

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

Phone : 011-40591567(Ext-240)
E-Mail : delhiarm@ktnbank.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 **Physical Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on 05.09.2023 & 14.09.2023 respectively, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 22.05.2025, for recovery of:-**

(1) Rs.1,06,70,672.57 [Rupees One Crore Six Lakhs Seventy Thousand Six Hundred Seventy Two and Paise Fifty Seven Only] i.e. Rs.71,28,788.85 under PSOD A/c No.2257000600015001 and Rs.35,41,883.72 under PSTL A/c No.2257001800017101 along with future interest from 01.03.2022 and 28.03.2022, Plus Costs respectively, due to the Karnataka Bank Ltd, Faridabad Branch, Sco.149, Shopping Complex, Sector 21C, Faridabad-121003, Haryana, the Secured creditor from (1) M/s SST Engineers and Traders, represented by its Proprietor Mr. Triveni Prasad Pandey, Plot No.E-14, Sanjay Colony, Sector-23, Faridabad, Haryana-121000, Also at: # 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT, Faridabad, Haryana-121005, and (2) Mrs. Suman Pandey, W/o Triveni Prasad Pandey, # 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT, Faridabad, Haryana-121 005, being borrowers/guarantors/co – obligants.

(2) Rs.1,10,40,212.87 [Rupees One Crore Ten Lakhs Forty Thousand Two Hundred Twelve and Paise Eighty Seven Only] i.e. Rs.1,81,328.98 under PDPN A/c No.2257001400011901, Rs.41,62,555.06 under PSTL A/c No. 2257001800017001 and Rs.66,96,328.83 under PSTL A/c No.2257001800019301 along with future interest from 29.03.2022, 28.03.2022 and 01.03.2022, Plus Costs, respectively, due to the Karnataka Bank Ltd, Faridabad Branch, Sco.149, Shopping Complex, Sector 21C, Faridabad-121003, Haryana, the Secured creditor from (1) M/s Shivam Enterprises, represented by its Proprietrix Mrs. Suman Pandey, # 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT, Faridabad, Haryana-121005 and (2) Mr. Triveni Prasad Pandey S/o Mr. Phool Chand Pandey # 639/3, Near Old Sabji Mandir, Saran Road, Parvatiya Colony, NIT, Faridabad, Haryana-121005, being borrowers/guarantors/co – obligants.

DESCRIPTION OF THE IMMOVABLE PROPERTY:

1. All that part and parcel of Industrial Property comprised Khasra No.8/23, 18, 19/1/1, 19/1/2, 19/1/16, 19/1/17, 19/1/18, 19/1/20, to 19/1/29, 19/2/1, 19/2/6, 19/2/7, 19/2/8, 19/2/10, 19/2/13 to 19/2/19, 22/1 to 22/11, 22/17, 22/19 to 22/39, 22/40/1, 22/41, 22/42, 22/43 Khasra No.18//2/2/2, 2/2/4 to 2/2/17 Khasra No. 8//17/2/12, 19/2/11, 19/2/2, 19/2/3/1, 19/2/3/2, 19/2/5, 22/40/2 Khasra No. 18//2/2/1 Khasra No. 8//19/1/4, 19/1/3, 19/1/5, 19/1/6, 19/1/8, 19/1/9, 19/1/10, 19/1/7, 22/18, 19/1/11 to 19/1/5, 22/12, 22/13, 22/16, 22/14, 22/15, 19/2/4/1, 19/2/4/2, 19/1/19, 19/1/20 Khasra no. 18//2/2/16, 19/2/9 in Revenue Estate of Mauja Gaunchi, Tehsil Ballabgarh-Faridabad, presently property no MCF-6613, Western Part, Near Old Sabzi Mandi, Saran School Road, Parvatiya Colony, NIT-Faridabad, revenue Estate of Mauja Gaunchi, Tehsil, Ballabgarh, Faridabad District, measuring 220 sq.yds, **belonging to Mr. Triveni Prasad Pandey. The physical possession of the property was taken on 05.09.2023.**

Boundaries:

East : Private property of Mr. Chiranji Lal

West : Other property

North : 18 Ft Road

South : Other property

Reserve Price/Upset Price below which the property may not be sold: Rs.69,69,000.00 (Rupees Sixty Nine Lakhs Sixty Nine Thousand only)

Earnest money to be deposited/tendered: Rs.6,96,900.00 (Rupees Six Lakhs Ninety Six Thousand Nine Hundred Only)

2. All that part and parcel of Industrial property comprised Khasra No.8/23, 18, 19/1/1, 19/1/2, 19/1/16, 19/1/17, 19/1/18, 19/1/20, to 19/1/29, 19/2/1, 19/2/6, 19/2/7, 19/2/8, 19/2/10, 19/2/13 to 19/2/19, 22/1 to 22/11, 22/17, 22/19 to 22/39,

For Karnataka Bank Ltd.


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

22/40/1, 22/41, 22742, 22/43 khasra no 18//2/2/2, 2/2/4 to 2/2/17 khasra no. 8//17/2/12, 19/2/11, 19/2/2, 19/2/3/1, 19/2/3/2, 19/2/5, 22/40/2 Khasra no. 18//2/2/1 Khasra no. 8//19/1/4, 19/1/3, 19/1/5, 19/1/6, 19/1/8, 19/1/9, 19/1/10, 19/1/7, 22/18, 19/1/11 to 19/1/5, 22/12, 22/13, 22/16, 22/14, 22/15, 19/2/4/1, 19/2/4/2, 19/1/19, 19/1/20 Khasra no. 18//2/2/16, 19/2/9 in revenue estate of Mauja Gaunchi, Tehsil Ballabgarh-Faridabad, presently property no MCF-6613, Eastern Part, Near Old Sabzi Mandi, Saran School Road, Parvitya Colony, NIT- Faridabad Revenue Estate of Mauja Gaunchi, Tehsil, Ballabgarh, Faridabad District, measuring 220 sq.yds., **belonging to Mrs. Suman Pandey. The physical possession of the property was taken on 05.09.2023.**

Boundaries:

East : Other property

West : Private property of Mr. Chiranji Lal

North : 18 Ft Road

South : Other property

Reserve Price / Upset Price below which the property may not be sold: Rs.68,31,640.00 (Rupees Sixty Eight Lakhs Thirty One Thousand Six Hundred Forty only)

Earnest money to be deposited/tendered: Rs.6,83,164.00 (Rupees Six Lakhs Eighty Three Thousand One Hundred Sixty Four Only)

3. All that part and parcel of Residential Property Bearing House No.639/3, Kharsa No.8/23, situated at Plot No. 20, 21 & 22, totally measuring 60 sq.yds, (Plot No.20 & 21, each measuring 20 sq.yds held in the name of Mr. Triveni Prasad Pandey and Plot No. 22, measuring 20 sq.yds held in the name of Mrs. Suman Pandey), Near Old Sabji Mandi, Parvatiya, NIT, Faridabad, Haryana. **The physical possession of the property was taken on 14.09.2023.**

Boundaries:

East : House No.638/1

West : House No.340 of Mr. S.P. Thaliwal

North : Other property

South : Road

Reserve Price / Upset Price below which the property may not be sold: Rs.29,00,000.00 (Rupees Twenty Nine Lakhs only)

Earnest money to be deposited/tendered: Rs.2,90,000.00 (Rupees Two Lakhs Ninety 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 i.e. www.karnatakabank.com under the head "Mega E-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 8142000066, 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 **2253500200004101, Karnataka Bank Ltd, Faridabad Branch, IFSC code KARB0000225** by mentioning "Karnataka Bank Ltd. A/c-M/s SST Engineers & Traders and M/s Shivam Enterprises". 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 property purchase of "M/s SST Engineers & Traders and M/s Shivam Enterprises" & 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 21.05.2025 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.1,00,000=00**. Intense bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of intense bidding, there will be unlimited extension of "05 minutes" that is 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.

For Karnataka Bank Ltd.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
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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 **23.05.2025**, 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 **2253500200004101, Karnataka Bank Ltd, Faridabad Branch, IFSC code KAR-B0000225**. 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. 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 favor 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 the property and the successful bidder will be handed over the **Physical 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, **Branch Manager, Karnataka Bank Ltd, Faridabad Branch, Sco.149, Shopping Complex, Sector 21C, Faridabad-121003, Haryana, Ph: 0129-4001747(G), 8586924202 (BM), 9654995404 (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: 03.05.2025

Place: Faridabad

For Karnataka Bank Ltd
For Karnataka Bank Ltd.


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

Chief Manager & Authorised Officer

