

02/1169/23-24



Asset Recovery management Branch

Plot No. 50, 1st Floor, Srinagar Colony
Banjara Hills, Road No.3, Hyderabad – 500073
Telangana State

Phone : 040-23755686, 040-23745686
E-mail : hyd.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110M1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTY

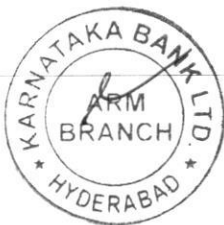
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002.

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 30.01.2020, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **16.11.2023**, for recovery of **Rs. 97,83,433.20 (Rupees Ninety Seven Lakh Eighty Three Thousand Four Hundred Thirty Three and Paise Twenty Only)** along with future interest from 01.01.2019 under **PSOD A/c 2557000600474501** plus costs, due to the **Karnataka Bank Ltd, Hyderabad Guntur Branch** Phone: 0863-2222444 (G), 9985202444 (BM), 9676444469 (ABM), the Secured creditor from **1)M/s Sri Lakshmi Srinivasa Cotton Traders** Represented by its prop **Mr.Parimi Srinivasa Rao** addressed at:D.No.65/1,Etukuru Road,Guntur-522003,Andhra Pradesh **2) Mr.Parimi Srinivasa Rao S/o Parimi Narasaiah** **3)Mr. Venkat Rao Parimi S/o Parimi Narasaiah** **4)Mr.Nageswar Rao Parimi S/o Parimi Narasaiah** all **2),3), and 4)** residing at:Door No.20-18-183,10th Line,DS Nagar,Guntur-522003 being borrowers/ guarantors/ co – obligants.

Reserve Price / Upset Price below which the property may not be sold: Rs. 43,28,000.00 (Rupees Forty Three Lakh Twenty Eight Thousand only)

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Properties	Reserve Price	Earnest Money Deposit
I)All that part and parcel of residential vacant site measuring 266 sq.yrds bearing D.No. 56/1E situated at Ramachandra Pura Agraharam, Near Nallacheruvu ,Etukuru Road, Siddi Vinayaka Bar, Opp. Road, Guntur City belongs to Parimi Venkat Rao & Parimi Nageswar Rao & bounded by:- East: Property Belongs to J Subba Rao, West: Road, North: Property belongs to Satyanarayana Reddy and South: Property belongs to Parimi Venkat Rao	Rs. 31,00,000.00 (Rupees Thirty One Lakh Only)	Rs. 3,10,000.00 (Rupees Three Lakh Ten Thousand Only)



2) All that part and parcel of residential vacant site measuring 160 sq.yrd situated at Northern side of Plot.No. 28 & 29 Block No's 9,10, nearest D.No. 19-13-225, Paimaishi No. 5, patta Plot No. 1053, Ramachandrapura Agraharam, Near Veeranjaneya Weigh Bridge, Bonthapadu Road, Guntur City belongs to Mr. Parimi Nageswar Rao and bounded by East: Plot.No.15, West: road, North: Remaining Site in Plot.No. 29, and South : Southern side of Plot.No. 28 belongs to Mr. P Krishnaiah.	Rs.8,00,000.00(Rupees Eight Lakh Only)	Rs. 80,000.00(Rupees Eighty Thousand Only)
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(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 "mortgaged assets for sale".

The E-auction will be conducted through portal <https://bankauctions.in/> on 16.11.2023 from 11:00 am to 11:20 pm with unlimited extension of 10 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 training *online training on E-auction (tentatively on 15.11.2023) from M/s.4closure, 605A, HMDA Maitrivanam, Ameerpet, Hyderabad, Telangana 500038, contact No.040-23736405, mobile 8142000062/63/64/66, E-mail: prakash@bankauctions.in and 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 Ac.No.2553500200003701, Karnataka Bank Ltd, Guntur Branch IFSC code KARB0000255 or by DD/ pay order favouring **"Karnataka Bank Ltd., A/c – M/s Sri Lakshmi Srinivasa Cotton Traders"**, payable at Guntur.
- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/ quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as **"Tender for property purchase Item No. 1) pertaining to Mrs. Kethoji Lakshmi"** (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, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad – 500073. before 5.00 PM on 15.11.2023**
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs. 10,000=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 10 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 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 hyd.arm@ktkbank.com/992@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 Ac.No. 2553500200003701, Karnataka Bank Ltd, Guntur Branch IFSC code KARB0000255 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c – "M/s Sri Lakshmi Srinivasa Cotton Traders"** Payable at Guntur. 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 only the symbolic possession of the property and is not having the physical possession of the property. Thus 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, Guntur Branch, 24-34, 35 Behind Hindu College G T Road Guntur Andhra Pradesh-522003 Phone: 0863-2222444 (G), 9985202444 (BM), 9676444469 (ABM) 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.

Date: 10.10.2023

Place: Hyderabad



For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
ARM BRANCH