**Karnataka Bank Ltd.**
Your Family Bank. Across India

**Asset Recovery Management Branch :Kolkata**
Premises No 07/1-0333 Plot No. CBD 100/3
New Town, Kolkata- 700156
West Bengal

**Mobile:** 9632026760/9073371733
Email:kolkata.arm@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 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** of which has been taken by the **Authorised Officer of Karnataka Bank Ltd,** the Secured Creditor on **23.07.2024,** will be sold on **"As is Where is ", "As is What is"** and **"Whatever there is"** on **22.05.2025,** for recovery of **Rs. 57,92,128.87 (Rupees Fifty Seven Lakhs Ninety Two Thousands One Hundred twenty Eight and Paise Eighty Seven only)** under **Term Loan A/c 1477001600202101** along with future interest from **25.09.2024 plus costs, due to the Karnataka Bank Ltd, Overseas Branch, Kolkata, 1st Floor, "Shubham" Building, #1 Sarojini Naidu Sarini, Park Street Mullick Bazar Crossing, Near Sim Park Plaza, Kolkata- 700017, West Bengal,** the secured creditor from **(1) Mr. Joydeep Roy** S/o Mr. Swadesh Ranjan **(2) Mrs. Sananda Roy** W/o Joydeep Roy, **Both (1) & (2)** are addressed at: N-76 Nr, Taibagan Club, Purba Putairy South 24 Para, Kolkata – 700093, **being borrowers/ guarantors/ co – obligants.**

**Reserve Price / Upset Price below which the property may not be sold: Rs.46,77,000.00** (Rupees Forty Six Lakhs and Seventy Seven Thousands only)
**Earnest money to be deposited / tendered: Rs. 4,67,700.00 (Rupees Four Lakhs Sixty Seven thousands Seven Hundred Only)**

## DESCRIPTION OF THE IMMOVABLE PROPERTY:

All that part and parcel of residential Flat No. 1C at 1st floor on the south east facing of the Building Block II with admeasuring super built up area 1156 Sqft and one covered car parking space at ground floor of YAHVI, 324, Mahatma Gandhi Road, Kabardanga P.S. Joka, Kolkata- 700104 within Kolkata Municipal Corporation (S.S. Unit), Ward No. 142, Kolkata-14, **belonging to Mr. Joydeep Roy**

**Boundaries:**
**East** : Open Space
**West** : Corridor & Stair Case
**North :** Flat No. 1D
**South :** Open Space

(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.**

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## 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 1473500200004101, Karnataka Bank Ltd, Overseas Branch, Kolkata, IFSC code KARB0000147. 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 DD/ quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as **"Tender for property purchase – Mr. Joydeep Roy"** & duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Asset Recovery Management Branch, Premises 07/1-0333, Plot No. CBD 100/3 Newtown 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) 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)

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 symbolic possession of the property and the successful bidder will be handed over 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.

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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, **Karnataka Bank Ltd, Overseas Branch, Kolkata, 1st Floor, "Shubham" Building, #1 Sarojini Naidu Sarini, Park Street Mullick Bazar Crossing, Near Sim Park Plaza, Kolkata-700017, Ph. 033-22837903, Mobile: 9674184080/9903317244** 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 (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 remited 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:** 29.04.2025
**Place:** Kolkata

**For Karnataka Bank Ltd**

Karnataka Bank ARMB Kolkata

**Chief Manager & Authorised Officer**