

Karnataka Bank Ltd.

Your Family Bank. Across India.

Asset Recovery Management Branch

2nd Floor, E Block, The Metropolitan,
Plot No.C-26 & C-27, Bandra Kurla Complex,
Bandra (East), Mumbai-400051

Phone : 022-26572804/16
E-Mail : mumbaiarm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

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 **possession** thereof by the Authorised Officer on **11.11.2021** 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**," "**as is what is**" and "**whatever there 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.

[A] Name and Addresses of the Borrowers/Guarantors:

Borrower I	1) M/s Team Facades , a Partnership Firm represented by its Partners: a) Mr. Chandra Bhushan Singh and b) Mr. Ravindra Udaybhan Shekokar, <u>addressed at:</u> Office No.612, J K Chambers CHS Ltd, Plot No.76, Sector No.17, Vashi, Navi Mumbai, Thane, Maharashtra-400703, 2) Mr. Chandra Bhushan Singh S/o Mr. Bijay Bhahadur Singh, 3) Mr. Ravindra Udaybhan Shekokar S/o Mr. Udaybhan Sampatrao Shekokar, 4) Mrs. Bharati Ravindra Shekokar W/o Mr. Ravindra Udaybhan Shekokar, <u>No. 3 & 4 addressed at:</u> Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra-400708, 5) Mrs. Pooja Singh W/o Mr. Chandra Bhushan Singh, <u>No. 2 & 5 addressed at:</u> Flat No.602, Pasaydan CHS, Plot No.85, Sector No.29, Near Gold Crest High School, Vashi, Navi Mumbai, Thane, Maharashtra-400703.
Borrower II	1) M/s Team Facades Engineers India Pvt. Ltd. , Represented by its Directors: a) Mr. Ravindra Udaybhan Shekokar, b) Mr. Chandra Bhushan Singh, c) Mrs. Pooja Singh, d) Mr. Giri Ratna Singh and e) Mrs. Divya Ratna Singh, <u>addressed at:</u> Office No.612, J K Chambers CHS Ltd, Plot No.76, Sector No.17, Vashi, Navi Mumbai, Thane, Maharashtra-400703, 2) Mr. Ravindra Udaybhan Shekokar S/o Mr. Udaybhan Sampatrao Shekokar, <u>addressed at:</u> Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi Mumbai, Maharashtra-400708, 3) Mr. Chandra Bhushan Singh S/o Mr. Bijay Bhahadur Singh, 4) Mrs. Pooja Singh W/o Mr. Chandra Bhushan Singh, <u>No. 3 & 4 are addressed at:</u> Flat No.602, Pasaydan CHS, Plot No.85, Sector No.29, Near Gold Crest High School, Vashi, Navi Mumbai, Thane, Maharashtra-400703, 5) Mr. Giri Ratna Singh S/o Mr. Bhanu Prakash Singh and 6) Mrs. Divya Ratna Singh W/o Mr. Giri Ratna Singh, <u>No. 5 & 6 are addressed at:</u> House No.25, Saket, Near Saket Club, Indore, Madhya Pradesh-452018.
Borrower III	1) Mr. Ravindra Udaybhan Shekokar S/o Mr. Udaybhan Sampatrao Shekokar and 2) Mrs. Bharati Ravindra Shekokar W/o Mr. Ravindra Udaybhan Shekokar, <u>Both are addressed at:</u> Flat No.1001, Maduban CHSL, Plot No.25, Sector No.6, Airoli, Thane, Navi



Mumbai, Maharashtra-400708.

[B] Name and address of the secured creditor and contact for verification of Documents/ Title Deeds:

Karnataka Bank Ltd., Navi Mumbai – Nerul East Branch, Ashraya, Plot No.92, Sector-19, Near Haware Mall, Navi Mumbai – Nerul (E)-400706 Thane, Maharashtra, Tel: 022 27700122, Mob: 8291286638.

[C] Details of Secured Debt:

Borrower I	Rs.1,48,22,327.02 (Rupees One Crore Forty Eight Lakhs Twenty Two Thousand Three Hundred Twenty Seven and Paise Two Only) i.e., Rs.1,01,71,314.00 under PSOD A/c No.6377000600000201 as on 30.11.2022 plus future interest from 01.12.2022 & costs; Rs.23,00,651.84 under PSTL A/c No.6377001800000601 as on 19.12.2022 plus future interest from 19.12.2022 & costs and Rs.23,50,361.18 in PSTL A/c No.6377001800004901 as on 30.11.2022 plus future interest & costs from 01.12.2022.
Borrower II	Rs.18,48,977.00 (Rupees Eighteen Lakhs Forty Eight Thousand Nine Hundred Seventy Seven Only) under DPN A/c No.6377001000000601 as on 27.11.2022 plus future interest from 27.11.2022 & costs
Borrower III	Rs.13,23,196.48 (Rupees Thirteen Lakhs Twenty Three Thousand One Hundred Ninety Six and Paise Forty Eight Only) in OD A/c No.6377000100000101 as on 30.11.2022 plus future interest & costs from 01.12.2022.

[D] Description of Immovable Secured Assets (Property):

All that part and parcel of Residential Property bearing Flat No.1001, admeasuring 975.00 Sq.Ft. built up area, 10th Floor, Madhuban Co-operative Housing Society Limited, Plot No.25, Sector 6, Airoli, Navi Mumbai-400708, constructed on Land admeasuring 2000.37 Sq. Mtrs., Plot No.25, Sector 6, in Revenue Village Airoli, Taluka & Dist Thane within the registration Dist & Sub Dist Thane and within the limits of Navi Mumbai Municipal Corporation.

[E] Reserve Price/ Upset Price below which the immovable property may not be sold: Rs.122.00 Lakhs

[F] Earnest Money to be deposited / tendered: Rs.12.20 Lakhs.

[G] Date, Time, Place of Auction:

"E-auction" which will be conducted through portal <https://bankauctions.in/> on 18.01.2023 from 12:30 PM to 12:45 PM with unlimited extension of 5 minutes. The intending bidders should register their names at portal <https://bankauctions.in/> and get their user Id and password. Prospective bidders may avail online training (tentatively on 17.01.2023) on E-auction from the service provider M/s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Contact No.040-23736405, Mobile: 8142000725, E-mail: prajot@bankauctions.in.

[H] Terms and Conditions of Sale:



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. Earnest Money Deposit (E.M.D) should be submitted **through RTGS account number (6373500200004101) Account Name: Karnataka Bank, IFSC code: KARB0000637** and the same shall be submitted/sent in a sealed envelope by hand delivery/registered post addressed to **Chief Manager and Authorised Officer, Karnataka Bank Ltd., Asset Recovery Management Branch, 2nd Floor, E-Block, The Metropolitan, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai-400051 before 4.00 PM on 17.01.2023.**
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.25,000.** 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 **(6373500200004101)** Account Name: Karnataka Bank, IFSC code: **KARB0000637** 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. 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.
5. 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.
6. The property is 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.
7. **As per Income Tax Rules TDS @ 1% of Auction price is payable by the Successful Auction Purchaser if the purchase price is more than Rs.50.00 Lakhs & the Bank shall not take responsibility for the same.**
8. 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



9. This notice is 15 days notice for borrowers/mortgagors/guarantors under provision of sub-rule (1) of Rule (9) under the Security Interest Enforcement Rule 2002.

For KARNATAKA BANK LTD

Chief Manager / Authorised Officer.
ARMB, Mumbai

CHIEF MANAGER AND AUTHORISED OFFICER