

Asset Recovery Management Branch

Premises 07/1-0333, Plot No CBD 100/3
New Town, Kolkata- 700156
West Bengal

Phone : 033-22268580-83, 9632026760

Email : kolkata.arm@ktkbank.comWebsite: 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 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 **24.12.2024 for property Nos. 1 & 2 and on 11.02.2025 for property No. 3**, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **22.05.2025**, for recovery of **Rs.5,36,88,368.55 [Rupees Five Crores Thirty Six Lakhs Eighty Eight Thousand Three Hundred Sixty Eight and Paise Fifty Five Only]** i.e (i) **Rs.4,44,45,618.55 under OD Account No.4357000100013901 along with future interest from 01.12.2022** (ii) **Rs.92,42,750.00 under PSTL Account No. 4357001800017101 along with future interest from 01.12.2022**, plus costs ,due to the Karnataka Bank Ltd, Salt Lake Branch, Kolkata, CJ-161, Sector II, Janki Kunj, Sector-2, Salt Lake City, Kolkata-700091 West Bengal, the Secured creditor from **(1)M/s S D & Company**, Represented by its Proprietor- **Mr. Sanjeev Gupta**, 37, Nalini Seth Road, 2nd Floor, Kolkata-700007, **(2)Mr. Sanjeev Gupta**, S/o Shri Ram Sewak Gupta, 102/3, Baguihati 2nd Lane, Dumdum, Kolkata-700028 (West Bengal),**(2)Mrs. Nishi Gupta W/o Mr. Sanjeev Gupta**, 102/3, Baguihati 2nd Lane, Dumdum, Kolkata- 700028 (West Bengal), **being borrowers/ guarantors/ co – obligants.**

DESCRIPTION OF THE IMMOVABLE PROPERTY:

1.All that part and parcel of a residential flat bearing No. C-1 on first floor of a G+4 storied building, measuring super built up area 740 square feet in Mayur Apartment situated at Premises No. 4 (old) 4/A/1 (new) Dakshin Para Road, Kolkatta 700028, Mouza Satgachi, P.S. Dum Dum, under South Dum Dum Municipality, Dist North 24 Parganas, Kolkatta- 700028, West Bengal, **belonging to Mrs. Nishi Gupta and Mr. Sanjeev Gupta.**

Boundaries:**East:** Wide Passage**West:** Another Flat**North:** Another Flat**South:** Wide Passage

Reserve Price will be Rs.24,05,000.00 (Rupees Twenty Four Lakhs Five Thousand only) and Earnest money to be deposited/tendered will be Rs.2,40,500.00 (Rupees Two Lakhs Forty Thousand Five Hundred Only)

2. All that part and parcel of a residential flat bearing No. B-3 on third floor of a G4 +storied building, measuring super built up area 734 square feet in Mayur Apartment situated at Premises No. 4 (old) 4/A/1 (new) Dakshin Para Road, Kolkatta 700028, Mouza Satgachi, P.S. Dum Dum, under South Dum Dum Municipality, Dist North 24 Parganas, Kolkatta- 700028, West Bengal, **belonging to Mrs. Nishi Gupta and Mr. Sanjeev Gupta.**

Boundaries:**East:** Land of Shyamal Mitra & ors.**West:** Building of Ramesh Dey & ors.**North:** Building of Biren Dey**South:** Dakshinpara Road

Reserve Price will be Rs.21,47,000.00 (Rupees Twenty One Lakhs Forty Seven Thousand only) and Earnest money to be deposited/tendered will be Rs.2,14,700.00 (Rupees Two Lakhs Forteen Thousand Seven Hundred Only)



3. All that part and parcel of a residential flat bearing No. B-3, North Eastern side of the building on ground floor, measuring super built up area 450 square feet of a building Anandam situated at premise No. 149, Bangur Avenue, Block A, Kolkata 700055, Mouza Shyamnagar, Police Station, Lake Town under South Dum Dum Municipality, Ward No. 29, Dist 24 Parganas (N) West Bengal, belonging to Mr. Sanjeev Gupta.

Boundaries:

East: By Plot no. 148

West: By 20' feet Wide Road

North: By Plot No. 150

South: By 40' feet Wide Road

Reserve Price will be Rs.16,20,000.00 (Rupees Sixteen Lakhs Twenty Thousand only) and Earnest money to be deposited/tendered will be Rs.1,62,000.00 (Rupees One Lakh Sixty Two 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 (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 ie., www.karnatakabank.com under the head "Mega Auction on 22.05.2025".

The E-auction will be conducted through portal <https://bankauctions.in/> on 22.05.2025 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 21.05.2025) from M/s.4closure, 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 4353500200004101, Karnataka Bank Ltd, Salt Lake Branch, Kolkata, IFSC code KARB0000435 by mentioning "Karnataka Bank Ltd., A/c-M/s S D & Company". 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) along with quoting the UTR number or NEFT/RTGS remittance towards EMD in a sealed cover as "Tender for purchase of property by Item No.1 and/or No.2 and/or No.3 and/or No. 4 and/or No. 5 and/or No. 6 of A/c-M/s S D & Company" (as the case may be) duly mentioning the amount offered for purchase and the same shall be submitted to ASSET RECOVERY MANAGEMENT BRANCH, 2nd Floor, Premises No. 07/1-0333, Plot No. CBD 100/3, New Town, Kolkata-700156, (West Bengal), before 5.00 PM on 21.05.2025.
- 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 not later than 23.05.2025 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 balance 75% of the bid amount within 15 days from the date of sale by RTGS /NEFT/fund transfer credit of account number 4353500200004101, Karnataka Bank Ltd, Salt Lake Branch Kolkata, IFSC code KARB0000435 by mentioning **Karnataka Bank Ltd., A/c - "M/s S D & Company"**.
- 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 **Physical 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, Salt Lake Branch, Kolkata, CJ-161, Sector II, JankiKunj, Sector- 2, Salt Lake City, Kolkata- 700091 West Bengal, Ph. 033-23597900, Mob-(BM) 9830967607-(ABM) 9903193035**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) 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.
- 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 Bank & 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.

Date: 24.04.2025

Place: Kolkata



For Karnataka Bank Ltd

Chief Manager & Authorised Officer.