



Karnataka Bank Ltd.

Your Family Bank. Across India.



Asset Recovery Management Branch,
3rd Floor, Karnataka Bank Building, Kodialbail,
Mangaluru-575003

Phone : 0824-2422811 (Gen)/2427811 (CM)
E-Mail : mlr.arm@ktkbank.com
Website : <https://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 8(6) /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 properties mortgaged/charged to the secured creditor, the **constructive possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **07.11.2023 & 10.11.2023**, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on **08.05.2024** for **total recovery of Rs.4,57,92,142.07 [Rupees Four Crores Fifty Seven Lakhs Ninety Two Thousand One Hundred Forty Two and Paise Seven Only]** plus interest and costs due to the **Karnataka Bank Ltd., Thiruvananthapuram Branch** from the following Borrowers/Guarantors/Mortgagor: under the below mentioned accounts :

I) (1) M/s Sreelekshmi Associates, Represented by its Proprietor: Mr.Anilkumar S., Addressed at : T C 52/3549-2, Krishnakala Muttar Road, Snehapuri, Karumom, Thiruvananthapuram-695010 (2) Mr. Anilkumar S., S/o Mr. Saseendran T.C., (3) Mrs. Sheeja S., W/o Mr. Anilkumar S., Both No.2 & 3 are addressed at : TC 58/20021, Geethu Bhavan, Kotiyoor, Venganoor, Thiruvananthapuram-695523.

II) (1) Mr.Anilkumar S., S/o Mr.Saseendran, Addressed at : TC 52/3549-2, Krishnakala Muttar Road, Snehapuri Karumom, Thiruvananthapuram-695010, Kerala State Also at : TC/58/2002 1, Geethu Bhavan, Koliyoor Venganoor, Thiruvananthapuram-695523, Kerala State (2) Mrs. Sheeja S., W/o Mr.Anilkumar S., (3) Mr. Bharath A.S., S/o Mr.Anilkumar S., Both No.2 & 3 are addressed at : TC 58/2002 1, Geethu Bhavan, Kotiyoor, Venganoor, Thiruvananthapuram-695523.

M/s Sreelekshmi Associates		
Nature & Account No.	Balance outstanding as on 26.03.2024 (Rupees)	Future interest from
PSOD A/c No. 7587000600122701	3,29,23,416.00	01.03.2024
PSTL A/c No. 7587001800109501	18,88,698.07	01.03.2024
Total (A)	3,48,12,114.07	

Mr. Anilkumar S.		
TL A/c No.7587001600162401	1,09,80,028.00	03.03.2024
Total (B)	1,09,80,028.00	
Grand Total (A+B)	4,57,92,142.07	

Description of the Immovable Properties, Reserve Price, Earnest Money Deposit:

Description of the Immoveable Properties:

Item No. 1 : All that part and parcel of residential property bearing Old Sy.No.2617, Sub Division No.34-1, TC No.46/559 (New TC No.75/669), land measuring 29.50 cents along with building constructed thereon situated at Muttathara Village, Trivandrum Taluk, Sub District, Trivandrum, Trivandrum Corporation, Trivandrum District, Kerala State **belonging to Mr.Anilkumar S.,**

Boundaries of the property as per Deed/Actual : **East:** Saint Philomina Convent School/Saint Philomina Convent School ; **West:** Panjakshi and Mercy Fernandez Plot/Panjakshi and Mercy Fernandez Plot ; **North:** Plot belongs to Suresh/Plot belongs to Suresh ; **South:** Main Road/Main Road.

Reserve Price/Upset Price : Rs.4,75,00,000.00

Earnest Price to be Deposited / Tendered (EMD) : Rs.47,50,000.00

Time of Auction: 10.15 AM to 10.35 AM

Incremental Bid Amount : Rs.1,00,000.00

Item No. 2 : All that part and parcel of Residential Property measuring 10.748 cents in Re.Sy.No.225/7-1, along with building constructed thereon situated at Pallikal Village, Pallikal Panchayath, Adoor Taluk, Adoor Sub District, Pathanamthitta District, Kerala **belonging to Mr.Anilkumar S.**

Boundaries of the property as per Deed/Actual : **East:** Property of Jayasree/Property of Sukumaran, Moonnuthundil ; **West:** Edavazhi/Property of Janamma, Jaya Bhavan ; **North:** Nadavazhi/Nadavazhi ; **South:** Property of Bhaskaran/Nilom.

Reserve Price/Upset Price : Rs.22,40,000.00

Earnest Price to be Deposited / Tendered (EMD) : Rs.2,24,000.00

Time of Auction: 10.45 AM to 11.05 AM

Incremental Bid Amount : Rs.25,000.00

Item No. 3 : All that part and parcel of Residential Property measuring 30.00 cents (12.14 Ares) bearing Sy.No.302/1A-1, Re.Sy.No.77/2-2 along with building constructed thereon, situated at Iravan Village, Konni Taluk, Koni Sub District, Pathanamthitta District, Kerala **belonging to Mr.Anilkumar S.**

Boundaries of the property as per Deed/Actual: **East:** Property of Balan, Chithra/Property of Priyalekshmi, Kamala Sadanam ; **West:** Thodu/Property of Midhun Mohan ; **North:** Panchayath Road/Road ; **South:** Property of Ismail & Satheesh Kumar, Parameswara Mandiram/Property of Satheesh Kumar, Parameswara Mandiram.

Reserve Price/Upset Price : Rs.36,00,000.00

Earnest Price to be Deposited / Tendered (EMD) : Rs.3,60,000.00

Time of Auction: 11.15 AM to 11.35 AM

Incremental Bid Amount : Rs.25,000.00

* Properties will not be sold below Reserve Price/Upset Price.

(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/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. <https://karnatakabank.com> under the head "Regulatory & Other Auction Notices" or E-auction service provider's website: www.auctionbazaar.com

The E-auction will be conducted through portal www.auctionbazaar.com on 08.05.2024 at the above mentioned timings with unlimited extension of 05 minutes. The intending bidder is required to register their name at www.auctionbazaar.com and get the user Id and password free of cost and get training i.e. *online training on E-auction (tentatively on 07.05.2024)* from M/s ARCA EMART PVT LTD [Known by their website www.auctionbazaar.com], **Helpline:** Mr.Abdul Kadir/Mr.Navaneet Kumar/**Contact Nos:** 7799510999/8885035332/8370969696, **Contact Person:** Mr.Bhaskar Naidu, **Mobile No:** 8885035382 **E-mail:** contact@auctionbazaar.com and disposal.karnataka@auctionbazaar.com.

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 7583500200004101, Karnataka Bank Ltd, Thiruvananthapuram Branch, IFSC code KARB0000758 or by DD/pay order favouring "Karnataka Bank Ltd., A/c-M/s Sreelekshmi Associates", payable at Thiruvananthapuram. 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) quoting the UTR number of NEFT/RTGS remittance towards EMD in a sealed cover as subscribing "TENDER FOR PURCHASE OF PROPERTY A/c – M/s Sreelekshmi Associates – Item No.1/2/3" and duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd., Thiruvananthapuram Branch, TC No.28/1304 (1 & 2), Vijayam Tower, Ground Floor, Thakaraparambu Road, Sreekanteshwaram, Thiruvananthapuram-695023, Kerala State, Mobile No: 9447043243 (BM) on or before 07.05.2024 at 4:00 P.M.
- 3) The bid will be open to bidders and an opportunity will be given to enhance the bid amount in the multiples of Rs.1,00,000/- (Item No.1) and Rs.25,000/- (Item No.2 & 3). Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of 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 inter-se bid is made within 05 minutes from the last extension. The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason.

- 4) Successful tenderer/bidder should deposit **25%** of the bid amount (including the EMD) immediately on the sale being knocked down in his/her favour on the day of auction or within next working day, or else the already paid amount including EMD shall be forfeited. 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 **7583500200004101, Karnataka Bank Ltd, Thiruvananthapuram Branch, IFSC code KARB0000758.**
- 5) Successful Bidder/Tenderer shall submit self attested copy of Photo Identity Proof and PAN card, as acceptable to the Bank before 'Confirmation of Sale'.
- 6) The successful bidder/tenderer shall bear all the legal/incidental expenses like Stamp duty, Registration fees, Local taxes, and any other statutory dues, TDS as per the Income Tax Act & Rules etc. If the sale price is more than Rs.50,00,000=00 (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1.00% 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 Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- 7) Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone. Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non login in case of e-auction/Non participation in the scheduled auction shall not be considered as withdrawal of bid.
- 8) 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 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.
- 9) The Authorised Officer reserves the right to reject all or any of the offers/tenders without assigning any reason and is at liberty to accept the highest bid amount and confirm the sale in favour of the highest bidder or reject the same without assigning any reason or shall have the right to postpone or cancel the opening of the tenders.

- 10) The Authorised Officer is holding **Constructive Possession** of the property and is not having the Physical Possession of the property. The property will be handed over to the successful bidder in **"As is where is", As is what is" and "Whatever there is"** basis condition.
- 11) 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.
- 12) 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.
- 13) For 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., Thiruvananthapuram Branch, TC No.28/1304 (1 & 2), Vijayam Tower, Ground Floor, Thakaraparambu Road, Sreekanteshwaram, Thiruvananthapuram-695023, Kerala State, Mobile No: 9447043243 (BM)** during office hours on any working day.

Place : Mangaluru
Date : 28-03-2024

Sd/-
Chief Manager & Authorised Officer



