

Karnataka Bank Ltd.

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 26.08.2022, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 03.03.2023 for recovery of Rs.21,01,21,928.52 [Rupees Twenty One Crore One Lakh Twenty One Thousand Nine Hundred Twenty Eight and Paise Fifty Two Only] as on 03.01.2023, under PSOD A/c No.1527000600191501 for Rs.20,44,20,764.52 along with further interest from 01.12.2022 & under PSTL A/c No.1527001800106101 for Rs.57,01,164.00 along with further interest from 01.12.2022, plus costs due to the Karnataka Bank Ltd., Chennai-Porur Branch, from the following Borrowers / Guarantors/Mortgagor :

(1) M/s.SP Coal Resources Private Limited, Represented by its Directors Mr.Prasad K, Mrs.N.Bindu Swaroopa, No.111/77, 3rd Floor, Perambur Redhills Road, Vinayagapuram, Chennai-600099, Tamilnadu

(2) Mr.Prasad K, S/o.Krishnaswamy

(3) Mrs.N.Bindu Swaroopa, W/o.Arun Kumar P

(4) Mr.Arun Kumar P, S/o.Prasad K

(5) Mrs.Sudha P, W/o.Prasad K

All (2) to (5) are addressed at :

New No.219, Old No.92C, Paper Mills Road, Perambur, Chennai-600011


(6) Mr.Prakash, S/o.Appaji, 3D, Yespee Avenue Kadhivedu, Sathyamoorthy Co-operative Housing, Society Kadhivedu, Puzhal, Mathavaram, Tiruvallur-600066

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

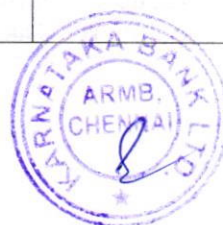
DESCRIPTION OF THE IMMOVABLE PROPERTY

<u>Description of Property:</u>	Reserve Price	Earnest Money Deposit	Date & Time of Auction
<u>Item No.(1) : (Land & Building)</u> Registration District of Chennai-North, Sub-Registration District of Madhavaram, Thiruvallur District, Madhavaram Taluk (Formerly Ambattur	Rs.5,10,00,000.00	Rs.51,00,000.00	03.03.2023 from



<p>Taluk), within Madhavaram Municipality, Madhavaram Village, property admeasuring East to West 41 feet on both side, North to South 113 feet on the Eastern side, 118.6 feet on the Western side, ie. having an extent of 04A.41Ca (or) 4,745 sq.ft as per Town Survey Field Register and as per Sale deed 4456 Sq Ft situated at Madhura Kalyalayam Red Hills Road consisting of a building comprised in Old Survey No.1471/1C Part, Ward-D, Block No.15 and Town Survey No.124, bearing Door No.111/77, Perambur-Red Hills Road, Kilapalayam, Madhavaram Village, Chennai-600099, belongs to Mr.K.Prasad S/o Krishnaswamy.</p> <p><u>Boundaries of the Property :</u></p> <p>North by : Perambur-Red Hills Road</p> <p>South by: Property belonging to Mr.Kasi</p> <p>East by: Property belonging to Mr.Kothandam & Mrs.Baby Ammal</p> <p>West by: Property belonging to Mr.Thiruvenkadam & Mr.Shanmugam now belonging to Mr.Seethapathy.</p> <p><u>Latitude : 13.13746055</u></p> <p><u>Longitude : 80.20776182</u></p>			<p>11.00 AM to 11.30 AM</p>
<p><u>Item No.(2) : (Residential Land & Building)</u></p> <p>Registration District of Chennai-North, Sub-Registration District of Sembium, Purasawalkam-Perambur Taluk, within Peravallur Village, Village No.66, property admeasuring East to West 28 feet on the Northern side, 21 feet on the Southern Side, North to South 67 feet on both side, ie., having an extent of 1640 sq.ft (as per document) East to West 8.5 meters on the Northern side 6.4 meters on the Southern Side, North to South 14.2 meters on the Eastern side, 18.1 meters on the Western side ie. having an extent of 20.3 sq. Meters (as per patta) consisting of a Residential Building bearing Door No.92C, Paper Mill Road, Peravallur, Perambur, Chennai-600011 comprised in Town Survey No.4/3 and Block No.23, belongs to Mrs P Sudha W/o K.Prasad.</p> <p><u>Boundaries of the Property :</u></p> <p>North by : Paper Mill Road;</p> <p>South by : Town Survey No.3;</p> <p>East by : Town Survey No.4/4 and</p>	<p>Rs.2,10,00,000.00</p>	<p>Rs.21,00,000.00</p>	<p>03.03.2023</p> <p>from</p> <p>11.00 AM to 11.30 AM</p> 

West by : Town Survey No.4/2. <u>Latitude : 13.11570365</u> <u>Longitude : 80.23247642</u>			
Item No.(3) : (Residential Land) Registration District of Chennai-North, Sub-Registration District of Ambattur, Thiruvallur District, Ambattur Taluk, Puzhal Panchayat Union, Surapet Village at Sivaprakasam Nagar, Thamaraiikulam Street, Surapet Village, Chennai-600066, belongs to Mrs P Sudha W/o K Prasad Total Extent of Land – 28122 sq.ft. Comprised in the following schedule : Sub Item No (A): Property having an extent of 35 cents (or) 14A.00ca. Comprised in Survey No.190A/2C3D and Patta No.11350, <u>Bounded :</u> North by: Survey No. 190A/2C2; South by ; Survey No. 190A/2D1B; East by ; 40 feet road; and West by : Survey No.190A/2C3C. Sub Item No (B): Property having an extent of 26 cents (or) 10A.50Ca. Comprised in Survey No.190A/2C3C and Patta No.11350. <u>Bounded :</u> North by : Land in Survey No. 190A/2C1B; South by ; Land in Survey No. 190A/2D1B; East by ; Land in Survey No. 190A/2C3D and West by : Land in Survey No.190A/2C3B. Sub Item No (C): Property having an extent of 3.5 cents (or) 1A.50Ca. Comprised in Survey No.190A/2C3B and Patta No.11350. <u>Bounded :</u> North by: Land in Survey No. 190A/2C1B; South by ; Land in Survey No. 190A/2D1B; East by ; Land in Survey No. 190A/2C3C and West by : Land in Survey No.190A/2C3A. <u>Latitude : 13.14206022</u> <u>Longitude : 80.18803748</u>	Rs.8,90,00,000.00	Rs.89,00,000.00	03.03.2023 from 11.00 AM to 11.30 AM



<p>Item No.(4) : (Residential Flat)</p> <p>A-Schedule All that piece and parcel of the property bearing Plot No.C-147 admeasuring an extent of 2275 Sq.feet bearing Old No.6, New No.14, C Class, situated at Jawahar Nagar, 2nd Circular Road, Chennai - 600082 comprised in Re-Survey No.295, 293-1, 283 and 322, Town Survey No.55, Block No.35, of Peravalur Village, previously Purasavakam-Perambur Taluk, presently Ayanavaram Taluk, Chennai District within the limits of Chennai Corporation, with the Sub-Registration District of Sembium and Registration District of Chennai North and Boundaries on follows. The Property belongs to Mrs P Sudha W/o K Prasad</p> <p>Boundaries of the Property : North East by : Plot No.C-104 South West by : 30 feet Road wide 2nd Circular Road South East by : Plot No.C-138 North West by : Plot No.C-136 Admeasuring East to West on the both side - 65 feet North to South on both side - 35 feet In all measuring an extent of 2275 sq.feet.</p> <p>B-Schedule 569.50 Sq ft of Undivided Share and Interest in the aforesaid A-Schedule land.</p> <p>C-Schedule Flat Measuring 1150 Sq Ft of Plinth area inclusive of common area in the second floor, bearing Flat No.S1, New Door No.14, Old Door No.6, 2nd Circular Road, Jawagar Nagar, Peravallur, Chennai-600082, in the Apartment known as SP PREMIO including two car parking, common area, common passages, common usages, etc., together with Electrical fittings, Fixtures, Electrical connection Water Connection, etc.,</p> <p>Latitude : 13.11421218 Longitude : 80.22973284</p>	Rs.1,00,00,000.00	Rs.10,00,000.00	<p>03.03.2023</p> <p>from</p> <p>11.00 AM</p> <p>to</p> <p>11.30 AM</p>
<p>Item No.(5) : (Vacant Land)</p> <p>Registration District of Chennai-North, Sub-Registration District of Ambattur, Thiruvallur District (previously Chengalpattu District),</p>	Rs.2,00,00,000.00	Rs.20,00,000.00	<p>03.03.2023</p> <p>from</p>



<p>Madavaram Taluk (previously Ambattur Taluk), Kathirvedu Village, vacant Plot bearing No.6 situate at Yee Pee Avenue admeasuring East to West 95 feet on the both side, North to South 50 feet on both side ie., having an extent of 4750 sq.feet comprised in New Survey No.61/4A1B2 and Patta No.3892.The Property belongs to Mr Prakash S/o Appaji.</p> <p><u>Boundaries of the Property :</u></p> <p>North by : Plot No.7; South by : Plot No.5;</p> <p>East by : 30 feet Road and West by : Vacant land.</p> <p><u>Latitude : 13.14547743</u></p> <p><u>Longitude : 80.19832012</u></p>			<p>11.00 AM to 11.30 AM</p>
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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 E-Auction as on 03.03.2023".

The Mega E-auction will be conducted through portal <https://bankauctions.in/> on **03.03.2023** 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 02.03.2023)* 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, Mr.Bharathi Raju, Mob No.9515160063 / 8939000594, 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:

- 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 **1523500200004101, Karnataka Bank Ltd, Chennai-Porur Branch IFSC Code KARB0000152** or by DD/pay order favouring "Karnataka Bank Ltd., A/c – M/s.SP Coal Resources Pvt Ltd", payable at Chennai.
- 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 purchase of the property of Item No.1, Item No.2, Item No.3, Item No.4 & Item No.5 pertaining to the A/c M/s.SP Coal Resources Pvt Ltd" 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 02.03.2023. 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.
- 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 all Item Nos.(1) to (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 cancelled 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 within the date of Auction (or) the next working day, the Bank 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 **1523500200004101, Karnataka Bank Ltd, Chennai-Porur Branch, IFSC code: KARB0000152** OR by DD/Pay order favoring- **"Karnataka Bank Ltd., A/c- "M/s.SP Coal Resources Pvt Ltd" Payable at Chennai.** 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 and not having the physical possession of the property. Thus, 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, Chennai-Porur Branch, No.84, Ground Floor, Mount Poonammalle High Road, Porur, Chennai-600116, Tamilnadu State (Phone: 044-24827050/Mobile: 9444949429 (BM)/9500004170 (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.

Pence

Chief Manager & Authorized Officer.
ARM BRANCH - CHENNAI

CHIEF MANAGER & AUTHORIZED OFFICER

Place: Chennai
Date : 04.01.2023