

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

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CIN : LB5110KA1924PLC001128

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 **28.03.2019** 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:

1) M/s Pratik Township & Infra Projects Private Limited, Represented by its Chairman Mr. Parikshit Laxman Jadhav, addressed at: "Prithvi Prasad" Bungalow, 247/18, E Ward, Nagala Park, Kolhapur - 416003, 2) **Mr. Parikshit Laxman Jadhav** S/o Mr. Laxman D Jadhav, 3) **Mr. Prithviraj Laxman Jadhav** S/o Mr. Laxman D Jadhav, 4) **Mrs. Pratibha Laxman Jadhav** W/o Mr. Laxman D Jadhav, 5) **Mr. Laxman Dattatreya Jadhav** S/o Mr. Dattatreya Jadhav, 6) **Mrs. Pallavi Prithviraj Jadhav** W/o Mr. Prithviraj Laxman Jadhav, No. 2, 3, 4, 5 & 6 addressed at: "Prithvi Prasad", Bungalow, 247/18, E Ward, Nagala Park, Kolhapur-416003, 7) **Mr. Arunlalit Haribhau Rukadikar** S/o Mr. Haribhau Rukadikar, 8) **Mrs. Mary Arunlalit Rukadikar** W/o Mr. Arunlalit H Rukadikar, No. 7 & 8 addressed at: Manas Upchar Kendra, Behind Zaribaug, Bughgaonkar Mala Miraj, Dist Sangli - 416410, 9) **Mr. Pandurang Dattatreya Jadhav** S/o Mr. Dattatreya Jadhav, addressed at: Atmaram Apartment, Tarabai Park, Kolhapur - 416008, 10) **Mrs. Vaishali Vijay Jadhav** W/o Mr. Vijay Jadhav, addressed at: #223/5, Jadhav House, E Ward Tarabai Park, Kolhapur - 416003.

[B] Name and address of the secured creditor and contact for verification of Documents/ Title Deeds: Karnataka Bank, CS No.1082/1, Omkar Plaza, E Ward, Bagal Chowk, Rajaram Road, Kolhapur-416008, Karveer, Dist: Kolhapur, Maharashtra. Telephone No. BM-9823686999 ABM-9158158080.

[C] Details of Secured Debt: Rs.6,10,51,255.91 (Six Crore Ten Lakh Fifty One Thousand Two Hundred Fifty Five and Paise Ninety One Only) i.e Rs.3,34,33,751.91 in PSOD A/c No.4237000600108801 as on 19.10.2022, Rs.2,29,28,997.00 in TL A/c No. 4237001617048701 as on 18.08.2022, Rs.46,88,507.00 in TL A/c No.4237001617049301 as on 03.12.2021 plus future interest and costs from 01.03.2019, 28.02.2019 & 28.02.2019 respectively.



- [D] Description of Immovable Secured Assets (Property): 1. All that part and parcel of Residential Flat Unit No.D-37, measuring built up area 45.90 Sq.mtrs, on the first floor in the building named as "D building" situated at C.S No.249-A/1/32B, Near Vivekanand College, Mhada Colony, Nagala Park, "E Ward" , Kolhapur.
2. All that part and parcel of Flat No.401, measuring built up area 696.49 Sq.ft, saleable area 978.17 Sq.ft, on the fourth floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
3. All that part and parcel of Flat No.102, measuring built up area 688.53 Sq.ft, saleable area 973.40 Sq.ft, on the first floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
4. All that part and parcel of Flat No.202, measuring built up area 688.53 Sq.ft, saleable area 978.17 Sq.ft, on the second floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
5. All that part and parcel of Flat No.302, measuring built up area 695.31 Sq.ft, saleable area 979.42 Sq.ft, on the third floor of the building No.4 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.4, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
6. All that part and parcel of Flat No.105, measuring built up area 688.53 Sq.ft, saleable area 973.40 Sq.ft, on the first floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
7. All that part and parcel of Flat No.205, measuring built up area 688.53 Sq.ft, saleable area 978.17 Sq.ft, on the second floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
8. All that part and parcel of Flat No.206, measuring built up area 696.49 Sq.ft, saleable area 978.17 Sq.ft, on the second floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
9. All that part and parcel of Flat No.405, measuring built up area 688.53 Sq.ft, saleable area 978.17 Sq.ft, on the fourth floor of the building No.5 in apartment known as "Pratiraj Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.
10. All that part and parcel of Flat No.406, measuring built up area 696.49 Sq.ft, saleable area 978.17 Sq.ft, on the fourth floor of the building No.5 in apartment known as "Pratiraj



Towers" situated at R.S No.596/1, Plot No.5, behind Pavillion Ground, Badbade Patil Farm, E Ward, Kasaba – Bawada, Tal. Karveer, Dist. Kolhapur.

[E] Reserve Price/ Upset Price below which the immovable property may not be sold are For Property No.1 Rs.22.00 Lakhs, For Property No.2 Rs.26.41 Lakhs, For Property No.3 Rs.27.74 Lakhs, For Property No.4 Rs.26.41 Lakhs, For Property No.5 Rs.26.28 Lakhs, For Property No.6 Rs.26.28 Lakhs, For Property No.7 Rs.26.41 Lakhs, For Property No.8 Rs.26.41 Lakhs, For Property No.9 Rs.26.41 Lakhs, For Property No.10 Rs.26.41 Lakhs.

[F] Earnest Money to be deposited / tendered are For Property No.1 Rs.2.20 Lakhs, For Property No.2 Rs.2.65 Lakhs, For Property No.3 Rs.2.78 Lakhs, For Property No.4 Rs.2.65 Lakhs, For Property No.5 Rs.2.63 Lakhs, For Property No.6 Rs.2.63 Lakhs, For Property No.7 Rs.2.65 Lakhs, For Property No.8 Rs.2.65 Lakhs, For Property No.9 Rs.2.65 Lakhs, For Property No.10 Rs.2.65 Lakhs.

[G] Date, Time, Place of Auction: " E-auction" which will be conducted through portal <https://bankauctions.in/> on 18.01.2023 from 03:15 pm to 03:45 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 on E-auction (tentatively on 17.01.2023) from the service provider M/s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad – 500038 contact No.040-23736405, Mobile 8142000061. E-mail: subbarao@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 (4233500200004101) Account Name: Karnataka Bank, IFSC code: KARB0000423** 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.10,000.** 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 (4233500200004101) Account Name: Karnataka Bank, IFSC code: **KARB0000423** 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.50,00,000/- and 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 "mortgaged asset for sale" in our Bank's website, **www.karnatakabank.com**. Sale is strictly subject to the terms & conditions mentioned above and mentioned in link of our website.
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.**

Place: Mumbai
Date: 27.12.2022

For KARNATAKA BANK LTD

Chief Manager / Authorised Officer
ARMB, Mumbai Officer

