



Your Family Bank. Across India.



Asset Recovery Management Branch,
2nd Floor, 'E' Block, The Metropolitan,
Plot No.C-26 & C-27, Bandra Kurla Complex,
Bandra (East), Mumbai - 400051

Phone : 022-35008017/35128482/35082558
E-Mail : mumbaiarm@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 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 **Symbolic Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **08.11.2023**, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **30.04.2024**, for recovery of **Rs. 63,59,046.85 (Rupees Sixty Three Lakhs Fifty Nine Thousand Forty Six and Paise Eighty Five Only)**, i.e.,

(a) **Rs.26,49,989.43 (Rupees Twenty Six Lakhs Forty Nine Thousand Nine Hundred Eighty Nine and Paise Forty Three Only) i.e. Rs. 25,52,397.00 under PSOD A/c No. 0917000600031201** along with future interest from 01.03.2024 and **Rs. 97,592.43 under PSTL A/c No. 0917001800380001** along with future interest from 01.03.2024 , **plus costs** due to the **Karnataka Bank Ltd - Mumbai-Andheri Branch**, the Secured creditor from borrowers/guarantors/mortgagor as under:

(1) **M/s Sankalp Structures Represented by its Proprietor: Mr. Sandesh Shantaram Kadam**
Addressed at: Flat No.601, Ajmera B - Wing, Royal Sands Link Road, Behind Infiniti Mall, Andheri (W), Mumbai - 400053

(2) **Mr. Sandesh Shantaram Kadam**

(3) **Mrs. Sakhi Sandesh Kadam**

Both are addressed at: B/104, Amba Niwas, Lokhandwala Road, Andheri West, Mumbai - 400053;

(b) **Rs. 37,09,057.42 (Rupees Thirty Seven Lakhs Nine Thousand Fifty Seven and Paise Forty Two Only) i.e. Rs. 21,51,234.56 under TL A/c No. 0917001600758801** along with future interest from 20.02.2024, and **Rs. 15,57,822.86 under OD A/c No. 0917000100215401** along with future interest from 01.03.2024 **plus costs** due to the **Karnataka Bank Ltd - Mumbai-Andheri Branch**, the Secured creditor from borrowers/guarantors/mortgagor as under:

(1) **Mr. Sandesh Shantaram Kadam**

(2) **Mrs. Sakhi Sandesh Kadam**

Both are addressed at: B/104, Amba Niwas, Lokhandwala Road, Andheri West, Mumbai - 400053.

(3) **Mr. Shantaram Shripat Kadam**, addressed at: Block No. A/565, Room No.687, Ward No.41, Gajanan Nagar Road, Venus Talkies, Ulhasnagar - 421004



Reserve Price/Upset Price below which the property may not be sold are as under:

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of Property	Reserve Price	Earnest Money Deposit	Date & Time of Auction
<p>Item No.1] : Already Equitable Mortgage by way of Deposit of Original Title deeds of residential flat property bearing Flat No.B-106, admeasuring 430 sq. ft. super built up area situated on the First Floor in the building known as " Adimaya Ambadevi CHS Ltd", Amba Niwas, J. P Road, Four Bungalows, Swami Samarth Nagar Road, Andheri (W), Mumbai-400053 situated on N. A. land bearing bearing Plot No.86, Survey No.141-A, CTS No.833, Village-Amboli Taluka Andheri</p> <p>Boundaries of Property: East by: Road to Lokhandwala Complex West by: Model Town North by: Road to MHADA Colony South by: Model Town</p>	<p>Rs. 1,12,24,000.00 (Rupees One Crore Twelve Lakhs Twenty Four Thousand Only) (Including TDS)</p>	<p>Rs. 11,22,400.00 (Rupees Eleven Lakhs Twenty Two Thousand Four Hundred Only)</p>	<p>30.04.2024</p> <p>From 11.00 AM to 11.20 AM</p>
<p>Item No: 2] Already Equitable Mortgage by way of Deposit of Original Title deeds of residential flat property bearing Flat No.B-601, admeasuring 250 sq. ft. super built up area situated on the Sixth Floor in the building known as " Royal Sands Co-operative Housing Society Ltd", Off. New Link Road, Behind Citi Mall, Andheri (W), Mumbai-400053 situated on N. A. land bearing Survey No.41, CTS No.621, Village-Oshiwara, Taluka Andheri</p> <p>Boundaries of Property: East by: Nala Diversion West by: Block 'K' of the said layout North by: partly by Block M and partly by Block L South by: Block 'F' of the said layout</p>	<p>Rs. 80,00,000.00 (Rupees Eighty Lakhs) (Including TDS)</p>	<p>Rs. 8,00,000.00 (Rupees Eight Lakhs Only)</p>	<p>30.04.2024</p> <p>From 11.20 AM to 11.40 AM</p>

(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 "Mortgaged Assets for Sale".**



The E-auction will be conducted through portal <https://bankauctions.in/> on 30.04.2024 from 11.00 AM to 11.40 PM 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 training i.e. *online training on e-auction (tentatively on 29.04.2024)* from M/s. 4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, Contact No.040-23736405, Mobile: 8142000062, E-mail: arijit@bankauctions.in.

TERMS AND CONDITIONS OF SALE

- 1) For participating in E-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% (EMD mentioned in Description) of Reserve Price by way of RTGS/NEFT/Fund Transfer to the credit of account number - 0913500200004101, Karnataka Bank Ltd, Mumbai-Andheri Branch, IFSC Code - KARB0000091 or by DD/pay order favouring "Karnataka Bank Ltd., A/c Mr.Sandesh Shantaram Kadam ", payable at Mumbai.
- 2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website <https://bankauctions.in/>) along with DD/quoting the UTR number or NEFT RTGS remittance towards EMD in a sealed cover as "Tender/Bid for property purchase pertaining to A/c - Mr. Sandesh Shantaram Kadam" & duly mentioning the amount offered for purchase shall be submitted to the Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 2nd Floor, E-Block, The Metropolitan, Plot No.C-26 & C-27, Bandra Kurla Complex, Bandra (East), Mumbai- 400051 on or before 4.00 PM on 29.04.2024. The bid form shall be accompanied with attested copy of the photo identity proof of the bidder, as may be acceptable to the Bank, along with attested copy of the PAN Card.
- 3) In case the bidder is a company, a copy of the resolution passed by the Board of Directors authorising the actual bidder to participate in the auction on behalf of the Company should be submitted.
- 4) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of Rs.10,000/-. 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 "05 minutes" i.e. the end time of E-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.
- 5) 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.
- 6) The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other outstanding/overdue statutory dues, water and electricity dues, etc.
- 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.
- 8) 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 Authorised Officer of the Karnataka Bank i.e. mumbaiarm@ktkbank.com / 997@ktkbank.com and the service provider arijit@bankauctions.in / info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.
- 9) The successful bidder shall deposit 25% of the bid amount (including the EMD amount) immediately on the sale being knocked down in his/her favor, failing which the Bank shall



forfeit the EMD amount. The balance 75% of the bid amount shall be paid within 15 days from the date of sale by RTGS/NEFT/Fund Transfer to the credit of account number - 0913500200004101, Karnataka Bank Ltd, Mumbai-Andheri Branch, IFSC Code - KARB0000091 or by DD/pay order favouring "Karnataka Bank Ltd., A/c Mr. Sandesh Shantaram Kadam", payable at Mumbai. EMD of unsuccessful bidders will be returned.

- 10) 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.
- 11) 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.
- 12) The Authorized Officer is holding **Symbolic Possession** of the property. The successful bidder will be handed over the property on **"As is where is", "As is what is" and "Whatever there is" basis.**
- 13) 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.
- 14) 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 owner of the property & 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 Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
- 15) 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, Mumbai-Andheri Branch, Unit No. 3 & 4, Building No. 5 & 6, Ground Floor, Manish Tower CHSL J. P. Road, Manish Nagar, Andheri (West), Mumbai - 400 053 State: Maharashtra.
(Phone:9820136340 / 9920857005) during office hours on any working day.
- 16) 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.
- 17) 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.
- 18) In case Holiday is declared as on date of auction by statutory authorities, the auction will be postponed to the next working day respectively, at the specified time.

For KARNATAKA BANK LTD


Chief Manager / Authorised Officer
4RMB, Mumbai

CHIEF MANAGER & AUTHORISED OFFICER
KARNATAKA BANK LTD.

Date: 21.03.2024

Place: Mumbai

