

Asset Recovery Management Branch :Kolkata

Premises 07/1-0333, Plot No CBD 100/3
New Town, Kolkata- 700156
West Bengal

Phone : 033-22268580-83, Fax: 2226858
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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 provision 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 Symbolic Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on 16.11.2023 and 16.12.2023, will be sold on "As is Where is" , "As is What is" and "Whatever there is" on 30.07.2024, for recovery of :-

(1)Rs.35,53,08,227.57 (Rupees Thirty Five Crores Fifty Three Lakhs Eight Thousand Two Hundred Twenty Seven and Paise Fifty Seven Only) i.e. (i) Rs.5,63,60,658.64 under PS-Term Loan A/c No. 1477001800019601, (ii) Rs.4,73,71,162.25 under PS-Term Loan A/c No. 1477001800022401,(iii) Rs.22,77,05,582.53 under PS-Term Loan A/c No. 1477001800022501, (iv) Rs.2,38,70,824.15 under PS-Term Loan A/c No. 1477001800022601, along with future interest from 01.06.2024, Plus Costs(for all the accounts), due to the Karnataka Bank Ltd, Overseas Branch, Kolkata, 1st Floor, "Shubham" Building, #1 Sarojini Naidu Sarini, Park Street, Mullick Bazar Crossing, Near Sim Park Plaza, Kolkata- 700017, the Secured creditor from: 1)M/s. Coastal Packagers Pvt. Ltd , represented by its Directors: (i)Mr. Yash Kumar and (ii) Mrs. Vishakha Kumar, addressed at:- Shantiniketan Building, 8 Camac Street, 8th Floor, Room No. 09, Kolkata-700017, ,2) Mr. Yash Kumar, S/o Mr. Vishvendra Kumar, 3)Mrs. Vishakha Kumar, W/o Mr. Yash Kumar,, 4) M/s Yash Kumar HUF, represented by its Karta- Mr. Yash Kumar, all (2), (3) and (4) are residing at: No. 3, Flat No. 5A, Malyalay Apartments, Bibhati Bose Sarani, Wood Burn Park, Kolkata- 700020, 5) M/s Sofet Investments Pvt Ltd., addressed at:- Shantiniketan Building, 8 Camac Street, 8th Floor, Room No. 09, Kolkata-700017, being borrowers/ guarantors/ co - obligants.

(2)Rs.40,27,86,294.08 (Rupees Forty Crores Twenty Seven Lakhs Eighty Six Thousand Two Hundred Ninety Four and Paise Eight Only) i.e. (i) Rs.30,24,65,922.57 under PS-Term Loan A/c No. 1477001800021201, (ii) Rs.5,29,32,313.88 under PS-Term Loan A/c No. 1477001800021301, (iii) Rs.4,73,88,057.63 under PS-Term Loan A/c No. 1477001800022301, along with future interest from 01.06.2024, Plus Costs (for all the accounts), due to the Karnataka Bank Ltd, Overseas Branch, Kolkata, 1st Floor, "Shubham" Building, #1 Sarojini Naidu Sarini, Park Street, Mullick Bazar Crossing, Near Sim Park Plaza, Kolkata- 700017, the Secured creditor from: 1) M/s. Unnati Exports, represented by its Proprietrix: Mrs. Vishakha Kumar, addressed at:- Shantiniketan Building, 8 Camac Street, 8th Floor, Room No. 09, Kolkata-700017, ,2) Mrs. Vishakha Kumar, W/o Mr. Yash Kumar, 3) Mr. Yash Kumar, S/o Mr. Vishvendra Kumar, 4) M/s Yash Kumar HUF, represented by its Karta- Mr. Yash Kumar, All (2), (3) and (4) are residing at: No. 3, Flat No. 5A, Malyalay Apartments, Bibhati Bose Sarani, Wood Burn Park, Kolkata- 700020, 5) M/s Coastal Packagers Pvt Ltd. addressed at:- Shantiniketan Building, 8 Camac Street, 8th Floor, Room No. 09, Kolkata-700017, being borrowers/ guarantors/ co - obligants.

(3)Rs.2,87,28,158.74 (Rupees Two Crores Eighty Seven Lakhs Twenty Eight Thousand One Hundred Fifty Eight and Paise Seventy Four Only) i.e. (i) Rs.1,99,31,082.80 under Term Loan A/c No. 1477001600197701, along with future interest from 12.06.2024, Plus Costs, (ii) Rs.87,97,075.94 under Term Loan A/c No. 1477001600202701, along with future interest from 27.05.2024, Plus Costs, due to the Karnataka Bank Ltd, Overseas Branch, Kolkata, 1st Floor, "Shubham" Building, #1 Sarojini Naidu Sarini, Park Street, Mullick Bazar Crossing, Near Sim Park Plaza, Kolkata- 700017, the Secured creditor from: (1) Mrs. Vishakha Kumar, W/o Mr. Yash Kumar, (2)M/s. Coastal Packagers Pvt. Ltd , (3) M/s Sofet Investments Pvt Ltd., 4) Mr. Yash Kumar, S/o Mr. Vishvendra Kumar, (5) M/s Yash Kumar HUF, represented by its Karta- Mr. Yash Kumar, (6) M/s. Unnati Exports, (7) M/s Vishendra Kumar HUF, all (1), (4), (5) and (7) are residing at: No. 3, Flat No. 5A, Malyalay Apartments, Bibhati Bose Sarani, Wood Burn Park, Kolkata- 700020, all (2), (3) and (6) addressed at:- Shantiniketan Building, 8 Camac Street, 8th Floor, Room No. 09, Kolkata-700017, being borrowers/ guarantors/ co - obligants.



DESCRIPTION OF THE IMMOVABLE PROPERTY:

1.All that part and parcel of commercial office space No. 111 [Room No. 11 at first floor) with super built up area of 4056 sqft situated at Block No. IV, 1st Floor south east corner of the tower Diamond Prestige with two car parking space No. LB -06 & 07 in the lower basement, AJC Bose Road [formerly known as Lower Circular Road] in holding No.- 1 Kolkata 700017 belonging to M/s Coastal Packagers Private Ltd.

Boundaries:

East: AJC Bose Road
North: Stair Case & Lobby

West: Lobby & Other's Commercial
South: Partly open space thereafter Eliot Road

The Reserve Price will be Rs.5,19,14,000.00 (Rupees Five Crore Nineteen Lakhs Fourteen Thousand Only) and the Earnest money to be deposited will be Rs.51,91,400.00 (Rupees Fifty One Lakhs Ninety One Thousand Four Hundred Only).

2.All that part and parcel of office/ commercial space No 17 on the 6th Floor covering a super built up area of 850 sqft at Shantiniketan situated at 8, Camac Street, Police Station, Shakespeare Sarani, Kolkata-700017 belonging to Mrs. Vishaka Kumar.

Boundaries:

East: Room No. 1 then Camac Street
North: Corridor

West: Open Space
South: Lift No. 1 & 2

The Reserve Price will be Rs.1,65,64,000.00 (Rupees One Crore Sixty Five lakhs Sixty Four Thousand Only) and the Earnest money to be deposited will be Rs.16,56,400.00 (Rupees Sixteen Lakhs Fifty Six Thousand Four Hundred Only).

3.All that part and parcel of lease hold residential flat No.5 A with a super built up area of 2210 Sq ft and one servant quarters (80 sq ft) located at 5th floor, one car parking space no.5 located at basement and one open car parking space no.2 located at the back side of the building named Malyalay together with undivided share in the land and common areas situated at premises no.3, Woodburn Park Road (Bibhabati Bose Sarani), P S Bhowanipore, Ward No.70 of Kolkata Municipal Corporation standing in the name of Mrs. Vishaka Kumar.

Boundaries:

East: Open Space of the Premises
North: Open Space of the Premises

West: Staircase and Lift Lobby
South: Open Space of the Premises

The Reserve Price will be Rs.3,03,00,000 (Rupees Three Crore Three Lakhs Only) and the Earnest money to be deposited will be Rs.30,30,000.00 (Rupees Thirty Lakhs Thirty Thousand Only).

4. All that part and parcel of Commercial Property situated at 8th Floor, Room No. 9, Shantiniketan Building, 8#, Camac Street, Formerly known as Abanindra Nath Thakur Sarani, Kolkata- 700017, ward No. 63 measuring 1388.00 Sq. Ft, belonging to M/s Sofet Investments Pvt Ltd.

Boundaries:

East: Open Space of the Premises
North: Open Space of the Premises

West: Open Space of the Premises
South: Other's Office

The Reserve Price will be Rs.3,27,24,000.00 (Rupees Three Crore Twenty Seven Lakhs Twenty Four Thousand Only) and the Earnest money to be deposited will be Rs.32,72,400.00 (Rupees Thirty Two Lakhs Seventy Two Thousand Four Hundred 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 (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 Asset for Sale".



The E-auction will be conducted through portal <https://bankauctions.in/> on 30.07.2024 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 29.07.2024)* 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 1473500200004101, Karnataka Bank Ltd, Overseas Branch Kolkata Branch IFSC code KARB0000147 mentioning EMD for "Karnataka Bank Ltd., A/c - M/s Coastal Packagers Pvt Ltd.". 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 Coastal Packagers Pvt Ltd." (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, Premises 07/1-0333 Plot No. CBD 100/3 Newtown, Kolkata - 700156 (West Bengal), before 5.00 PM on 29.07.2024.
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of Rs.50,000=00. Intense bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of intense 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 31.07.2024 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) 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.
- 9) 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.
- 10) 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'.
- 11) 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.



12) 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 **Karnataka Bank Ltd, Overseas Branch, Kolkata, 1st Floor, "Shubham" Building, #1 Sarojini Naidu Sarini, Park Street Mullick Bazar Crossing, Near Sim Park Plaza, Kolkata- 700017, Ph. 033-22837903, Mobile: 9674184080/9903317244** during office hours on any working day.

13) 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.

14) 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.

15) 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: 24.06.2024

Place: Kolkata

For Karnataka Bank Ltd

Chief Manager & Authorised Officer

