

# Karnataka Bank Ltd.

Your family Bank, Across India.

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

Phone : 011-40591567(Ext-240)  
E-Mail : delhiarm@kktbank.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 provision to rule 8 (6) 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 13.06.2025, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 25.09.2025, for recovery of Rs.6,13,33,364.82 (Rupees Six Crore Thirteen Lakhs Thirty Three Thousand Three Hundred Sixty Four and Paise Eighty Two Only) i.e. (i) Rs.5,55,51,962.52 Under Overdraft Loan A/c No. 5497000100012901 along with future interest from 01.08.2025, (ii) Rs.57,81,402.30 under PS-DPN Loan A/c No. 5497001400013901 along with future interest from 25.07.2025, Plus cost, due to the Karnataka Bank Ltd, Rohini Branch, Plot No.6, Aggarwal Central Plaza, First Floor Community Centre, Dc Chowk, Sector 9, Rohini, Delhi, the Secured creditor from (1) M/s Four Seasons Sales Private Limited, Represented by its Directors, (i) Mr. Ankur Jain, (ii) Mrs. Lalita Jain, Registered address: A-50/2, 3<sup>rd</sup> floor, Mayapuri Industrial Area, Delhi-110064. Also at: Unit No.218, 2<sup>nd</sup> floor, Mangalam Paradise Marg, Mangalam Place, Sector-3, Rohini, Delhi-110085, (2) Mr. Ankur Jain S/o Vijender Kumar Jain, (3) Mrs. Lalita Jain W/o Mr. Vijender Kumar Jain, Both No. (2) and (3) are residing at: A-52, Pushpanjali Enclave, Pitampura, Delhi-110034, being borrowers/ guarantors/ co – obligants.

## DESCRIPTION OF THE IMMOVABLE PROPERTY:

**Property No.1:** All that part and parcel of Commercial Property, Bearing Unit No. G-5 & G-6, measuring 276 sq.ft each, on the ground floor of the building known as Mangalam Paradise Mall, Plot No.8, Mangalam Place, Sector-3, Rohini, Delhi, along with proportionate undivided rights over the land underneath the Building, Belonging to M/s Four Seasons Sales Pvt. Ltd.

### **Boundaries:**

East : Entry  
North : Shop No. G-6  
West: Back Courtyard  
South: Shop No. G-4

**Reserve Price / Upset Price below which the property may not be sold:** Rs.2,80,78,000.00 (Rupees Two Crores Eighty Lakhs Seventy Eight Thousand only)

**Earnest money to be deposited/tendered:** Rs.28,07,800.00 (Rupees Twenty Eight Lakh Seven Thousand Eight Hundred Only)

**Property No.2:** All that part and parcel of Commercial Property, Bearing Unit No. G-22, measuring 354 sq.ft., on the ground floor of the building known as Mangalam Paradise Mall, Plot No.8, Mangalam Place, Sector-3, Rohini, Delhi, along with proportionate undivided rights over the land underneath the Building, Belonging to M/s Four Seasons Sales Pvt. Ltd.

### **Boundaries:**

East : Road  
North : Shop No. 21  
West: Entry  
South: Shop No. 23

**Reserve Price / Upset Price below which the property may not be sold:** Rs.1,91,90,000.00 (Rupees One Crore Ninety One Lakh Ninety Thousand only)

**Earnest money to be deposited/tendered:** Rs.19,19,000.00 (Rupees Nineteen Lakh Nineteen Thousand Only)

**Property No.3:** All that part and parcel of Commercial Property, Bearing Unit No. G-2, measuring 133.68 sq.ft., on the ground floor of the building known as Mangalam Paradise Mall, Plot No.8, Mangalam Place, Sector-3, Rohini, Delhi, along with proportionate undivided rights over the land underneath the Building, Belonging to M/s Four Seasons Sales Pvt. Ltd.

### **Boundaries:**

East : Shop No. 63  
North : Back Courtyard  
West: Shop No. 61  
South: Entry

**For KARNATAKA BANK LTD.**

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

**Reserve Price / Upset Price below which the property may not be sold:** Rs.72,90,180.00 (Rupees Seventy Two Lakh Ninety Thousand One Hundred Eighty only)

**Earnest money to be deposited/tendered:** Rs.7,29,018.00 (Rupees Seven Lakhs Twenty Nine Thousand Eighteen Only)

**Property No.4:** All that part and parcel of Commercial Property, Bearing Unit No. G-20, measuring 354 sq.ft., on the ground floor of the building known as Mangalam Paradise Mall, Plot No.8, Mangalam Place, Sector-3, Rohini, Delhi, along with proportionate undivided rights over the land underneath the Building, **Belonging to Mrs. Lalita Jain.**

**Boundaries:**

**East :** Road

**West:** Entry

**North :** Shop No. 19

**South:** Shop No. 21

**Reserve Price / Upset Price below which the property may not be sold:** Rs.1,91,90,000.00 (Rupees One Crore Ninety One Lakh Ninety Thousand only)

**Earnest money to be deposited/tendered:** Rs.19,19,000.00 (Rupees Nineteen Lakh Nineteen 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 (6) of Rule (8) 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](http://www.karnatakabank.com) under the head "Mortgage Assets For Sale".

The E-auction will be conducted through portal <https://bankauctions.in/> on **25.09.2025** 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 24.09.2025)* from M/s.4closure, 605A, 6<sup>th</sup> 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 **5493500200004101, Karnataka Bank Ltd, Rohini Branch, New Delhi, IFSC code KARB0000549** by mentioning "**Karnataka Bank Ltd. A/c- M/s Four Seasons Sales Private Limited**". 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 purchase of property A/c - M/s Four Seasons Sales Private Limited,**" & 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 **24.09.2025 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**. 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" from the end time of E-auction shall be automatically extended by 05 minutes, each time if last intense 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 **26.09.2025** 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 **5493500200004101, Karnataka Bank Ltd, Rohini Branch, IFSC code KARB0000549**. 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.

**For KARNATAKA BANK LTD.**

**Chief Manager & Authorised Officer**  
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**Pusa Road, New Delhi-110060**

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](mailto:delhiarm@ktkbank.com)/994@ktkbank.com and the service provider [info@bankauctions.in](mailto: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 **symbolic possession** of the property 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, Rohini Branch, Plot No.6, Aggarwal Central Plaza, First Floor Community Centre, Dc Chowk, Sector 9, Rohini, Delhi , Tel-011-41064860 (G), 9654831496 (BM), 9654995415 (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 owner of 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:18.08.2025  
Place: New Delhi

For Karnataka Bank Ltd.

**For KARNATAKA BANK LTD.**

  
**Chief Manager & Authorised Officer**  
**A.R.M.B., Rajendra Park,**

**Chandigarh Road, New Delhi-110002**

POT KARNATAKA BANK LTD.

Chief Manager & Authorized Officer  
A.R.M. Raghaviah Pillai  
Pooja Road, New Delhi-110002