



Your Family Bank. Across India.

**Asset Recovery Management Branch,**

No.324, GROUND FLOOR,  
THAMBU CHETTY STREET, CHENNAI-600001

Phone : 044-23463509 (Gen) / 7595076384 (CM)

E-Mail : chennai.arm@ktkbank.com

Website : www.karnatakabank.com

CIN : L85110KA1924PLC001128

**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 hereby 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 23.02.2022, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 24.08.2022 for recovery of Rs.1,19,96,498.35 [Rupees One Crore Nineteen Lakh Ninety Six Thousand Four Hundred Ninety Eight and Paise Thirty Five Only] as on 01.08.2022 under OD A/c No.7837000100000901 along with further interest from 01.08.2022 plus costs due to the Karnataka Bank Ltd., Chennai-Thiruvallur Branch, from the following Borrowers / Guarantors/Mortgagor:

(1) M/s. Tharani Trading Company, Represented by its Partners: Mr. Arulmozhivarman Jayaraman & Mr. Muneeswaran.M, F3 No. 22, A & B Sri Narayana Apartment M.T.H Road, Villivakkam, Thiruvallur, Tamil Nadu- 600049,

(2) Mr. Arulmozhivarman Jayaraman, S/o. Jayaraman, Plot No.2 Metro Nagar, Second Avenue, Alapakkam, Porur, Chennai, Tamil Nadu-600116,

(3) Mr. Muneeswaran M, S/o. Muniyasamy,

(4) Mrs. Kanagavel Pandi M, W/o. Muneeswaran M,

Both (3) & (4) are addressed at : Flat No. S10, Grace Apartment, 3/2, Jothiramalingam Street, West Mambalam, Chennai, Tamil Nadu- 600033.

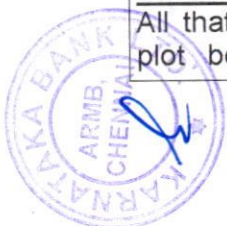
Reserve Price/Upset Price below which the property may not be sold are as follows:

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

Description of Property/ies	Reserve Price	Earnest Money Deposit	Date & Time of Auction
<b>Item No.(1):</b> All that piece and parcel of landed apartment named as "Lake View Apartments" Ground floor, Flat bearing No.A2 bearing, Old Door No.4, New No.102, Present Door No.194, Lake View Road, Nallankuppam, Chennai – 600 033 with 137.5/6053 Sq.ft.UDS with plinth area of 460 Sq.ft., including	Rs.22,00,000.00	Rs.2,20,000.00	24.08.2022 from  11.00 AM to 11.30 AM



<p>common area with amenities, comprised in survey no.1, New survey No.191(part), TS No.28, Block no.60, Kodambakkam Village, Mambalam Guindy Taluk, Chennai District.</p> <p><b><u>Bounded on :</u></b>  North by: Survey No.187/3; South by: Old door no.3, Lake view Road; East by: Lake view road and West by: Vacant Land S.no.191(part) purchased by Dr.A.Venkata Krishnan.</p> <p><b><u>Latitude : 13.05167 N</u></b>  <b><u>Longitude : 80.220722 E</u></b></p>			
<p><b><u>Item No.(2):</u></b>  All that piece and parcel of land bearing Plot No. 10, "Annamalai Nagar Extension", Paruthipattu Village, Poonamallee Taluk and Thiruvallur District, bearing Survey No. 73/5C2, Measuring 2154 sq. ft.</p> <p><b><u>Boundaries of Property :</u></b>  North by: 20 Feet Road; South by: Plot No. 11; East by: Grazing Poramboke and West of: Plot No.6</p> <p><b><u>Latitude : 13.117307 N</u></b>  <b><u>Longitude : 80.113524 E</u></b></p>	Rs.26,00,000.00	Rs.2,60,000.00	<p>24.08.2022 from  11.00 AM to 11.30 AM</p>
<p><b><u>Item No.(3):</u></b>  All that piece and parcel of apartment named "Aadhya Residency", Flat No.G1,Ground Floor, Plot No.118, Kesavan Street, "Sri Balaji Nagar", Pallikaranai, Chennai – 600 100, with an UDS of 400 Sq.ft land out of 2100 Sq.ft and built up area of 927 Sq.ft and 35 Sq.ft UDS with a built up area of 150 Sq.ft (single room) in 3rd floor comprised in Survey No.22 bearing Patta no.17506 as per patta survey no.22/21 situated at No.149, Pallikaranai village, Sholinganallur Taluk, Kanchipuram District within the Registration District of Chennai South and Sub Registration District of Saidapet Joint I .</p> <p><b><u>Bounded on</u></b>  North by: 24 feet wide existing panchayat road namely Kesava Street; South by: Plot No.123 ; East by: Plot No.119 and West by: Plot No.117.</p> <p><b><u>Latitude : 12.9532398 N</u></b>  <b><u>Longitude : 80.209084 E</u></b></p>	Rs.40,00,000.00	Rs.4,00,000.00	<p>24.08.2022 from  11.00 AM to 11.30 AM</p>
<p><b><u>Item No.(4):</u></b>  All that piece and parcel of land empty plot bearing Old village No.98, New</p>	Rs.6,90,000.00	Rs.69,000.00	24.08.2022





village No.56, Katrambakkam Village, comprised in Survey No.690/1, (New Sub division survey no.690/1A1 – as per patta no.1124), Plot No.975, BHAGYA NAGAR, extent of 1830 Sq.ft., Sriperumbudur Taluk, Kanchipuram District. <u><b>Bounded on</b></u> North by: 30 Feet Road; South by: Plot No.986; East by: Plot No.976 and West by: Plot No.974. <u><b>Latitude : 12.9887685 N</b></u> <u><b>Longitude : 80.0220369 E</b></u>			<b>from</b>  <b>11.00 AM</b> <b>to</b> <b>11.30 AM</b>
<u><b>Item No.(5):</b></u> All that piece and parcel of land empty plot bearing Old village No.98, New village No.56, Katrambakkam Village, comprised in Survey No.690/1, (New Sub division survey no.690/1A1 – as per patta no.1124), Plot No.974, BHAGYA NAGAR, extent of 1830 Sq.ft., Sriperumbudur Taluk, Kanchipuram District. <u><b>Bounded on</b></u> North by: 30 Feet Road; South by: Plot No.987; East by: Plot No.975 and West by: Plot No.973. <u><b>Latitude : 12.9887685 N</b></u> <u><b>Longitude : 80.0220369 E</b></u>	Rs.6,90,000.00	Rs.69,000.00	<b>24.08.2022</b> <b>from</b>  <b>11.00 AM</b> <b>to</b> <b>11.30 AM</b>

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

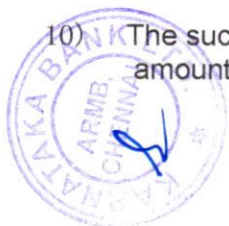
For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie., [www.karnatakabank.com](http://www.karnatakabank.com) under the head "Mega E-Auction".

The Mega E-auction will be conducted through portal <https://bankauctions.in/> on **24.08.2022** from **11.00 AM to 11.30 AM** 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 23.08.2022)* from **M/s 4 Closure, Mr.U.Subba Rao (South Zone Head)**, No.605-A, 6<sup>th</sup> Floor, Mythri Vanam, Ameerpet, Hyderabad-500038 Contact No.040-23736405, **Mobile: 8142000061, Mr.Bharathi Raju, Mob No.9515160063 / 8939000594**, E-mail: [subbarao@bankauctions.in](mailto:subbarao@bankauctions.in)/[info@bankauctions.in](mailto:info@bankauctions.in) and **Mr.Sreekanth B. (Asst.Manager)**, No.22, 5<sup>th</sup> Cross, Gurumahal Extension, Opp: Indian Hotel, K.G.Halli, Jalahalli (West), Bengaluru-560010 **Mobile No: 9515160061**, E-mail: [sreekanth@bankauctions.in](mailto: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/Fund Transfer to the credit of account number **7833500200004101, Karnataka Bank Ltd, Chennai-Thiruvallur Branch, IFSC Code KARB0000783** or by DD/pay order favouring **"Karnataka Bank Ltd., A/c – M/s.Tharani Trading Company"**, payable at Thiruvallur.
- 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 Item No.(1),(2), (3), (4) & (5) pertaining to A/c M/s.M/s.Tharani Trading 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 23.08.2022**. 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.10,000.00 for all Item Nos.(1), (2), (3), (4) & (5) 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 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 sale by RTGS/NEFT/fund transfer credit of account number 7833500200004101, Karnataka Bank Ltd, Chennai- Thiruvallur Branch, IFSC code: KARB0000783 OR by DD/Pay order favoring- "Karnataka Bank Ltd., A/c- "M/s.M/s.Tharani Trading Company" Payable at Thiruvallur. 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 **actual 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, Thiruvallur Branch, D.No.53, TNHB Main Road, Kakalur Bye Pass, Thiruvallur - 602001 (Phone: 044-27666638 /Mobile:9444485883(BM),9444486883(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 and 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.

**For KARNATAKA BANK LTD.**

Date : 03.08.2022  
Place: Chennai

**CHIEF MANAGER & AUTHORISED OFFICER**

**Chief Manager & Authorized Officer,  
ARM BRANCH - CHENNAI.**