

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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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 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 **10.06.2024** will be sold on "As is Where is ", "As is What is" and "Whatever there is" on **27.11.2024**, for recovery of **Rs. 78,90,331.02 [Rupees Seventy Eight Lakhs Ninety Thousand Three Hundred Thirty One and Paise Two Only]** ie 1) **Rs. 49,18,513.74** under **Term Loan Account No. 4367001600028401** along with future interest from **17.10.2024**, plus costs, (2) **Rs. 29,71,817.28** under **PS Term Loan Account No. 4367001800026701**, along with future interest from **03.10.2024**, **Plus costs**, due to the **Karnataka Bank Ltd, Rash Behari Branch, 4A, Ground Floor, J C Guha Sarani, Lake Place Kolkata - 700029** the Secured creditor from : (1) **Mr. Ranjit Roy S/o Phani Bhushan Roy** (2) **Mrs. Sathi Chakraborty W/o Ranjit Roy both (1) and (2) are residing at, Kayasthapura, Baruipur, Hariharapore, Malickpore, South 24 parganas, Beside Antora Hospital, West Bengal – 700145, being borrowers/ guarantors/ co – obligants.**

DESCRIPTION OF THE IMMOVABLE PROPERTY:

1) All that part and parcel of residential land and two storied residential building along with one mezzanine Floor, admeasuring area of 1590 sqft situated at holding no: 645, Sadabrata Ghat Road within Baruipur Municipality, Ward No: 08, Mouza No:31, RS No:71, Khaitan no:7685 formerly 5131 Dag No:4718, Baruipur District South 24 Parganas W.B., **belonging to Mr. Ranjit Roy.**

Boundaries:

East: By 12'-0" wide Road

West: By others Residential House

North: By 8 ft. wide common passage now Municipal Road

South: By Vacant Land of Mr. Samir Paul

Reserve Price / Upset Price below which the property may not be sold: Rs. 47,00,000.00 (Rupees Forty Seven Lakhs only)

Earnest money to be deposited / tendered: Rs.4,70,000.00 (Rupees Four Lakhs Seventy Thousand Only)

2) All that part and parcel of residential Land And Building Situated At Holding No:157, K K Bhattacharjee Road, Now 30 K K Bhattacharjee Road Within Rajpur-Sonarpur Municipality Ward No:18, Mouza - Harinabhi JL No: 36, RS Khatian No:513,LR Khatian No:787, present Khatian No:3355, Dag No:850, ADRSO- Sonarpur, Kolkata-700148, District South 24 Parganas. The land area is 862 Sqft , ground floor building area is 455 Sqft, **belonging to Mr. Ranjit Roy.**



Boundaries:

East: By land of Dag No. 850(P)

North: By the land of Dag No. 850(P)

West: By land of Dag No. 850(P)

South: By Kalikrishna Bhattacharya Road

Reserve Price / Upset Price below which the property may not be sold: Rs. 26,00,000.00 (Rupees Twenty Six Lakhs only)

Earnest money to be deposited / tendered: Rs.2,60,000.00 (Rupees Two Lakh Sixty 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 (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 "Mega Auction on 27.11.2024"

The E-auction will be conducted through portal <https://bankauctions.in/> on 27.11.2024 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 26.11.2024)* from M/s.Aclosure, 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 4363500200004101, Karnataka Bank Ltd, **Rash Behari Branch**, Kolkata IFSC code KARB0000436 or by DD/ pay order favoring "**Karnataka Bank Ltd., A/c - " Ranjit Roy"**, payable at Kolkata.

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 "Ranjit Roy"**" (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, New Town, Kolkata- 700156, before 5.00 PM on 26.11.2024.**

3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs. 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 5 minutes. Each time if bid is made within 5 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 on or before **28.11.2024** 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) 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 4363500200004101, **Karnataka Bank Ltd, Rash Behari Branch**, IFSC code KARB0000436 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c - "Ranjit Roy"** Payable at **Kolkata** 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 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 Manager, Karnataka Bank Ltd, **Rash Behari Branch, RashBehari Branch, 4A, Ground Floor, J C Guha Sarani, Lake Place Kolkata - 700029 PH No. 033-24657842/35800, Mob-(BM) 9748764234-(ABM) 9163303025** 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) 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.

16) 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: 24.10.2024

Place: Kolkata

For Karnataka Bank Ltd



Chief Manager & Authorised Officer

