acceptance / confirmation of sale is conveyed to such successful bidder or such extended



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period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002.

- 12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect.
- 13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property.
- 14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
- 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.
- 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest.
- 17) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E - Auction Sale without assigning any reason. In the event of postponement/cancellation of the E - Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.
- 18) In an event of failure of the E - Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.
- 19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequently, if the auction proceedings gets stayed and/or set aside by any Court /Tribunal, at any stage even after issuance of the sale certificate or handing over the possession. then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD/amount so deposited by him /her. The Bank at its sole discretion will process refund the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at later stage. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation.
- 20) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- 21) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 22) All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely.
- 23) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.
- 24) As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,00,000.00 (Rupees Fifty Lakhs only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Property in the name of **G K Rani**, to be borne by him from the sale price of the respective property and deposit the



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same with Income Tax Department, Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS.

- 25) Sale will strictly be on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", "**WHATEVER THERE IS BASIS**" & "**NO RE COURSE BASIS**" on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property.
- 26) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- 27) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
- 28) The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
- 29) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale.
- 30) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also.
- 31) Intending Purchaser(s) is/are to make their own independent inquiries regarding the encumbrances on the property including but not limited to statutory liabilities, over-due maintenance, common charges, over-due electricity bills, Municipal Tax, Water Tax, other charges (if any). That the said immovable property will be sold with all encumbrances related to the pending Tax and Bills as mentioned in the preceding line and other Tax and Bill thereon.
- 32) For inspection of the property or for any further details kindly contact Mr. Karun B on +919686812683 &/or Mr. Chandrashekhar Patil (Authorized Officer) on +91- 9980993715, Sridhar B on +919620077611

In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Place: Bangalore

For Kotak Mahindra Bank Ltd,

Sd/-

Authorized Officer