

Asset Recovery Management Branch
 8-B, First Floor, Rajendra Park, Pusa Road
 New Delhi-110 060

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 E-Mail : delhiarm@ktkbank.com
 Website: www.karnatakabank.com
 CIN : L85110KA1924PLC001128

o/c.

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 9(1) 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 & Physical Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **31.07.2023** and **14.01.2025** respectively, **will be sold on** "As is Where is", "As is What is" and "Whatever there is" basis on **15.02.2025**, for recovery of **Rs.60,51,545.32** [Rupees Sixty Lakhs Fifty One Thousand Five Hundred Forty Five and Paise Thirty Two only] i.e. (i) **Rs.18,36,731.58** under Term Loan A/c No.3907001600000801 along with future interest from **03.01.2025**, (ii) **Rs.42,14,813.74** under Term Loan A/c No.3907001600003501 along with future interest from **09.01.2025** plus costs, due to the Karnataka Bank Ltd, Kundli Branch, Shop No. 6, Ground Floor, B M Complex, Near Drain No. 8, G T Road, Kundli Haryana, Pin 131028, the Secured creditor from **(1) Shri Bhagwan Gautam S/o Mr. Kishan Chand, (2) Mrs. Kiran Gautam W/o Shri Bhagwan Gautam, Both No (1) & (2) are residing at: 745/3, Hari Nagar, Opposite to Janta School, Ganaur, Sonipat, Haryana 131101, (3) Mr. Bishan Dutt S/o Mr. Kishan Chand addressed at House No. 294-C/14, MC Road Ashok Nagar, Ganaur Sonipat-131101, Haryana, being borrowers/guarantors/ co – obligants.**

DESCRIPTION OF THE IMMOVABLE PROPERTY:

1. All Part and Parcel of plot measuring 440 Square Yards i.e.14.5 Marla being 29/388 share out of total land measuring 9 Kanal-14 Marla, comprised in Khewat No.455//418, Khata No.597, Rect & Killa No.109//3(4-14) 4/1(5-0) as per jamabandi for the years 2015-16 at present khewat No.491//455, Khata No.633 as per Jamabandi for the years 2020-21 having dimension East to West-75 Square Feet, North to South, West-50 Feet and East side 56 Feet, bearing Transfer Deed No.607 dated.17.07.2020 and mutation No. 25218, situated at Mouja Ganaur, Teshil Ganaur, District Sonipat. **Belonging to Mr. Bhagwan Gautam. (The Physical Possession of the Property was taken on 14.01.2025)**

Boundaries:

East : Plot of Yogi

West : Plot of other/s,

North : House of Sonu & Sanjay

South : Gali/ Rasta

Reserve Price / Upset Price below which the property may not be sold: Rs.52,80,000.00 (Rupees Fifty Two Lakhs Eighty Thousand only)

Earnest money to be deposited/tendered: Rs.5,28,000.00 (Rupees Five Lakhs Twenty Eight Thousand Only)

2. All Part and Parcel of plot measuring 497.77 sq.yads i.e. 16 Marla 4 Sarasi being 33/388 share out of total land measuring 9 kanal-14 Marla, comprised in Khewat No.418, Khata No.568, Rect & Killa No.109//3(4-14),4/1(5-0) as per jamabandi for the year 2015-16 at present Khewat No491//455, Khata No.633 as per Jamabandi for the years 2020-21 situated in the revenue estate of Ganaur, Teshil: Ganaur District Sonipat. **Belonging to Mr. Bhagwan Gautam. This Property is common Collateral for the facilities availed by M/s Shree Ganesh Traders. (The Symbolic Possession of the Property was taken on 31.07.2023)**

Boundaries:

East : Plot of Mr. Yogesh Tyagi

West : Vacant land Smt. Kiran Devi

North : Street 17'- 6" 80'- 0"

South : Smt. Kamlesh 81'-11"

Reserve Price / Upset Price below which the property may not be sold: Rs.57,24,000.00 (Rupees Fifty Seven Lakhs Twenty Four Thousand only)

Earnest money to be deposited/tendered: Rs.5,72,400.00 (Rupees Five 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 (1) of Rule (9) 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 i.e., www.karnatakabank.com under the head "Mega E-Auction on 15.02.2025".

The E-auction will be conducted through portal <https://bankauctions.in/> on **15.02.2025** 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 14.02.2025)* from M/s.4closure, 605A, Maitrivanam, Ameerpet, Hyderabad-500038, Contact No +91-8142000066, E-mail:info@bankauctions.in.

For Karnataka Bank Ltd.


 Chief Manager & Authorised Officer
 A.R.M.B., Rajendra Park,
 Pusa Road, New Delhi-110060

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 **3903500200004101, Karnataka Bank Ltd, Kundli Branch, Haryana, IFSC code KARB0000390** by mentioning "**Karnataka Bank Ltd. A/c-Shri Bhagwan Gautam**". 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 i.e. <https://bankauctions.in/>) along with quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as "**Tender for property purchase of Shri Bhagwan Gautam**" & duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 8-B, First Floor, Rajendra Park, Pusa Road, New Delhi-110060 on or before 14.02.2025 at 5:00 P.M.**

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**. 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" from the end time of E-auction shall be automatically extended by 05 minutes, each time if last interse 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 and not later than **17.02.2025** 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 by RTGS /NEFT/fund transfer credit of account number **3903500200004101, Karnataka Bank Ltd, Kundli Branch, IFSC code KARB0000390**. 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 cancelled 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. delhiarm@ktkbank.com/994@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 **Physical Possession of Property No.1 and Symbolic possession of property No.2** and the successful bidder will be handed over the Constructive possession of 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 Branch Manager, **Karnataka Bank Ltd, Kundli Branch, Shop No. 6, Ground Floor, B M Complex, Near Drain No. 8, G T Road, Kundli Haryana Pin 131028, Tel-0130-2370237 (G), 8396000271 (Bm), 8396000275 (Abm)**, 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.

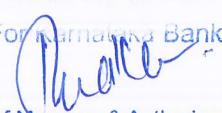
14) If the sale price is more than **Rs.50,00,000.00** (Fifty Lakhs only), then the auction purchaser/successful bidder has to deduct 1% of the Sale Price AS TDS in the name of Bank the property & remit to Income Tax Department as per section 194 IA of Income Tax Act and only 99.00% of the Sale price has to be remitted to the Bank. The sale deed will be issued only on receipt of Form 26QB & Chalan for having remitted the TDS.

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: 15.01.2025

Place: Ganaur

For Karnataka Bank Ltd


For Karnataka Bank Ltd.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060