

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) of Security Interest (Enforcement) Rules, 2002.

Notice is here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the constructive Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **03.04.2017**, will be sold on "As is Where is ", "As is What is" and "Whatever there is" on **08.12.2021** for recovery of **Rs.2,48,79,994.60 [Rupees Two Crore Forty Eight Lakhs Seventy Nine Thousand Nine Hundred and Ninety Four and Paise Sixty only]** ie. **Rs.17,18,547.60** under PSOD A/c No.7167000600790901 along with interest from **01.10.2017**, **Rs.1,68,54,702.00** under PSTL A/c No.7167001800027001 along with interest from **01.10.2017**, **Rs.63,06,745.00** under Pre Shipment of M/s.KMB Granite & Marble Company along with interest from **respective date of release/disbursement plus costs due to the Karnataka Bank Ltd., Salem-Main Branch**, from the following Borrowers / Guarantors/Mortgagor under the below mentioned accounts :

- (1) M/s.KMB Granite & Marble Company, Rep by its Partners a) Mr.K.Yusuf Basha
b) Mr.K.Sowkath Ali c) Mrs.H.Rehanajan d) Mrs.S.Reehana Parvin, No.4/59 (383), Bharathi Street, Swarnapuri, Five Roads, Salem-636004, Tamilnadu State.
- (2) Mr.K.Yusuf Basha, S/o. S.P.Kadar Mohideen, No.13-D, Sathiyararayana Street, Swarnapuri, Salem - 636004
- (3) Mr.K.Sowkath Ali, S/o. S.P.Kadar Mohideen, No.13-D, Sathiyararayana Street, Swarnapuri, Salem - 636004.
- (4) Mrs.H.Rehanajan, W/o. K.Haneef Basha, No.13-D, Sathiyararayana Street, Swarnapuri, Salem - 636 004.
- (5) Mrs.S.Reehana Parvin, W/o. K.Shanewaz, No.13-D, Sathiyararayana Street, Swarnapuri, Salem -636 004.
- (6) Mrs.S.Fathima Shameem, W/o. K.Sowkath Ali, No.13-D, Sathiyararayana Street, Swarnapuri, Salem-636 004.

Reserve Price/Upset Price below which the property may not be sold are as follows:

DESCRIPTION OF THE IMMOVABLE PROPERTY

| Description of Property/ies | Reserve Price | Earnest Money Deposit | Date & Time of Auction |
|--|-------------------|-----------------------|--|
| <p><u>Item (1) :</u> All that part and parcel of the commercial property measuring 3410 sq.ft in TS No.1/2 bearing Old Sy.No. 93/3 (as per Re-Survey 51/12, as per Re-Survey S.No.51/30, as per Sub-Division Sy.No. 51/30A) situated in Meyyanur Village, Omalur Main Road, Salem Taluk and District belonging to Mr.K.Sowkath Ali.</p> <p><u>Boundaries :</u> East of : North-South common pathway; West of: 3570 sq.ft land belonged to K.Shanwaz; North of: 3320 sq.ft land belonged to Fathima Shameem; South of: East-West Road. Latitude : 11.67183 N Longitude : 78.13663 E</p> | Rs.8,61,10,000.00 | Rs.86,11,000.00 | 08.12.2021 from 1.00 PM to 1.30 PM |
| <p><u>Item No. (2) :</u> All that part and parcel of the commercial property measuring 3320 sq.ft., in TS No.1/3 bearing Old Sy.No. 93/3 (as per Re-Survey 51/12, as per Re-Survey S.No.51/30, as per Sub-Division Sy.No.51/30A) situated in Meyyanur Village, Omalur Main Road, Salem Taluk and District belonging to Mrs.S.Fathima Shameen.</p> <p><u>Boundaries :</u> East of : North-South common pathway; West of: 3314 sq.ft land belonged to S.Reekanaparveen; North of : 3450 sq.ft land belonged to K.Sowkath Ali; South of : 3835 sq.ft land belonged to K.Sowkath Ali. Latitude : 11.67183 N Longitude : 78.13663 E</p> | Rs.8,38,50,000.00 | Rs.83,85,000.00 | 08.12.2021 from 1.00 PM to 1.30 PM |

This Notice shall serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors.

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie.,www.karnatakabank.com under the head "Mega Auction".

The E-auction will be conducted through portal <https://bankauctions.in/> on **08.12.2021** from **1.00 PM to 1.30 PM** with unlimited extension of 05 minutes. The intending bidder/s are required to register their name at <https://bankauctions.in/> and get the user Id and password free of cost and get training *online training on E-auction (tentatively on 07.12.2021)* from **M/s 4 Closure, Mr.U.Subba Rao (South Zone Head)**, No.605-A, 6th Floor, Mythivanam, Ameerpet, Hyderabad-500038 Contact No.040-23736405, **Mobile: 8142000061, E-mail: subbarao@bankauctions.in/info@bankauctions.in** and **Mr.Sreekanth B. (Asst.Manager)**, No.22, 5th Cross, Gurumahal Extension, Opp: Indian Hotel, K.G.Halli, Jalahalli (West), Bengaluru-560010 **Mobile No: 9515160061, E-mail: sreekanth@bankauctions.in**

TERMS AND CONDITIONS OF SALE:

1. For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/ FundTransfer to the credit of account number **7163500200004101, Karnataka Bank Ltd, Salem-Main Branch IFSC Code KARB0000716** or by DD/pay order favouring "Karnataka Bank Ltd., A/c - M/s.KMB Granite & Marble Company", payable at Salem.
2. After Online Registration, the intending bidder should submit the duly filled in **bid form (format available in the above website <https://bankauctions.in/>)** along with **DD/** quoting the UTR number or NEFT/RTGS remittance towards EMD in a sealed cover as "Tender for property purchase of property Item No.(1)/Item No.(2) pertaining to A/c M/s.KMB Granite & Marble Company" duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, No.324, Ground Floor, Thambu Chetty Street, Chennai - 600001** before 4.00 PM on **06.12.2021**. The bid form shall be accompanied with attested copy of The photo identity proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.
3. In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorising the actual bidder to participate in the auction on behalf of the company should be submitted.
4. The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.25,000.00 for both Item Nos. (1) & (2) respectively**. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of "05 minutes" i.e the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.
5. The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.
6. The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other statutory dues, water and electricity

dues, etc.

7. Bids once made shall not be canceled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
8. **Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non login in case of e-auction/Non participation in the scheduled auction shall not be considered as withdrawal of bid.**
9. Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & email both to the **Authorized Officer of the Karnataka Bank** i.e; **chennai.arm@ktkbank.com/898@ktkbank.com** and the **service provider info@bankauctions.in** for getting declared as successful bidder in the auction sale proceeding.
10. The successful bidder shall deposit **25% of the bid amount** (including the EMD amount) **immediately** on the sale being knocked down in his/her favour. **On failure of the bidder to pay 25% of bid amount the Bank shall forfeit the amount already paid including EMD amount paid by the bidder.** The **balance 75% of the bid amount shall be paid within 15 days** from the date of confirmation of sale by RTGS/NEFT/fund transfer credit of account number **7163500200004101, Karnataka Bank Ltd, Salem-Main Branch, IFSC code : KARB0000716** OR by DD/Pay order favoring- **"Karnataka Bank Ltd., A/c- "M/s.KMB Granite & Marble Company" Payable at Salem.** EMD of unsuccessful bidders will be returned.
11. Sale certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price/bid amount and Furnishing the necessary proof in the respect of payment of all taxes/charges.
12. If the successful bidder/tenderer fails to remit the **balance of 75% of the bid amount** within 15 days from the date of confirmation of sale or any other date as specified by the Authorised Officer, the amount deposited by him/her **shall be forfeited** and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
13. The Authorised Officer is holding only the **symbolic possession** of the property. However, the successful bidder will be handed over the property on **"As is where is", As is what is" and "Whatever there is" basis.**
14. The Authorised Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.
15. If the sale price is more than Rs.50,00,000.00 (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1.00% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99.00% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
16. For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders

or tenderer may contact the **Branch Head, Karnataka Bank Ltd, Salem-Main Branch, 160, Ground Floor, Sri Sai Kamatchi, Cherry Road, Opp: Govt Arts College, Salem-636007, Tamilnadu State (Phone: 0427-2414716/Mobile: 9442178412 (BM)/9442210676 (ABM))** during office hours on any working day.

17. The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.
18. All bidders who submitted the bids, shall be deemed to have read the understood the terms and condition of E-auction sale and be bound by them.
19. In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

Place: Chennai
Date : 17.11.2021

CHIEF MANAGER & AUTHORISED OFFICER