



Your family Bank, Across India.

Asset Recovery Management Branch
Plot no 8-B, First Floor, Rajendra Park Pusa Road
New Delhi-110060

Phone : 011-40591567 (Ext-240)
E-Mail : delhiarm@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 **13.02.2019**, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **17.10.2025**, for recovery of **Rs.15,84,41,774.14 [Rupees Fifteen Crore Eighty Four Lakhs Forty One Thousand Seven Hundred Seventy Four and Paise Fourteen Only]** under PS Overdraft A/c No.4537000600003001 along with future interest from **01.11.2020**, plus cost, due to the **Karnataka Bank Ltd, Lucknow Branch**, Plot no.118, Burlington Square, Station Road, Vidhansabha Marg, Lucknow-226001, Uttar Pradesh the Secured creditor from **(1) M/s Clarion Projects Pvt. Ltd, represented by Directors (i) Mr. Piyush Rastogi (ii) Mr. Deepak Rastogi, 27/18, Raja Ram Mohan Rai Marg, Lucknow-226001 (2) Mr. Piyush Rastogi S/o Mr. Laxmi Chandra Rastogi (3) Mr. Deepak Rastogi S/o Mr. Narendra Kumar Rastogi, Both No. 2 & 3 are addressed at 14/1, Joplin Road, Lucknow-226001 (4) Mr. Paresh Rastogi S/o Mr. Laxmi Chandra Rastogi (5) Mrs. Neeti Rastogi W/o Mr. Paresh Rastogi, Both No. 4 & 5 are addressed at: 803, Rohtas Court, Lucknow-226001 (6) Mrs. Sonali Rastogi W/o Mr. Piyush Rastogi (7) Mrs. Sonia Rastogi W/o Mr. Deepak Rastogi Both No. 6 & 7 are addressed at 14/1, Joplin Road, Lucknow-226001 (8) M/s Rohtas Projects Pvt. Ltd. Represented by Director Mr. Paresh Rastogi, addressed at: No.27/18, Raja Ram Mohan Rai Marg, Lucknow-226001, being borrowers/ guarantors/ co – obligants.**

DESCRIPTION OF THE IMMOVABLE PROPERTY:

Property No.1: All that part and parcel of commercial property situated at Unit No.FF-12 A, admeasuring 30.76 sq.mts. only on Lower Ground Floor along with proportionate undivided share in the land admeasuring 18.71 sq.mts only situated at 27/18, 2, Faizabad Road, Lucknow at Landmark Arcade, **belonging to Mrs. Neeti Rastogi. (Symbolic Possession taken on 13.02.2019)**

Boundaries:

East : Corridor
North : Shop No.12

West : Lift & Open to sky
South : Corridor

Reserve Price / Upset Price below which the property may not be sold: Rs.18,00,000.00 (Rupees Eighteen Lakhs only)

Earnest money to be deposited / tendered: Rs. 1,80,000.00 (Rupees One Lakh Eighty Thousand Only)

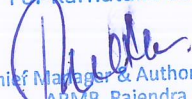
Property No.2: All that part and parcel of commercial property situated at Unit No.FF-17, admeasuring 24.35 sq.mts only on Lower Ground Floor along with proportionate undivided share in the land admeasuring 14.81 sq. mts. only situated at 27/18, 2, Faizabad Road, Lucknow at Landmark Arcade, **belonging to Mrs. Sonia Rastogi. (Symbolic Possession taken on 13.02.2019)**

Boundaries:

East : Shop No.18
North : Corridor

West : Shop No.16
South : Open to sky

For Karnataka Bank Ltd.


Chief Manager & Authorised Officer
ARMB, Rajendra Park,
Pusa Road, New Delhi-110060

Reserve Price / Upset Price below which the property may not be sold: Rs.14,25,000.00 (Rupees Fourteen Lakhs Twenty Five Thousand only)

Earnest money to be deposited / tendered: Rs. 1,42,500.00 (Rupees One Lakh Forty Two Thousand Five Hundred 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)

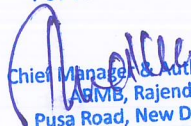
For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie., www.karnatakabank.com under the head "Mega E-Auction on 17.10.2025".

The E-auction will be conducted through portal <https://bankauctions.in/> on 17.10.2025 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 16.10.2025)* 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 4533500200004101, Karnataka Bank Ltd, Lucknow IFSC code KARB0000453, "**Karnataka Bank Ltd., A/c – M/s Clarion Projects Pvt. Ltd**", payable at Lucknow.
- 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 – M/s Clarion Projects Pvt. Ltd**" (as the case may be) & 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 16.10.2025 till 5:00 pm.**
- 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**. 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 10 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 later than **18.10.2025** 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.

For Karnataka Bank Ltd.


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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 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, Lucknow Branch, Plot No.118, Burlington Square, Station Road, Vidhansabha Marg, Lucknow-226001, Uttar Pradesh, 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) All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of E-auction sale and be bound by them.

15) 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 & Challan for having remitted the TDS.

16) All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of E-auction sale and be bound by them.

Date: 22.09.2025
Place: Lucknow

For Karnataka Bank Ltd.

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