



**PUBLIC NOTICE OF SALE**  
**through**  
**E – AUCTION**

OR-547/2023-24  
dt 15/2/2024

E-auction, sale notice for sale of immovable property mortgaged to the bank under the Securitisation and reconstruction of financial assets and Enforcement of security interest Act, 2002 read with proviso to Rule 8(6) of the security interest (enforcement) Rules, 2002.

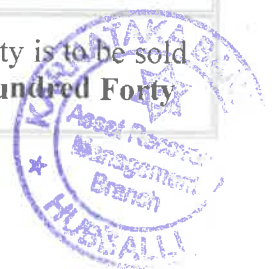
Notice is hereby given to the public in general and in particular to the Borrower and co-obligants that the below described immovable property mortgaged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorized Officer of the secured creditor on **24.03.2023** will be sold on “As is Where is”, “As is What is” and “Whatever there is” condition on **05.03.2024** for recovery of **Rs.38,92,548.48/- (Rupees Thirty Eight Lakhs Ninety Two Thousand Five Hundred Forty Eight and Paise Forty Eight Only)** (i.e in respect of A/c No. 4907000600138201) balance outstanding in the account as on the date of this notice and further interest from 01.08.2023 and other charges due to the secured creditor from the below mentioned borrower and co-obligants.

(A)Name & Address of the Borrower/Co-obligants /Guarantors		
<b>1. M/s. Riffaath Construction Co.</b> Flat No.T-1,3 <sup>rd</sup> Floor, Shareefa Residency, Chalta No.51,PTS No.47, Behind Don Bosco Engineering College Fatorda, Margao, SalceteGoa-403 602		
<b>2.Mr. Ziaulla S A Rikarty</b> S/o Mr. Shammem Ahmed Rikarty	<b>Both are residing at:</b> Flat No.T-1,3 <sup>rd</sup> Floor, Shareefa Residency, Chalta No.51,PTS No.47, Behind Don Bosco Engineering College Fatorda, Margao, SalceteGoa-403 602	
<b>3.Mrs. Ameena Kausar Rikarty</b> W/o Mr. Ziaulla S A Rikarty		
(B) Description of immovable Secured Assets:		
All that part and parcel of Residential Flat property, bearing Flat No. T-1, situated at 3 <sup>rd</sup> Floor, “SHERIFA RESIDENCY”, admeasuring a super built up area of about 100 Sq.mts, (2BHK Flat) bearing plot no.05, Chalta No.51,PTS No.47, along with stilt parking. Apartment is located behind Don Bosco Engineering College Fatorda, Margao, Salcete, Goa, bounded by		
Directions	Building “Sherifa Residency”	Flat No: T/1,3 <sup>rd</sup> Floor
East	Road:	Side set back and then road
West	Part of Plot No: 02 & 03	Partly by flat no T-02,partly by passage and partly by open space.
North	Part of Plot No: 06 & 07	By back set back
South	Part of Plot No: 04 & Road	By front set -back

[C]Details of Secured Debt: The secured debt for Recovery of which the property is to be sold **Rs.38,92,548.48/- (Rupees Thirty Eight Lakhs Ninety Two Thousand Five Hundred Forty**

For The Karnataka Bank Ltd.

Chief Manager & Authorised Officer





**Eight and Paise Forty Eight Only) (i.e in respect of A/c No. 4907000600138201) balance** outstanding in the account as on the date of this notice and further interest from 01.08.2023 and other charges.

**(D) Reserve price/upset price** below which the properties may not be sold for **Rs. 35,00,000.00/- (Rupees Thirty Five Lakhs Only)**.

**(E) Earnest money to be Deposited (EMD)** is **Rs.3,50,000.00/- (Rupees Three Lakhs Fifty Thousand Only)**

**(F) Address of the Secured Creditor** Karnataka Bank Ltd, Goa Margoa Branch, **Mabai Hotel Building, Opp. Municipal Garden, George Baretto Square, Margao, GOA- 403601**

**G) Date and time of opening of offers received from public:** The E-auction will be conducted through portal <https://bankauctions.in/> on **05.03.2024** at 11.00AM to 12.00 Noon. The intending bidder/s are 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 04.03.2024) from M/s 4 Closure, Mr. M. Srinivasulu (Asst.Manager) , #296, 1<sup>st</sup> Floor, 15<sup>th</sup> A Cross, A Sector, Yalahanka New Town, Bangalore-560 064, Mobile No: 8142000809, Technical Support: 08142000062/63 & E-mail id: [srinivas@bankauctions.in](mailto:srinivas@bankauctions.in) & [info@bankauctions.in](mailto:info@bankauctions.in).

**(H)** For detailed terms and conditions of the sale, please refer to the link in the Karnataka Bank's website i.e., [www.karnatakabank.com](http://www.karnatakabank.com).

**TERMS AND CONDITIONS OF SALE:**

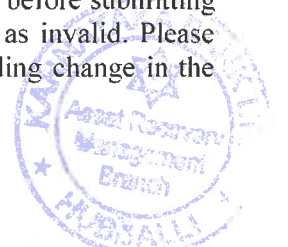
1) Tenders in Sealed covers addressed to the Authorised Officer should be accompanied with EMD deposit like DD/UTR number along with Request letter for participation in the e-Auction, by dully filled in bid form (format available in the above website <https://sarfaesi.auctiontiger.net/>) along with self-attested copies of (i) Proof of identification (KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid email ID (v) Contact number (mobile/Land line of the bidder etc.,) to the The Authorized Officer, Karnataka Bank Ltd, Goa Margoa Branch, **Mabai Hotel Building, Opp. Municipal Garden, George Baretto Square, Margao, GOA- 403601**, on or before **4.00 P.M** on **04.03.2024**.

2). In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them) to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company/LLP, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached. In case of Partnership/ AOP/ Trust, a letter of authorization in favour of a person authorizing him (who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold at a price equal to or less than the reserve price.

3). To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties (Other than Bank Liabilities). However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third- party claims /rights/ dues. It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any issues including change in the bid shall be entertained.

For The Karnataka Bank Ltd.

Chief Manager & Authorised Officer





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- 4). The intending purchasers / bidders are required to deposit EMD/Sale Consideration amount either through NEFT/ RTGS/Online Transfer into the Account No. 4903500200004101, of Karnataka Bank Ltd. Goa Margoa Branch, IFSC Code KARB0000490 or by DD favoring **"Karnataka Bank Ltd., A/c – M/s Riffaath Construction Co.", payable at Goa**, Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.
- 5). The e-Auction/bidding of the above property would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders, and an opportunity will be given to enhance the bid amount in the multiples of **Rs.5,000/-**. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter se bidding, there will be unlimited extension of "5 minutes" i.e 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.
- 6). The Authorized 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. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorized Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion and The Authorised Officer shall be at liberty to cancel the e- Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
- 7). The Successful tenderer/bidder shall bear all the legal/ incidental expenses like stamp duty, registration fees, local taxes, Co-Op Society's dues, electricity dues, statutory dues and/ or other dues attached to the property auctioned.
- 8). The Unsuccessful Bidders EMD amount will be refunded/transferred to their respective Account Numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.
- 9). Bids once made shall not be cancelled or withdrawn after the completion of time for submission of bids. Non login in the scheduled auction shall not be considered as withdrawal of bids. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone. The failure on the part of Bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
- 10)Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/ her by scan & mail it to both the Authorized Officer of the Karnataka Bank i.e: [hubli.arm@ktkbank.com](mailto:hubli.arm@ktkbank.com)/ [995@ktkbank.com](mailto:995@ktkbank.com)/ and the service provider at [srinivas@bankauctions.in](mailto:srinivas@bankauctions.in) for getting declared as successful bidder in the auction sale proceeding.
- 11) Successful tenderer/bidders should deposit 25% of the bid amount (including the (EMD) immediately on the sale being knocked down in his/her favor by way of DD/Electronic mode failing which the amount already paid including EMD amount paid by the bidder will be forfeited. The balance bid amount (sale price) to be remitted through DD/ Electronic mode within 15 days from the date of confirmation of the sale or any other date specified by the Authorised Officer.
- 12). 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. The Sale certificate shall be issued only to the successful bidder and not to any other persons or his nominees.
- 13). If the successful tenderer/bidder fails to remit the balance 75% of the bid amount within 15 days from the date of confirmation of sale or any other date 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. The defaulting tenderer / bidder shall have no claim on the amount deposited by him/her and on the property auctioned.
- 14).The Authorized Officer is holding only the symbolic possession of the property and is not having the

FOR THE KARNATAKA BANK LTD.

  
Chief Manager & Authorized Officer







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physical possession of the property. Thus the successful bidder will be handed over the property on "As is where is", "As is what is" and "Whatever there is".

15). 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 property owner & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99% 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). 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 Head, Karnataka Bank Ltd, Goa Margao Branch, **Mabai Hotel Building, Opp.Municipal Garden, George Baretto Square, Margao, GOA- 403601**. Ph.No 0832-2731419 (G), 2730979(BM), 9420686007(BM), 9765989671(ABM), during office hours on any working day.

17). The bidders may participating in the 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. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

18). All bidders who submitted the bids, shall be deemed to have read and understood the terms and condition of E-auction sale and be bound by them. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.

19). In case Holiday is declared as on the last date for EMD or as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

**Date: 14.02.2024**

**Place: Hubballi**



For The Karnataka Bank Ltd.

*[Signature]*  
Chief Manager & Authorised Officer  
**CHIEF MANAGER &  
AUTHORISED OFFICER**