



Karnataka Bank Ltd.

Your Family Bank. Across India.

Head Office, Mangaluru – 575 002

CIN : L85110KA1924PLC001128

ASSET RECOVERY MANAGEMENT BRANCH
8-B, First Floor, Rajendra Park, Pusa Road,
New Delhi-110060.

Phone/Fax : 011-40591567 (Ext. 240)
Mobile : 9319891680
Website : www.karnatakabank.com
E-mail : delhiarm@ktkbank.com

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 properties mortgaged /charged to the secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on 13.07.2022, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 18.01.2023, for recovery of Rs.4,77,97,152.82 (Rupees Four Crores Seventy Seven Lakhs Ninety Seven Thousand One Hundred Fifty Two and Paise Eighty Two Only) along with future interest from 01.04.2022 under (i) Rs.3,39,89,463.22 under PS-Term Loan A/c No.3647001800023901, along with future interest from 01.12.2022 (ii) Rs.36,63,469.73 under PS-Term Loan A/c No.3647001800024001, along with future interest from 01.12.2022, (iii) Rs.54,91,717.45 under PS-Term Loan A/c No.3647001800024101, along with future interest from 01.12.2022, (iv) Rs.46,52,502.42 under PS-Term Loan A/c No.3647001800026501, along with future interest from 01.12.2022 due to the Karnataka Bank Ltd, Jaipur Branch, Ground Floor, Umaid Nagar House, Plot No.4, Opp. Ganapati Plaza, M.I. Road, Jaipur-302001, Rajasthan, the Secured creditor from (1) M/s Ridhi Sidhi Enterprises, addressed at: 115, 1st Floor, Navjeevan Complex, Station Road, Jaipur, Rajasthan-302001 (2) Mrs. Nivedita Khandelwal, W/o Mr. Jai Govind Dhamani, Prop. of: M/s Ridhi Sidhi Enterprises, (3) Mrs. Sharmila Dhamani, W/o Mr. Rajendra Kumar Dhamani, (4) Mr. Rajendra Kumar Dhamani, S/o Mr. Rameshwar Dhamani, (5) Mr. Jai Govind Dhamani, S/o Mr. Rajendra Kumar Dhamani, All (2), (3), (4) & (5) are addressed at: B-270, Janta Colony, Jaipur, Rajasthan-302004, being borrowers/ guarantors/ co – obligants.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

1. All that part and parcel of Freehold Industrial Property (vacant land) admeasuring 1000 Sq Mtrs., situated at Plot No.123, Ratan Industrial Area, Village Harsuliya and Khejdo ka Bas, Tehsil: Phagi, Digg Road, District Jaipur-303005, **Belonging to Mrs. Nivedita Khandelwal**

Boundaries:

East : Plot No.123-A

West : Plot No.122

North : 18-meter Wide Road

South : Plot No.118

Reserve Price / Upset Price below which the property may not be sold: Rs.65,65,000.00 (Rupees Sixty Five Lakh Sixty Five Thousand only.)

Earnest money to be deposited /tendered: Rs.6,56,500.00 (Rupees Six Lakhs Fifty Six Thousand Five Hundred Only)

2. All that part and parcel of Residential (lease hold) flat G-1, measuring 1057.19 sq.fts. (built up area), situated on Ground Floor of basement of building at Rajlaxmi paradise, Plot No.54, Mahatma Gandhi Nagar, DCM, Ajmer Road, Jaipur-302006, along with all rights appurtenant thereto, **Belonging to Mrs. Nivedita Khandelwal**

Boundaries:

East : Plot No.43

West : 30 ft. Wide Road

North : Plot No.53

South : Plot No.55

Reserve Price / Upset Price below which the property may not be sold: Rs.59,51,000.00 (Rupees Fifty Nine Lakhs Fifty One Thousand Only.)

For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060

Earnest money to be deposited /tendered: Rs.5,95,100.00 (Rupees Five Lakhs Ninety Five Thousand One Hundred only)

(The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).

(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 under the head "Mega Auction on 18.01.2023".

The E-auction will be conducted through portal <https://bankauctions.in/> on 18.01.2023 from 11:30 A.M to 12:30 P.M 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 *online training on E-auction (tentatively on 17.01.2023)* from M/s.4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, **contact No.040-23836405, mobile 8142000809, E-mail: info@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 3643500200004101, Karnataka Bank Ltd, Jaipur Branch IFSC code KARB0000364 or by DD/ pay order favouring **"Karnataka Bank Ltd., A/c – M/s Ridhi Sidhi Enterprises"**, payable at Jaipur.

2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as **"Tender for property purchase - M/s Ridhi Sidhi Enterprises"** (as the case may be) & duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 8-B,First Floor, Rajendra Park, Pusa Road, New Delhi-110060, before 5.00 PM on 17.01.2023.**

3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs. 50,000=00**. 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 "5 minutes" that is the end time of E-auction shall be automatically extended by 10 minutes. Each time if bid is made within 5 minutes from the last extension.

4) The Authorised 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.

5) Successful tenderer/bidder should deposit **25%** of the bid amount (including the EMD amount) immediately on the sale being knocked down in his/her favour later than **19.01.2023** and the balance sale price has to be remitted within **15 days** from the date of confirmation of the sale or any other date specified by the Authorised Officer. 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.

6) 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.

7) Immediately upon closer 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. delhiarm@ktkbank.com/994@ktkbank.com and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.

8) The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid amount within 15 days from the date of sale by RTGS /NEFT/fund transfer credit of account number 3643500200004101, Karnataka Bank Ltd, Jaipur Branch,

For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060

IFSC code KARB0000364 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c – “M/s Ridhi Sidhi Enterprises”** Payable at Jaipur. EMD of unsuccessful bidders will be returned.

9) 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.

10) 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.

11) The Authorised Officer is holding the symbolic possession of the property and the successful bidder will be handed over constructive possession of the property on '**as is where is condition**'.

12) 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.

13) 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 Manager, **Karnataka Bank Ltd, Jaipur Branch**, Ground Floor, Umaid Nagar House, Plot No.4, Opp. Ganapati Plaza, M.I. Road, Jaipur-302001, Rajasthan Tel:0141-2378642/41 and Mob: 9414060265/ 9414060262 **during office hours on any working day.**

14) 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.

15) If the sale price is more than Rs.50,00,000.00 (Fifty Lakhs only), then the auction purchaser/successful bidder has to deduct 1% of the Sale Price AS TDS in the name of Bank 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 deed will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

16) 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.

Date: 14.12.2022

Place: Jaipur

For Karnataka Bank Ltd

Chief Manager & Authorised Officer
A. B. M. B., Ra
Pusa Road, New

