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राष्ट्रीय सहकारी विकास निगम

NATIONAL COOPERATIVE DEVELOPMENT CORPORATION

(An ISO 9001:2015 Certified Organization)

(A Statutory Body Under Ministry of Cooperation, Govt. of India)



International Year of Cooperatives

Cooperatives Build a Better World

☎ (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 **17.07.2026** 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											
<p>Borrower : Chitaguppa Pattina Souharda Sahakari Niyamit, Chitaguppa, Humnabad Taluk, Bidar District, Karnataka- 585412</p> <p>President: Shri Revanappa Hugar Mobile- 8088040525</p> <p>CEO: Shri Sharnappa Gadmi Mobile- 9986703345</p>	<p>ALL THOSE PIECES AND PARCELS OF LAND admeasuring 177.75 Sq. Mtr. (1913 Sq. Ft.) pertaining to Chitaguppa Pattina Souharda Sahakari Niyamit, Chitaguppa, Humnabad Taluk, Bidar District, Karnataka bearing the following particulars:</p> <table border="1"> <thead> <tr> <th>Type of security</th> <th>Type of asset</th> <th>Location of property</th> <th>Details of properties</th> </tr> </thead> <tbody> <tr> <td>Mortgage of land and building</td> <td>Immovable</td> <td>KHB Colony, Chitaguppa, Humnabad Taluk, Bidar District, Karnataka</td> <td>House No. LIG-4/TMC No. 7-519-1761 (old No.15-226/B), Ward. No. 20, Karnataka Housing Board Colony, Chitaguppa, Humnabad Taluk, Bidar District Karnataka</td> </tr> </tbody> </table>				Type of security	Type of asset	Location of property	Details of properties	Mortgage of land and building	Immovable	KHB Colony, Chitaguppa, Humnabad Taluk, Bidar District, Karnataka	House No. LIG-4/TMC No. 7-519-1761 (old No.15-226/B), Ward. No. 20, Karnataka Housing Board Colony, Chitaguppa, Humnabad Taluk, Bidar District Karnataka
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	<p>Situated at KHB Colony, Chitaguppa, Humnabad Taluk, Bidar District in the State of Karnataka together with all buildings and structures constructed/ to be constructed thereon and plant and machinery installed/ to be installed on the earth or permanently fastened to anything attached to the earth.</p> <p>Details of Boundaries of Property:</p> <table border="1"> <thead> <tr> <th>Side</th> <th>As per Deed</th> <th>As per Actual</th> </tr> </thead> <tbody> <tr> <td>East</td> <td>Private Land</td> <td>Private Land</td> </tr> <tr> <td>West</td> <td>Road</td> <td>Road</td> </tr> <tr> <td>North</td> <td>House No.3 LIG</td> <td>House No.3 LIG</td> </tr> <tr> <td>South</td> <td>House No. 5 LIG</td> <td>House No. 5 LIG</td> </tr> </tbody> </table>	Side	As per Deed	As per Actual	East	Private Land	Private Land	West	Road	Road	North	House No.3 LIG	House No.3 LIG	South	House No. 5 LIG	House No. 5 LIG
Side	As per Deed	As per Actual														
East	Private Land	Private Land														
West	Road	Road														
North	House No.3 LIG	House No.3 LIG														
South	House No. 5 LIG	House No. 5 LIG														
Demand Notice Date & Amount	Demand Notice Date- 23.01.2026 of ₹5,96,373/- plus further interest & charges thereon. Present outstanding balance as on 03.06.2026 is ₹6,21,849/- plus further interest & charges thereon to the NCDC by Borrower.															
Possession Date & Possession Type	09.04.2026 (Symbolic Possession)															
Reserve Price	₹21,95,000/- (Rupees Twenty One Lakh Ninety Five Thousand Only)															
Earnest Money Deposit (E.M.D.)	₹2,19,500/- (Rupees Two Lakh Nineteen Thousand Five Hundred Only)															
Bid Incremental Value	₹10,000 /- (Rupees Ten Thousand Only)															
Date & Time of E-Auction	17.07.2026 from 2.00 pm to 4.00pm															
Date & Time of Inspection	09.07.2026 from 10.00 am to 4.00 pm															
Auction Sale/bidding would be conducted only through website 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. To the best of knowledge and information of the Authorised officer, there is no encumbrance in the secured assets. However, the intending bidders should make their own independent inquiries regarding the encumbrance; title of secured assets put on E-Auction and claims/right/dues/affecting the secured assets prior to submitting their bid. The E-Auction advertisement does not constitute any commitment or any representation of National Cooperative Development Corporation. 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 16.07.2026 up to 6.00pm.**
 10. The bid price shall be above the Reserve Price and incremental bids shall be in multiples of **Rs.10,000/- (Rupees Ten Thousand 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, Account Name – National Cooperative Development Corporation.** 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.

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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.

Statutory Notice for 30 days Sale Notice under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

The Borrower Organization/ Directors/ Mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction, failing which the aforesaid properties will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

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: 03.06.2026
Place: Bengaluru



Tanisha Lal
Authorised Officer
under SARFAESI Act, 2002



National Cooperative Development Corporation