



Karnataka Bank
Your Family Bank Across India



Head Office, Mangaluru – 575 002

CIN : L85110KA1924PLC001128

ASSET RECOVERY MANAGEMENT BRANCH
111, 1st Floor, Diamond Prestige, 41A,
AJC Bose Road, Kolkata-700017.

Phone/Fax : 033-22268580
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Website : www.karnatakabank.com
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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 provision to rule 9(1) 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 **Symbolic Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on 09.02.2023, will be sold on "As is Where is" , "As is What is" and "Whatever there is" on 17.08.2023, for recovery of Rs. 6,50,89,057.87 (Rupees Six Crores Fifty Lakhs Eighty Nine Thousand Fifty Seven and Paise Eighty Seven Only) i.e. (i)Rs. 99,19,553.30 under PS- Term Loan A/c No. 6597001800043401 along with future interest from 01.05.2023 Plus Costs, (2) Rs. 4,04,39,341.00 under PS- Term Loan A/c No. 6597001800049601 along with future interest from 29.04.2023, Plus Costs, (3) Rs. 1,05,64,661.57 under PS- Term Loan A/c No. 6597001800049701 along with future interest from 29.04.2023 Plus Costs, (4) Rs. 41,65,502.00 under PS- Term Loan A/c No. 6597001800050101, along with future interest from 01.05.2023, Plus Costs. due to the Karnataka Bank Ltd, Raipur Branch, Plot No.2, Taank Business Tower, Jail Road, Raipur-492009, Chhattisgarh, the Secured creditor from: 1.M/s. GCC Organic Food Packing&Trading Private Limited, registered address at: Salasar Tower, Near Hanuman Mandir, Behind Dharam Kanta, Mowa Raipur, Chhattisgarh-492001, 2.Mrs. Kaushalya Goyal, Director: M/s. GCC Organic Food Packing&Trading Private Limited W/o. Mr. Suresh Kumar Goyal, House No.H29, Street No.3, Kali Mata Ward no.28, Rajiv Nagar, Raipur, Chhattisgarh-492001, 3.Mrs. Monica Goyal, Director: M/s. GCC Organic Food Packing&Trading Private Limited W/o. Mr. Yogesh Kumar Goyal, House No.H29, Street No.3, Kali Mata Ward no.28, Rajiv Nagar, Raipur, Chhattisgarh-492001, 4. Mr. Raman Kumar Goyal, Director: M/s. GCC Organic Food Packing&Trading Private Limited S/o. Mr. Suresh Kumar Goyal, House No.H29, Street No.3, Kali Mata Ward no.28, Rajiv Nagar, Raipur, Chhattisgarh-492001, 5.Mr. Suresh Kumar Goyal, Director: M/s. GCC Organic Food Packing&Trading Private Limited S/o. Mr. Kishori Lal Goyal, House No.H29, Street No.3, Kali Mata Ward no.28, Rajiv Nagar, Raipur, Chhattisgarh-492001, 6.Mrs. Sarita Goyal, W/o. Mr. Raman Kumar Goyal, House No.H29, Street No.3, Kali Mata Ward no.28, Rajiv Nagar, Raipur, Chhattisgarh-492001, 7.Mr. Yogesh Kumar Goyal, Director: M/s. GCC Organic Food Packing&Trading Private Limited S/o. Mr. Suresh Kumar Goyal, House No.H29, Street No.3, Kali Mata Ward no.28, Rajiv Nagar, Raipur, Chhattisgarh-492001, 8. Mrs. Sushila Agarwal, W/o. Mr. Ashok Kumar Agarwal, D-301, Shiv Complex, Lodhi Para, Raipur, Chhattisgarh-492001, being borrowers/ guarantors/ co – obligants.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

1. All that part & parcel of Commercial Property, Shop No.213, 2nd Floor, Block-B, Crystal Arcade, Part of Kh. No.432/2-4, 433/2, P.H No.109, Netaji Subhash Chand Bose Ward, Ward No.29, Lodhipara, Mouza Raipur along with all rights appurtenant thereto, belonging to Mr. Raman Kumar Goyal.

Boundaries:

East: Open area

North: Shop No.212

West: Corridor

South: Shop No.214

Reserve Price / Upset Price below which the property may not be sold: Rs.47,50,000.00 (Rupees Forty Seven Lakhs Fifty Thousand only)

Earnest money to be deposited/tendered: Rs.4,75,000.00 (Rupees Four Lakhs Seventy Five Thousand Only)



2. All that part & parcel of Residential cum Commercial building situated at Kh No-78/5, Ph No.106, Wakey Mouza, Mowa, RNM Raipur admeasuring 3669.00 Sq. Ft. **along with all rights appurtenant thereto, belonging to Mrs. Kaushalya Goyal.**

Boundaries:

East: Gali

West: Shri Pal Ji

North: Shri Joha Ji

South: Road

Reserve Price / Upset Price below which the property may not be sold: Rs.1,90,00,000.00 (Rupees One Crore Ninety Lakhs only)

Earnest money to be deposited/tendered: Rs.19,00,000.00 (Rupees Nineteen Lakhs Only)

3.All that part & parcel of Commercial Shop/Unit No.214, Block-B, 2nd floor, comprised in, Kh No.432/2-4 and 433/2, Ph No.109 situated at Crystal Arcade, Netaji Subhash Chand Bose Road,Mowa,Raipur **along with all rights appurtenant thereto, belonging to Mr. Yogesh Kumar Goyal.**

Boundaries:

East: Open area

West: Corridor

North: Shop No.213

South: Shop No.134

Reserve Price / Upset Price below which the property may not be sold: Rs.50,50,000.00 (Rupees Fifty Lakhs Fifty Thousand only)

Earnest money to be deposited/tendered: Rs.5,05,000.00 (Rupees Five Lakhs Five Thousand Only)

4.All that part & parcel of Residential open Land measuring 5698 sqft, situated near Jai Bhole Complex,Village-Pandritarai,Gandhi Nagar,Kali Mata Ward No.30,Raipur along with all rights appurtenant thereto, **belonging to Mrs. Sushila Agrawal.**

Boundaries:

East: Mittal Cottage

West: H/o Shri Pillawaal

North: Road

South: Others Plot

Reserve Price / Upset Price below which the property may not be sold: Rs.1,44,00,000.00 (Rupees One Crore Forty Four Lakhs only)

Earnest money to be deposited/tendered: Rs.14,40,000.00 (Rupees Fourteen Lakhs Forty Thousand 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 (1) of Rule (9) 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 17.08.2023".



The E-auction will be conducted through portal <https://bankauctions.in/> on 17.08.2023 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 16.08.2023) 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 6593500200004101, Karnataka Bank Ltd, Raipur Branch IFSC code KARB0000659 mentioning EMD for "Karnataka Bank Ltd., A/c - M/s GCC Organic Food Packing & Trading Private Limited". EMD of unsuccessful bidders will be returned.
- 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 of "M/s GCC Organic Food Packing & Trading Private Limited" (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, 111, 1st Floor, Diamond Prestige, 41A, AJC Bose Road, Kolkata- 700017 (West Bengal), before 5.00 PM on 16.08.2023.
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of Rs.25,000=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 "05 minutes" that is 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.
- 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 or not later than 18.08.2023 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. kolkata.arm@ktkbank.com/835@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 6593500200004101, Karnataka Bank Ltd, Raipur Branch IFSC code KARB0000659 by mentioning "Karnataka Bank Ltd., A/c-M/s GCC Organic Food Packing & Trading Private Limited".
- 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 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 Head, Karnataka Bank Ltd, Raipur Branch**, Plot No.2, Taank Business Tower, Jail Road, Raipur-492009, Chhattisgarh, Tel No.0771-2880021/2521550, Mob-(BM) 9893107993-(ABM) 9993574993 during office hours on any working day.

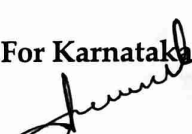
14) The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.

15) 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.

16) If the sale price is more than Rs.50,00,000=00 (Rupees 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.

Date: 18.07.2023

Place: Raipur

For Karnataka Bank Ltd

Chief Manager & Authorised Officer.
