



Karnataka Bank Ltd.



Your Family Bank. Across India.

Asset Recovery Management Branch
2nd Floor, 'E'-Block, The Metropolitan,
Plot No. C-26 & C-27, Bandra Kurla Complex,
Bandra (East), Mumbai-400051.

Phone : 022-35008017/35128482/35082558
E-Mail : mumbaiarm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

PUBLIC NOTICE OF SALE

Notice to the public is hereby given to the effect that the Immovable Property described herein below which have been taken **Physical possession** thereof by the Authorised Officer on **02.07.2024** mentioned below in pursuance of Section 13 (4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 will be sold by inviting tenders from the public on the date, place and time mentioned in the notice on "**as is where is**," "**as is what is**" and "**whatever there is**" condition on the terms and conditions mentioned below. Tenders in sealed covers are invited from the public for the purchase of the Immovable property more fully described below.

[A] Name and Addresses of the Borrowers/Guarantors:

(1) M/s Shukla Earth Movers Rep. by its proprietor Mr. Akhilesh Kumar R Shukla at: C/33, Basement, 'B' Wing, Solaris I Premises, Opp. L&T Gate No. 6, Sakivihar Road, Tunga, Mumbai 400072, (2) Mr. Akhilesh Kumar R Shukla S/o Mr. Ram Lakhan and 3) Mrs. Rita A Shukla W/o Mr. Akhilesh Kumar R Shukla, Both 2 & 3 are residing at: E/602, Ashok Avenue CHS Ltd, Ashok Nagar, Off Marol Military Road, Andheri West, Mumbai 400072.

[B] Name and address of the secured creditor and contact for verification of Documents/

Title Deeds : Karnataka Bank, Gala No.S-1, Minerva Chambers, Opp Mehul Cinema, Jawaharlal Nehru Road, Mulund (W), Mumbai-400080, Dist: Mumbai Suburban, Maharashtra. Telephone No. 022-25905406, BM-8655578888.

[C] Details of Secured Debt: Rs.2,35,89,964.97 (Rupees Two Crore Thirty Five Lakhs Eighty Nine Thousand Nine Hundred Sixty Four and Paise Ninety Seven Only) in PSTL A/c No.5207001800033201 as on 20.07.2024 plus future interest and costs from 20.07.2024.

[D] Description of Immovable Secured Assets (Property): All that part and parcel of commercial premises shop admeasuring 251 Sq.mtrs carpet area (which is inclusive of open terrace), on the first floor, 'A Wing' in the building known as Shankar Plaza situated at Karjat Road, Kulgaon, Badlapur (East), Dist. Thane. The said building is constructed on land bearing Survey No. 14, Hissa No. 1 & 6 (P), Plot No. 09 of Village Kulgaon, Taluka Ambarnath, Dist. Thane.

[E] Reserve Price/ Upset Price below which the immovable property may not be sold is Rs.2,60,00,000.00 (Rupees Two Crore Sixty Lakhs Only including TDS)

[F] Earnest Money to be deposited / tendered is Rs.26,00,000.00 (Rupees Twenty Six Lakhs Only)



[G] Date, Time, Place of Auction: " E-auction" which will be conducted through portal <https://bankauctions.in/> on **22.08.2024** from **02.45 pm to 03.00 pm** with unlimited extension of 5 minutes. The intending bidders should register their names at portal <https://bankauctions.in/> and get their user Id and password. Prospective bidders may avail online training on E-auction (tentatively on 21.08.2024) from the service provider M/s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad – 500038 contact No.040-23736405, Mobile 8142000062. E-mail:arjijit@bankauctions.in.

[H] Terms and Conditions of Sale:

1. The EMD should be accompanied by attested copies of PAN Card and Address Proof acceptable to the bank. The KYC received without Earnest Money will be summarily rejected. Earnest Money Deposit (E.M.D) should be submitted **through RTGS account number (5203500200004101) Account Name: Karnataka Bank, IFSC code: KARB0000520** and the same shall be submitted/sent in a sealed envelope by hand delivery/registered post addressed to **Chief Manager and Authorised Officer, Karnataka Bank Ltd., Asset Recovery Management Branch, 2nd Floor, E-Block, The Metropolitan, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai- 400051 before 4.00 PM on 21.08.2024.**
2. In case of receipt of only one bid/tender at reserve price for any of the mortgaged properties mentioned above brought for auction, the sale consideration will be finalized by increasing one incremental amount over and above the Reserve Price. **Bid shall be increased in multiples of Rs.10,000.00** The Authorized 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. In case there is any discrepancy between the publications of sale notice in English and Vernacular language newspapers, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.
3. Successful bidder should deposit 25% of the bid amount (including the EMD amount) immediately or within next working day through RTGS Account number **(5203500200004101) Account Name: Karnataka Bank, IFSC code: KARB0000520** and the balance sale price of 75% of the bid amount to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorized Officer. In default of payment of the amounts referred to above within the time stipulated, unless otherwise extended before the expiry of the time, the auction will stand automatically revoked and the money deposited by him/her as above, shall stand forfeited to the Bank and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property. The successful bidder shall bear all the legal/incidental expenses which mean the liability which may arise on account of arrears on property tax/power supply/water charges/maintenance expenses/stamp duty/registration charges, local taxes and any other statutory dues etc.



4. 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.
5. On failure of the bidder to pay 25% of bid amount the Bank shall forfeit the amount already paid including EMD amount paid by the bidder.
6. The property is under **Physical Possession** for which Bank will only transfer the title of the property to the successful auction bidders on payment of full sale consideration.
7. As per Income Tax Rules TDS @ 1% of Auction price is payable by the Successful Auction Purchaser if the purchase price is more than Rs.50,00,000/- and the Bank shall not take responsibility for the same.
8. The Authorised Officer reserves the right to reject all or any of the offers without assigning any reason and/or to postpone or cancel the auction or to vary any of the terms and conditions of this notice of sale without prior notice at his discretion. The above details are also available in the link "mortgaged asset for sale" in our Bank's website, www.karnatakabank.com. Sale is strictly subject to the terms & conditions mentioned above and mentioned in link of our website.
9. **This notice is 15 days notice for borrowers/mortgagors/guarantors under provision of sub-rule (1) of Rule (9) under the Security Interest Enforcement Rule 2002.**

Place: Mumbai
Date: 24.07.2024

For KARNATAKA BANK LTD


Chief Manager / Authorised Officer
ARMB, Mumbai

Authorised Officer
Karnataka Bank Ltd.