

**Asset Recovery Management Branch,**  
No.324, GROUND FLOOR,  
THAMBU CHETTY STREET, CHENNAI-600001

Phone : 044-23463509 (Gen)  
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 here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable properties 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 23.01.2023, will be sold on "As is Where is ", "As is What is" and "Whatever there is" basis on 25.07.2024 for recovery of Rs.4,24,20,393.38 [Rupees Four Crore Twenty Four Lakh Twenty Thousand Three Hundred Ninety Three and Paise Thirty Eight Only] as on 27.06.2024 under PSOD A/c No.4917000600099901 for Rs.2,97,98,014.00 along with further interest from 26.07.2023, under PSOD A/c No.4917000600100201 for Rs.59,73,726.60 along with further interest from 26.07.2023, under PSTL A/c No.4917001800084701 for Rs.39,13,512.78 along with further interest from 26.07.2023 & under PSTL A/c No.4917001800085501 for Rs.27,35,140.00 along with further interest from 26.07.2023, plus costs due to the Karnataka Bank Ltd., Chennai-Annanagar Main Branch, from the following Borrowers / Guarantors/Mortgagor :

- (1) M/s.M H W Exports, Represented by its Proprietor Mr.Mohamed Basheer, addressed at Patnool Sardar Jung Street, Periamet, Chennai-600003
- (2) Mr.Mohamed Basheer, S/o.Mohammed Hussain, addressed at Royal Nest Apartment, B Block, G1 Flat, Temple Town Road Extension, Thiruneermalai Road, Chrompet, Chennai-600044
- (3) Mr.J.Saleem, S/o.Jamal Mydeem, addressed at 27/42, Jamal Street, Begampur, Pallapatti, Dindigul, Tamilnadu-624002

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

#### DESCRIPTION OF THE IMMOVABLE PROPERTIES

<u>Description of Properties:</u>	<u>Reserve Price</u>	<u>Earnest Money Deposit</u>	<u>Date &amp; Time of Auction</u>
<b>Item No.(1) : (Residential Land &amp; Building)</b> Dindigul Registration District, Dindigul No.1, Joint Sub Registration District, Dindigul Taluk, Seelapadi Village in Patta No.591, Ayan Survey No.541/7 at present as per sub division in Survey No.541/7A Punja an extent of hector 0.60.0 ie. 1 acre 48 cents and in	Rs.31,70,000.00	Rs.3,17,000.00	25.07.2024  from  11.00 AM to 11.30 AM



<p>Patta No.563 at present as per sub division in Ayan Survey No.541/7B Punja an extent of hector 0.53.5 ie. 1 acre 32 cents and in Patta No.563 at present as per sub division in Ayan Survey No.541/4 Punja an extent of hector 0.50.0 ie. 1 acre 25 cents and in Patta No.563 at present as per sub division in Ayan Survey No.542/1 punja an extent of hector 0.57.5 ie. 1 acre 42 cents and Totally an extent of 5 acres 47 cents were converted into several house plots in the name and style of "Pannai Subbiah Vaithiyar Colony" , Seelapadi Village and Panchayat, Dindigul-624005 in which an extent of 2400 sq.ft in Plot No.49 comprised in Survey No.541/7B in which an extent of 1200 sq.ft., of land and 950 sq.ft. of House / Building constructed thereon at on Western side and within <b>boundaries :</b>  North : 23 feet wide East-West road  South : House site in Plot No.52  East : House site an extent of 1200 sq.ft on Eastern side out of 2400 sq.ft in Plot No.49  West : House site in Plot No.48  within measuring East-West 20 feet on both side, South-North 60 feet on both side totally 1200 sq.ft ie. 111.48 sq.mtr along with right to usage of pathways.  <b>Latitude : 10.392618 N</b>  <b>Longitude : 78.004916 E</b></p>			
<p><b>Item No.(2) : (Residential Land &amp; Building)</b>  Dindigul Registration District, Dindigul No.1 Joint Sub Registration District, Dindigul Taluk, Seelapadi Village in Ayan Survey No.720/2A an extent of 79 cents and Ayan Survey No.720/2B an extent of 74 cents and Ayan Survey No.720/2C an extent of 68 cents and Ayan Survey No.720/2D and extent of 29 cents on Western side out of 46 cents totally an extent of 2 acre 50 cents were converted into several house plots in the name and style of "Covai Kamaraj Sengaliyappan Nagar" , Seelapadi, Dindigul-624005 and layout approval dated 30.12.1988 given by Dindigul Union Panchayat vide R.T.S No.8037/1988 in which Plot No.19 comprised</p>	<p>Rs.43,70,000.00</p>	<p>Rs.4,37,000.00</p>	<p>25.07.2024  from  11.00 AM  to  11.30 AM</p>



<p>in Survey No.720/2A and 720/2B as per Patta S.No.720/2A1A1, 720/2B1A (Patta No.387) in which an extent of 1837.50 sq.ft. of land and 1350 sq.f. of House / Building constructed thereon on Western side and within <b>boundaries :</b></p> <p>North : House site in Plot No.18</p> <p>South : Land in Survey No.721</p> <p>East : Shop "H" and House site in Plot No.20</p> <p>West : 20 feet wide South-North layout road within measuring East-West 50 feet on both sides, South-North 35 feet on Western side 38.1/2 feet on Eastern side totally 1837.1/2 sq.ft ie. 170.71 sq.mtr along with right to usage of pathways.</p> <p><b>Latitude : 10.391381 N</b></p> <p><b>Longitude : 78.009294 E</b></p>			
<p><b>Item No.(3) : (Residential Vacant Plot)</b></p> <p>Dindigul District, Palani Registration District, Vadamadurai Sub Registration District, Vadamadurai Village, Ayan Nanja in Survey No.1080 an extent of 1 acre 43 cents on Northern side comprised in 4 Thakku (Excluding an extent of 9.1/2 cents acquired for national highway) and an extent of 1 Acre 48 cents on Middle, East and Southern side out of 3 acre 5 cents totally an extent of 2 acres 91 cents were converted into several house plots in the name and style of "Paris Nagar-II" in which Plot No.100 comprised in Patta No.3092, present Survey No.1080/1A1 within measuring</p> <p><b>1<sup>st</sup> Thakku</b> East-West 50 feet on both side, South-North 31.1/2 feet on both sides totally an extent of 1575 sq.ft., ie.146.32 sq.mtr.</p> <p><b>2<sup>nd</sup> Thakku</b> East-West 50 feet on Northern side, 57.1/4 feet (slanding) on Southern side, South-North 28 feet on both side totally an extent of 700 sq.ft., ie. 65.03 sq.mtr. Totally both Thakku' s an extent of 2275 sq.ft., ie. 211.35 sq.mtr., in which Triangle</p>	Rs.15,50,000.00	Rs.1,55,000.00	25.07.2024  from  11.00 AM to 11.30 AM



shape of house site within <b>boundaries</b> : North : House site in Plot No.99 South : Land in Survey No.1082 East : House site in Plot No.98 and land in Survey No.1082 West : 20 feet wide East-West Road within measuring an extent of 2275 sq.ft., of vacant House site. The above said property in Patta No.3092 in Survey No.1080/1A1 was sub divided as Patta No.8631 in Survey No.1080/13. <b>Latitude : 10.448068 N</b> <b>Longitude : 78.108100 E</b>			
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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](http://www.karnatakabank.com) under the head "Auction Notices".

The E-auction will be conducted through portal <https://bankauctions.in/> on **25.07.2024** from **11.00 AM to 11.30 AM** with unlimited extension of 05 minutes. The intending bidder/s can get the user Id, password free of cost by registering their name at <https://bankauctions.in/> and get *online training on E-auction (tentatively on 24.07.2024)* from **M/s 4 Closure, Mr.Dinesh.M., Mobile: 8142000735, E-mail: dinesh@bankauctions.in & Mr.Prakash, Mob No.8142000064, E-mail: prakash@bankauctions.in, No.605-A, 6<sup>th</sup> Floor, Mythrivanam, Ameerpet, Hyderabad-500038.**

**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 account number **4913500200004101, Karnataka Bank Ltd, Chennai-Annanagar Main Branch IFSC Code KARB0000491** or by DD/pay order favouring "Karnataka Bank Ltd., A/c – M/s.M H W Exports", payable at Chennai.
2. 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 or quoting the UTR number of 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) pertaining to A/c M/s.M H W Exports" 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 24.07.2024. 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.
3. 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.

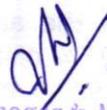


4. The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.10,000.00 for Item No.(1), (2) & (3) respectively** . Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of 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 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. Any amount paid by the bidder with respect to the auction (inclusive of 10% EMD) has to be paid from the bidder's account only.
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 and bank shall forfeit the amount paid by bidders.**
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 to the account number **4913500200004101, Karnataka Bank Ltd, Chennai-Annanagar Main Branch, IFSC code: KARB0000491 OR by DD/Pay order favoring- "Karnataka Bank Ltd., A/c- "M/s.M H W Exports" 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 is 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 **ARMB, Chennai, Landline-044-23463509 & the Branch Head, Karnataka Bank Ltd, Chennai-Annanagar Main Branch, W-123, III Avenue, Annanagar, Chennai-600040, Tamilnadu (Phone: 044-23453225/Mobile: 9500037099 (BM), 9500005878 (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.**



**Chief Manager & Authorized Officer  
ARM BRANCH - CHENNAI.**

**CHIEF MANAGER & AUTHORISED OFFICER**

**Place: Chennai  
Date : 01.07.2024**