

PUBLIC NOTICE OF SALE

Notice to the public is hereby given to the effect that the Immovable Property described herein below which have been taken **Symbolic Possession** thereof by the Authorised Officer on **05/01/2021** and **06/01/2021** mentioned below in pursuance of Section 13 (4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 will be sold by inviting tenders from the public on the date, place and time mentioned in the notice on "as is where is" and "as is what is" condition on the terms and conditions mentioned below. Tenders in sealed covers are invited from the public for the purchase of the Immovable property more fully described below. **This Notice should be treated as Notice under sub-rule (6) of Rule (8) to the Borrowers/Mortgagors/Guarantors under Security Interest Enforcement Rule,2002.**

[A] Name and Addresses of the Borrowers/Guarantors: 1) M/s Raghuvir Buildcon Pvt Ltd Represented by its Directors i) Mr. Prashanthsinh Jalamsinh Barad, ii) Mr. Siddharajsinh G Barad, iii) Mr. Jalamsinh B Barad and iv) Mr. Ghanshyamsinh B Barad addressed at: 201, Jalaram House, 2nd Floor, Nr. Atmajyoti Ashram, Ellora Park, Vadodara - 390023, 2) Mr. Ghanshyamsinh B Barad S/o Balujibhai Barad, residing at: No.4, Mandar Bunglow, Near Surdhara circle, Thaltej, Ahmedabad, Gujarat - 380054, 3) Mr. Jalamsinh B Barad S/o Balujibhai Barad, residing at: Plot No.90, Rameshwar Astron Society, St No. Chhatrala, Amin Marg, Rajkot, Gujarat - 390001, 4) Mr. Prashanthsinh Jalamsinh Barad S/o Jalamsinh B Barad, residing at: D-102, Kasturi-03, Near Vrundavan Bunglows, Thaltej, Ahmedabad, Gujarat-380059, 5) Mr. Siddharajsinh G Barad S/o Ghanshyamsinh B Barad, residing at: No.4, Mandar Bunglow, Near Surdhara circle, Thaltej, Ahmedabad, Gujarat - 380054, 6) Mr. Aniruddhsinh J Barad S/o Jalamsinh B Barad, residing at: C-102 Kasturi-3, Near Copper Stone Building, Thaltej, Ahmedabad, Gujarat-380059, 7) Mrs. Alkaba G Barad W/o Mr. Ghanshyamsinh B Barad, residing at: No.4, Mandar Bunglow, Near Surdhara circle, Thaltej, Ahmedabad, Gujarat-380054, 8) Mrs. Janakba J Barad W/o Jalamsinh B Barad, residing at: Plot No.90, Rameshwar Astron Society, St No.1, Near Kanya Chhatrala, Amin Marg, Rajkot, Gujarat-360001, 9) M/s Shivam Quarry Works Private Limited, addressed at: D-801, Status Tower, Opp Doordarshan Kendra, Drive in road, Thaltej, Ahmedabad, Gujarat-380054

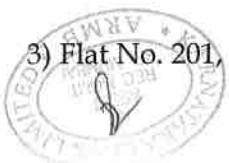
[B] Karnataka Bank Ltd, Surya Kiran Complex, Old Padra Road, Vidutnagar, Vadodara- 390015, Gujarat. Tel:0265-2321130,9879793089

[C] Details of Secured Debt: Aggregate Amount Rs. 36,45,63,322.33 i e. Rs.33,36,27,389.06 in OD A/c No. 7937000100094101 as on 30/09/2021 plus future interest & costs from 01.10.2021, Rs. 3,75,552.49 in DPN A/c No. 7937001000204701 as on 19/07/2021 plus future interest & costs from 06.08.2020, Rs.66,76,183.93 in DPN A/c No. 7937001000205101 as on 06/07/2021 plus future interest & costs from 01/08/2020, Rs. 17,32,937.79 in TL A/c No. 7937001600218101 as on 29/06/2021 plus future interest & costs from 03/08/2020 and Rs.2,21,51,259.06 in Protested Bill A/c No. 7937003900006901 as on 29/06/2021 plus future interest & costs from 01/08/2020

[D] Description of Immovable Secured Assets (Property): 1) Land and residential property located at 4, Mandar Bunglows, Manipushpa Co-Operative Housing Society Ltd. Part-1 situated on the land bearing Survey No. 41, 43, 61 & 69, Thaltej Taluk, Dascroi Dist, Ahmedabad measuring 422.18 sq mt land and 334.48 sq mt building.

2) Land & residential property bearing Plot No. 90, in Astron Co-operative Housing Society Ltd, Rajkot situated on the land bearing R.S No. 439 admeasuring land area of 388.66 sq. yards and the building area of approximately 298 Sq.mt.

3) Flat No. 201, II floor, Jalaram House, Near Atma Jyothi Ashram, Ellora Park, Baroda admeasuring an



area of 78.06 sq. mt.

4) Flat No. 202, 2nd floor, Jalaram House, Near Atma Jyothi Ashram, Ellora Park, Baroda admeasuring an area of 97.75 sq. mt.

5) Flat D-801 bearing Survey No. 49/2/1, VIII floor, Status Tower-D Block, Opposite Doordarshan Kendra, Drive in Road, Ahmedabad admeasuring super built up area of 360.00 sq. yard.

6) Flat No. 102, In Block No. D, Kasturi-03 bearing F P No. 84/2, T P No. 37, Old R S No. 408/2, 408/4, 408/5, 411/1, 439/4, 439/3, situated at Mouje Thaltej, Opp Vrindavan Bungalow, Near Ghoghe Maharaj Temple, Thaltej, Taluk: Daskroi, Dist Ahmedabad, measuring 277.29 super built up area.

7) Residential Flat No. 101, in first Floor of Vraj Parikrama, bearing R S No. 90 paiki, Plot No. 1, 2, 60 & 61, situated at Ghanshyamnagar, Pushkardham Main Road, Opp. Neel Da Dhaba, Off: Kalawad Road, Nana Mava, Rajkot, admeasuring 170.66 sq. Mtr.

8) Non-Agricultural land used for Quarry purpose at R S No. 60, 61, 52, 65P, 51A/P, 51B/P, 54P, 62 & 64 at Mouje Village Motipura and Jasvantpura, Bayad Taluk, Sabarkantha District, Gujarat with a total area of 143134.60 sq. mt belonging to the group concern, M/s. Shivam Quarry Works Pvt Ltd.

[E] Reserve Price/ Upset Price below which the immovable properties may not be sold is in (Rs.)

For Property No.1 -Rs.455.95 Lakhs

For Property No. 2-Rs.266.04 Lakhs

For Property No. 3-Rs34.00 Lakhs

For Property No.4- Rs.34.00 Lakhs

For Property No.5- Rs.106.70 Lakhs

For Property No. 6-Rs.165.80 Lakhs

For Property No. 7-Rs.108.98 Lakhs

For Property No. 8- Rs.574.80 Lakhs

[F] Earnest Money to be deposited / tendered is in (Rs.)

For Property No.1 -Rs.45.60 Lakhs

For Property No. 2-Rs.26.61 Lakhs

For Property No. 3-Rs3.40 Lakhs

For Property No.4- Rs.3.40 Lakhs

For Property No.5- Rs.10.70 Lakhs

For Property No. 6-Rs.16.60 Lakhs

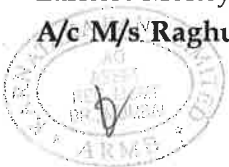
For Property No. 7-Rs.10.90 Lakhs

For Property No. 8- Rs.57.48 Lakhs

[G] Date/Time /Place of auction: 08.12.2021 from 11.00 AM to 12:00PM through e- auction. The E-auction will be conducted through portal <https://bankauctions.in/> at the above mentioned timings with unlimited extension of 05 minutes. The intending Bidder is required to register their name at <https://bankauctions.in/> and get the user id and password free of cost and get training i.e online training on e-auction (tentatively by 07.12.2021) from M/s 4closure,605A,6th Floor,Maitrivanam,Ameerpet, Hyderabad-500038. Help Line: 040-23766405. Contact Person: Mr. Prajot Kadam Mob. 091-8142000725 E-Mail : prajot@bankauctions.in

[H] TERMS AND CONDITIONS OF SALE: Sale is strictly subject to the terms and conditions mentioned hereunder as also the terms and conditions mentioned in the offer/tender document to be submitted by the intending bidders:

1. The EMD should be accompanied by attested copies of PAN Card and Address Proof acceptable to the bank. The KYC received without Earnest Money will be summarily rejected. DDs of unsuccessful bidders will be returned to them after the H1 bidder is confirmed and it will not carry any interest. Earnest Money Deposit (E.M.D) should be submitted by way of DD favouring "Karnataka Bank Ltd. A/c M/s. Raghuvir Buildcon Pvt. Ltd." and the same shall be submitted/sent in a sealed envelope by



hand delivery addressed/ registered post to **Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 1st Floor, Manish Nagar, Shopping Centre, Azad Nagar PO, J.P Road, Four Bungalows, Andheri West, Mumbai- 400053** or through RTGS account number(7933500200004101) Account Name: Karnataka Bank, IFSC code: **KARB0000793** before **4.00 PM on 07.12.2021**.

2. In case of receipt of only one bid/tender at reserve price for any of the mortgaged properties mentioned above brought for auction, the sale consideration will be finalized by increasing one incremental amount over and above the Reserve Price. Bid shall be increased in multiples of Rs.50,000 for properties No.1,2 and 8 and Rs. 25,000 for remaining properties i.e properties No. 3,4,5,6 and 7. The Authorized Officer is at liberty to accept the highest bid amount and confirm the sale in favor of the highest bidder or reject the same without assigning any reason. In case there is any discrepancy between the publications of sale notice in English and Vernacular language newspapers, 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.

3. Successful bidder should deposit 25% of the bid amount (including the EMD amount) immediately or within next working day through RTGS Account number (7933500200004101) Account Name: Karnataka Bank, IFSC code: **KARB0000793** and the balance sale price of 75% of the bid amount to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorized Officer. In default of payment of the amounts referred to above within the time stipulated, unless otherwise extended before the expiry of the time, the auction will stand automatically revoked and the money deposited by him/her as above, shall stand forfeited to the Bank and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property. The successful bidder shall bear all the legal / incidental expenses which mean the liability which may arise on account of arrears on property tax/ power supply/ water charges/ maintenance expenses/ stamp duty/ registration charges, local taxes and any other statutory dues etc.

4. As per Income Tax Rules Tax @ 1.00% TDS of Auction price is payable by the Successful Auction Purchaser if the purchase price is more than Rs.50.00 Lakh & the Bank shall not take responsibility for the same.

5. The Authorised Officer reserves the right to reject all or any of the offers without assigning any reason and/or to postpone or cancel the auction or to vary any of the terms and conditions of this notice of sale without prior notice at his discretion. The above details are also available in the link "mortgaged asset for sale" in our Bank's website, www.karnatakabank.com.

6. **The properties are under symbolic possession for which Bank will only transfer the title of the property to the successful auction bidders on payment of full sale consideration. The symbolic possession for properties No. 3,4 and 8 was taken on 05/01/2021 AND For properties No. 1,2,5,6 and 7 was taken on 06/01/2021**

7. **This notice is 30 days notice for borrowers/mortgagors/guarantors under sub-rule (6) of Rule (8) under the Security Interest Enforcement Rule 2002.**

Place: Mumbai

Date: 27.10.2021

For Karnataka Bank Ltd.

Authorised Officer

Authorised Officer

1st National Bank, Inc.

Authorized Officer