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Asset Recovery Management Branch

Plot No. 50, 1st Floor, Srinagar Colony
Banjara Hills, Road No.3, Hyderabad – 500073
Telangana State

Phone : 040-23755686, 040-23745686
E-mail : hyd.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110M1924PLC001128

SALE NOTICE OF IMMOVABLE PROPERTIES

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) 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 constructive Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **09.08.2023** will be sold on "As is Where is", "As is What is" and "Whatever there is" on **29.05.2024** for recovery of **Rs.2,50,45,987.02** (Rupees Two crore Fifty Lakh Forty Five Thousand Nine Hundred Eighty Seven and Paisa two Only) along with future interest from 01.04.2024 plus costs under PSOD A/c No. **3297000600114501**, due to the **Karnataka Bank Limited, Banjara Hills Branch [(040-23741627 (G)/ 9985388044 (BM)/9652555570(ABM)]** from **(1) M/s. Sri Maheeja Constructions represented by its Partner (a) Mrs. Haritha M and (b) Mr. Amareshwara Reddy M, (2) Mr. Amareshwara Reddy M, S/o Mr. M. Rosi Reddy and (3) Mrs. Haritha M, W/o Amareshwara Reddy M** all are addressed at Plot No. 37 & 38, Flat No. 501, Vijayadurga Residency, Siddarth Nagar, Hyderabad-500038 being borrowers/ guarantors/ co – obligants.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Description of Property	Reserve Price	Earnest Money Deposit
Item No.1) All that part and parcel of non – agricultural land bearing S.No.149/3 measuring Ac 2.74 cents situated at Pudi Group Tirumandyam Village, Vadamalapet Mandal, Chittoor District. Property belonging to Mr. Amareshwara Reddy M and bounded by East: Land of T. Jagannatha Reddy & I Munaswamy, South: Land of Chenchu Reddy, Pattabhi Reddy, Land of Chenga Reddy & Sidda Yadav Reddy, West: R & B B.T.Road (Tirumandyam & Vemapuram road) and North: Patti Kaluva & Narayana Reddy Land. Latitude: 13.543182 ^o N, Longitude: 79.49609 ^o E	Rs.1,36,35,000.00 (Rupees One Crore Thirty Six Lakh Thirty Five Thousand Only) (Inclusive of 1% TDS)	Rs. 13,63,500.00 (Rupees Thirteen Lakh Sixty Three Thousand Five Hundred Only)
Item No. 2) All that part and parcel of residential property consisting of Groud+1 Floors bearing S.No.150-2 & 151-1	Rs. 40,00,000.00 (Rupees Forty	Rs. 4,00,000.00 (Rupees Four



<p>situated at Tirumandyam Village & Panchayat Vadamalapet Mandal, Chittoor District. Property belonging to Mrs. Haritha M and bounded by 1st Item No. 1 : (Sy. No.150/2) : East : Bata, West: Land of Mrs.Usha, North : House and site of Venkatasubba Reddy and South: 2nd item Site.</p> <p>2nd Item No. 2: (Sy. No. 151/1): East: Bata, West: Land of Visweswara Reddy, North: House and land of Candramouli Reddy and South: Houses of Venktamma & Viswanatha Reddy. Latitude:13.541843^oN, Longitude: 79.497662^oE</p>	Lakh Only)	Lakh Only)
<p>Item No. 3) All that part and parcel of vacant site bearing S.No. 289/1, 289/5 to 14, 290/1, 2A, 2B,3A,3B,4,5,6,7,8,9,10B,10C,292/1, Plot.No. 113 &114 measuring 440 sq yards situated at M S R Gardens approved layout, S V Puram Village Accounts Vadamalapet Panchayat & Mandal, Chittoor District belonging to Mrs. Haritha M and bounded by East: Vacant site Plot No. 111 & 112 of S Dhanamma, West: 40 Feet Wide Road, North: 40 Feet Wide Road and South: Vacant Site Plot No. 115. Latitude: 13.543776^oN, Longitude: 79.52364^oE</p>	Rs.30,00,000.00 (Rupees Thirty Lakh Only)	Rs. 3,00,000.00 (Rupees Three Lakh Only)

M/S
to be added

Note: M/S Sri Maheerja Constructions is also due to the Bank under BG's 17329BG000139, 17329BG000085, 17329BG000142 and 18329BG000094 amounting to Rs. 77.42lakh. The said is contingent liability. Bank reserves the right to proceed for recovery in the said accounts in case of crystallisation of said liability. /

(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 ie, www.karnatakabank.com under the head "mortgaged assets for sale/Mega E Auction".

The E-auction will be conducted through portal www.auctionbazaar.com on 29.05.2024 from 11:00 A.M to 11.20 A.M with unlimited extension of 5 minutes. The intending bidder is required to register their name at M/S. ARCA EMART PVT. LTD. through the website www.auctionbazaar.com and get the user Id and password free of cost and get training online training on E-auction (tentatively on or before 28.05.2024) from M/s. ARCA EMART PVT LTD, 7-1-28/1/A/1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016. Website at www.auctionbazaar.com. contact mobile.No's 9603716999 (Shravan G), 9581498999 (Harshini. A), 8370969696 (B.Shivarama Krishna) Email-ID:-contact@auctionbazaar.com, support@auctionbazaar.com.

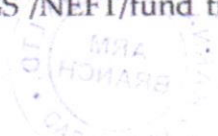


TERMS AND CONDITIONS OF SALE:

- 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 3293500300002401, **Karnataka Bank Limited, Banjara Hills Branch**, IFSC code KARB0000329 or by DD/ pay order favouring "**Karnataka Bank Ltd., A/c –"M/s. Sri Maheeja Constructions"**, payable at Hyderabad.
- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/ quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as "**Tender for property purchase Item No. 1) pertaining to "M/s. Sri Maheeja Constructions"**" (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, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad – 500073 / or by email – hyd.arm@ktkbank.com before 5.00 PM on 28.05.2024
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.15,000=00**. 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" that is 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.
- 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. If auction date declared to be holiday then next working day would be treated as auction date.
- 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 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 hyd.arm@ktkbank.com / 992@ktkbank.com and the service provider contact@auctionbazaar.com, support@auctionbazaar.com. for getting declared as successful bidder in the auction sale proceeding.
- 8) The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid amount within 15 days from the date of sale by RTGS /NEFT/fund transfer credit of ac-



Chief Manager & Authorized Officer
ARM BRANCH



count number 3293500300002401, Karnataka Bank Limited, Banjara Hills Branch IFSC code KARB0000329 or by DD/Pay order favoring Karnataka Bank Ltd., A/c – "M/s. Sri Maheeja Constructions" Payable at Hyderabad. EMD of unsuccessful bidders will be returned.

9) 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.

10) 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. 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. On failure of the bidder to pay 25% of bid amount the Bank shall forfeit the amount already paid including EMD amount paid by the bidder.

11) The Authorised Officer is holding only the symbolic possession of the property and is not having the physical possession of the property. Thus the successful bidder will be handed over the property on 'as is where is condition'. If the auction date declared to be government holiday, then next working day will be deemed to be the Auction date.

12) 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.

13) 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.

14) 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, The Karnataka Bank Ltd, Banjara Hills Branch , Plot No.50, Srinagar Colony, Banjara Hills, Hyderabad- 500073 Phone:040-23741627, 9985388044(BM), 9652555570(ABM), during office hours on any working day.

15) 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.

16) 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: 24.04.2024
Place: Hyderabad



For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
ARM BRANCH



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