



Karnataka Bank Ltd.

Your Family Bank. Across India.



Asset Recovery Management Branch

III Floor, Karnataka Bank Building
Kodialbail, Mangaluru – 575003

Phone : 0824-2422811(Gen)/2427811(CM)

E-Mail : mlr.arm@ktnbank.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 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 **02.12.2023**, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **29.05.2024** for recovery of **Rs. 7,56,18,298.67** i.e. **Rs. 74,51,699.12** in TL A/c No. **7237001800041201** plus future interest from **01.04.2024**, **Rs. 4,74,75,314.00** in TL A/c No. **7237001800042601** plus future interest from **17.03.2024**, **Rs. 9,80,827.00** in TL A/c No. **7237001800042701** plus future interest from **17.03.2024**, **Rs. 1,53,03,799.55** in TL A/c No. **7237001800042801** plus future interest from **17.03.2024** and **Rs. 44,06,659.00** in TL A/c No. **7237001800043701** plus future interest from **01.04.2024** and costs due to the Karnataka Bank Ltd, Shirlal Branch, the Secured creditor from **1) M/s Ashritha Cashew Industries** Represented by its Proprietress Smt Anila S Raj, **2) Smt. Anila S Raj** W/o Shantiraj Jain, **3) Mr. Shantiraj Jain** S/o Bhoja Mudya, **4) Mr. Sheethal S Jain** S/o Shantiraj Jain, **No. 1) to 4) addressed at:** 1-177 Ashritha Near Bank, Post Hadiangadi, Shirlal, Karkala Taluk, Udupi District, Karnataka - 574101 being the borrowers/co-obligants/guarantors/mortgagors.

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

Description of the Immoveable Property: Item No. 1: All that part and parcel of Residential property bearing S. No. 225/4, Property ID No. 152600102500250892 measuring 0.83 acre (3360.11 sq.mts) situated at Kervashe-Ajekar Panchayath Main Road, Shirlal Village, Karkala Taluk, Udupi District, Karnataka belonging to **Mr. Shanthiraj Jain** and is bounded by **East:** S.No. 79/7; **West:** S.No 225/1; **North:** S.No. 229 Portion; **South:** S.No. 225/2;

Reserve Price/Upset Price: Rs. 26.56 Lakh

Earnest Price to be Deposited / Tendered (EMD): Rs. 2,65,600/-

Incremental Bid Amount: Rs. 0.25 Lakh

Item No. 2: All that part and parcel of Residential property bearing S.No 79/7, Property ID No. 152600102500250893 measuring 0.75 acre (3036.24 sq.mts) situated at

Kervashe-Ajekar Panchayath Main Road, Shirlal Village, Karkala Taluk, Udupi District, Karnataka belonging to **Mr. Shanthiraj Jain** and is bounded by **East:** S.No. 79/1; **West:** S.No. 225/4; **North:** S.No. 80 Portion; **South:** S.No. 79/3;

Reserve Price/Upset Price: Rs. 24.00 Lakh

Earnest Price to be Deposited / Tendered (EMD): Rs. 2.40 Lakh

Incremental Bid Amount: Rs. 0.10 Lakh

Item No. 3: All that part and parcel of Residential property bearing S.No 171/5, Property ID No. 152600102500250941 measuring 1.10 acre (4451.54 sq.mts) situated at Bettu Kambala, Andar-Shirlal-Kervashe Road, Shirlal Village, Karkala Taluk, Udupi District, Karnataka belonging to **Mr. Shanthiraj Jain & Smt. Anila S Raj** and is bounded by **East:** S. D. lines/ Approach Road Kervashe-Shirlal PWD Road; **West:** S. D. lines/(S. No. 171) (Property of Gopala Shetty); **North:** Remaining portion of the same Sub-Division/(S. No. 171) (Property of Gopala Shetty); **South:** S. D. lines/(S. No. 173) (Property belonging to owner);

Reserve Price/Upset Price: Rs. 38.50 Lakh

Earnest Price to be Deposited / Tendered (EMD): Rs. 3.85 Lakh

Incremental Bid Amount: Rs. 0.25 Lakh

Item No. 4: All that part and parcel of industrial property comprised in S.No. 126, Property ID No. 152600102500250967 measuring 1.00 acre (4046.86 sq.mts), S. No. 104/5 Property ID No. 152600102500250969 measuring 0.11 acre (445.15 sq.mts) & S. No. 104/1-P1, Property ID No. 152600102500250964 measuring 0.82 acre (3318.42 sq.mts) with Industrial Building bearing Door No. 1-177/4 constructed thereon, situated at Kervashe road, Ashritha Cashews, Shirlal Village, Hadiyangadi Post, Karkala Taluk, Udupi District, Karnataka belonging to **Mr. Shanthiraj Jain and Mrs. Anila S Raj** and is bounded by **East:** S. No. 193; **West:** S. No. 104/2B; **North:** S. No. 104/1B; **South:** S. No. 104/2A;

Reserve Price/Upset Price: Rs. 1,37,97,500/-

Earnest Price to be Deposited / Tendered (EMD): Rs. 13.80 Lakh

Incremental Bid Amount: Rs. 1.00 Lakh

Item No. 5: All that part and parcel of residential property comprised in S. No. 104/1-P1, Property ID No. 152600102500250964 measuring 0.10 acre (404.69 sq.mts) with Residential Building bearing Door No. 1-177 constructed thereon, situated at Kervashe road, Ashritha Cashews, Shirlal Village, Hadiyangadi Post, Karkala Taluk, Udupi District, Karnataka belonging to **Mr. Shanthiraj Jain and Mrs. Anila S Raj** and is bounded by **East:** S. No. 193; **West:** S. No. 104/2B; **North:** S. No. 104/1B; **South:** S. No. 104/2A;

Reserve Price/Upset Price: Rs. 48,34,500/-

Earnest Price to be Deposited / Tendered (EMD): Rs. 4.84 Lakh

Incremental Bid Amount: Rs. 0.25 Lakh

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

(The borrower's/co-obligant's/guarantor'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 Security Interest Enforcement Rules-2002 to the Borrower/Guarantors/Mortgagors)

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 the portal www.auctionbazaar.com on **29.05.2024 from 10.00 AM to 10.20 AM** 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 **28.05.2024**) 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 **7233500200004101, Karnataka Bank Ltd, Shirlal Branch, IFSC code KARB0000723 or by DD/Pay Order favouring "Karnataka Bank Ltd., A/c M/s Ashritha Cashew Industries". 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 Ashritha Cashew Industries Item No. ..." and duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Karnataka Bank Ltd, Shirlal Branch, Sri Brahmalingeshwara Kripa, P.O.Hadiangady, Shirlal, Udupi - 574101. Phone No. 08258-283237, Mobile No. 9449595633 on or before 28.05.2024 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 the amounts mentioned above. 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 **7233500200004101, Karnataka Bank Ltd, Shirlal Branch, IFSC code KARB0000723.**

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 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, Shirlal Branch Sri Brahmalingeshwara Kripa, P.O.Hadiangady, Shirlal, Udupi - 574101. Phone No. 08258-283237, Mobile No. 9449595633 during office hours on any working day.**

Place : Mangaluru
Date : 16.04.2024

Sd/-
Chief Manager & Authorised Officer,
Karnataka Bank Ltd.

Item 1:



Item 2:



Item 3:



Item 4:









Item 5:

