



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

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) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

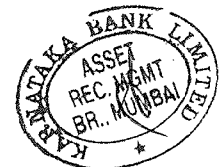
Notice is hereby given to public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **25.08.2023**, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **15.02.2025**, for recovery as under:

(A) Rs.1,13,95,653.51 [Rupees One Crore Thirteen Lakhs Ninety Five Thousand Six Hundred Fifty Three and Paise Fifty One Only] under PSOD A/c No.7937000600094201 along with future interest from 04.09.2024, plus costs due to the Karnataka Bank Ltd - Vadodara Branch, the Secured creditor from borrowers/guarantors/mortgagor as under:

- 1) **M/s Suhrad Enterprises, a partnership firm represented by its partners:**
 - a) **Mrs. Kharwa Nivedita N and b) Mr. Kharwa Nilesh J,**
addressed at: Shop No.108, The Dove, Bill Canal Road, Village Bill Vadodara, Gujarat - 391410;
 - 2) **Mrs. Kharwa Nivedita N W/o Mr. Kharwa Nilesh J;**
 - 3) **Mr. Kharwa Nilesh J S/o Mr. Jagdishchandra C Kharwa,**
No. 2 & 3 are addressed at: 22, Sanket Duplex, Opp. Petrol Pump, Baranpura, Vadodara - 390001,

(B) Rs.34,62,891.93 [Rupees Thirty Four Lakhs Sixty Two Thousand Eight Hundred Ninety One and Paise Ninety Three Only] under PSTL A/c No.7937001800150201 along with future interest from 21.08.2024, plus costs due to the Karnataka Bank Ltd - Vadodara Branch, the Secured creditor from borrowers/guarantors/mortgagor as under:

- 1) **Mr Kharwa Nilesh J, S/o Mr. Jagdishchandra C Kharwa,**
- 2) **Mrs. Kharwa Nivedita N, W/o Mr Kharwa Nilesh J,**
Both 1 and 2 addressed at: 22, Sanket Duplex, Opp. Petrol Pump, Baranpura, Vadodara, Gujarat - 390001



Reserve Price/Upset Price below which the property may not be sold is as under:

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property	Reserve Price	Earnest Money Deposit	Date & Time of Auction
All piece and parcel of immovable property, Plot No. 62, The Sun Villas Bil, Vadodara, admeasuring about plot area 61.85 sqmtrs and proportionate undivided share of common plot 25.53 sqmtrs situated on land bearing Block No.503 (Old RS No.640 and 674), admeasuring 2732 sqmtrs, Block No.505 (Old RS No.698) admeasuring 7993 sqmtrs and Block No.506 (Old RS No.673) admeasuring 8903 smtrs, total aggregating 19,628 sqmtrs of Village Mouje Bil Taluka, Vadodara District along with building constructed thereon, belonging to Mr. Kharwa Nilesh J. <u>Boundaries of Property:</u> East by: Plot No.35; West by: Society Road; North by: Plot No.61; South by: Plot No.63.	Rs.40,00,000/- (Rupees Forty Lakhs Only)	Rs.4,00,000/- (Rupees Four Lakhs Only)	15.02.2025 from 11.20 AM to 11.40 AM

(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 / 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. <https://karnatakabank.com/auction-notice> under the head "Auction Notices"/ "Mega Auction Notices".

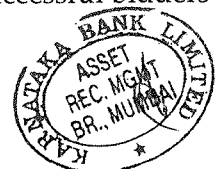
The E-auction will be conducted through portal <https://bankauctions.in/> on 15.02.2025 from 11.20 AM to 11.40 AM with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://bankauctions.in/> and get the user-id and password free of cost and get training i.e. *online training on e-auction (tentatively on 14.02.2025)* from M/s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Contact No.040-23736405, Mobile: 8142000725, E-mail: nitesh@bankauctions.in.

TERMS AND CONDITIONS OF SALE

- 1) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/Fund Transfer to the credit of account number - 7933500200004101, Karnataka Bank Ltd, Vadodara Branch, IFSC Code - KARB0000793 or by DD/pay order favouring "Karnataka Bank Ltd., A/c M/s Suhrad Enterprises".



- 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/quoting the UTR number or NEFT RTGS remittance towards EMD in a sealed cover as "Tender/Bid for property purchase pertaining to A/c - M/s Suhrad Enterprises" & duly mentioning the amount offered for purchase shall be submitted to the 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 on or before 4.00 PM on 14.02.2025. 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/-**. 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) 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.
- 6) 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.
- 7) 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.
- 8) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc.
- 9) 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 the EMD amount shall be forfeited. 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.
- 10) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by scan & mail it to both the Authorised Officer of the Karnataka Bank i.e. mumbaiarm@ktkbank.com / 997@ktkbank.com and the service provider nitesh@bankauctions.in / info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.
- 11) 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, **failing which the Bank shall forfeit the EMD amount**. The **balance 75% of the bid amount shall be paid within 15 days** from the date of sale by RTGS/NEFT/Fund Transfer to the credit of account number - 7933500200004101, Karnataka Bank Ltd, Vadodara Branch, IFSC Code - KARB0000793 or by DD/pay order favouring "Karnataka Bank Ltd., A/c M/s Suhrad Enterprises", payable at Mumbai. EMD of unsuccessful bidders will be returned.



- 12) 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.
- 13) 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.
- 14) The Authorised Officer is holding **Physical Possession** of the property. The successful bidder will be handed over the property on **"As is where is", "As is what is" and "Whatever there is" basis.**
- 15) 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.
- 16) 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 owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99% 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.
- 17) 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 Head, Karnataka Bank Ltd, Vadodara Branch, Surya Kiran Complex, Old Padra Road, Vidutnagar, Vadodara 390015, (Phone: 9879793089 / 0265-2339941) during office hours on any working day.**
- 18) 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.
- 19) 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.
- 20) 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 / Authorised Officer
ARMB, Mumbai

CHIEF MANAGER & AUTHORISED OFFICER

Date: 27.01.2025
Place: Mumbai