

Asset Recovery Management Branch 1st Floor,
Manish Nagar Shopping Centre, Azad Nagar
P.O, Andheri (West), Mumbai – 400053

Phone : 022-26300490 MB:9654995410
E-Mail : mumbaiarm@ktkbank.com
CIN : L85110KA1924PLC001128

PUBLIC NOTICE OF SALE

Notice to the public is hereby given to the effect that the Immovable Property described herein below which have been taken **Possession** thereof by the Authorised Officer on **23.06.2020** mentioned below in pursuance of Section 13 (4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 will be sold by inviting tenders from the public on the date, place and time mentioned in the notice on the terms and conditions mentioned below. Tenders in sealed covers are invited from the public for the purchase of the Immovable property more fully described below.

[A] Name and Addresses of the Borrowers/Guarantors:

1) Mr. Umeshkumar V Agarwal S/o Mr. Vikram Agarwal, at : Flat No. 2506, 25th Floor, Acme Ozone, Oakwood GB Road, Manpada, Thane – 400607, 2) Mrs. Shakuntala Pudiya W/o Mr. Vijaypal Pudiya, at: Room No. 13, Jabbar Chawl, TMT Colony, Opp. Kothari Compound, Tikujiniwadi Road, Thane – 400607 and 3) Mr. Kamlesh Ghanshyam Agarwal S/o Mr. Ghanshyam Agarwal, # 601, D Tower, Shubarambh Society, Manpada, Thane – 400610

[B] Name and address of the secured creditor and contact for verification of Documents/ Title Deeds :

Karnataka Bank, Shop No. 12, Vihang Garden, Pokaran Road No. 1, Vartak Nagar, Opp. Raymonds, Thane West, Thane 400606, Dist Thane, Maharashtra , Tel: 022-25444009, Mb: 9619496134.

[C]Details of Secured Debt: Aggregate amount of Rs.25,55,214=00 (Rupees Twenty Five Lakhs Fifty Five Thousand Two Hundred Fourteen Only) i.e Rs. 17,24,424=00 in PSTL A/c No.7707001800013401 as on 18.12.2020 plus future interest & costs from 18.12.2020 and Rs. 8,30,790=00 in TL A/c No.7707001600028601 as on 04.12.2020 plus future interest & costs from 04.12.2020.

[D] Description of Immovable Secured Assets (Properties): All that part and parcel of Flat No. 201, admeasuring 585.50 Sq.ft carpet area on the 2nd floor in the building No. VI in the complex known as "Vihang Valley Phase – II", constructed on land bearing S.No.74/1/1, 74/1/2, 74/1/3, 74/3, 74/5, Old S.No.97, New S.No.74/2B, Old S.No.97, New S.No.74/2A, Old S.No.97, New S.No.74/4, S.No.77/1, S.No.69/5, Old S.No.96, New S.No.69/1 situated at Village Ovale, Tal & Dist. Thane.

Possession taken on 23.06.2020.

[E] Reserve Price / EMD are as follows: is Rs.57.80 Lakhs / Rs.5.78 lakhs.

[G] Date/Time/Place of Auction : On 04.02.2021 from 11:30 am to 01:30 pm at Karnataka Bank Ltd Asset Recovery Management Branch, 1st Floor, Manish Nagar Shopping Centre, Azad Nagar P.O, Andheri(West), Mumbai – 400053.

[H] Terms And Conditions of Sale: Sale is strictly subject to the terms and conditions mentioned hereunder as also the terms and conditions mentioned in the offer/tender document to be submitted by the intending bidders:

1. The Tender/s should be accompanied by attested copies of PAN Card and Address Proof acceptable to the bank. The tenders received without Earnest Money will be summarily rejected. Tenders mentioning the amount offered for purchase in sealed covers superscribing "Tender for purchase of property – A/c- Mr.Umesh Kumar V Agarwal" should be accompanied by Earnest Money Deposit (E.M.D) which should be submitted by way of DD favouring "Karnataka Bank Ltd. A/c - Mr.Umesh Kumar V Agarwal" or through RTGS credit to account number (0913500200004101) Account Name : Karnataka Bank, IFSC code : KARB0000091 and the same shall be submitted/sent in a sealed envelope by hand delivery/registered post addressed to the Authorised Officer, Karnataka Bank Ltd Asset Recovery Management Branch, 1st Floor, Manish Nagar Shopping Centre, Azad Nagar P.O, Andheri(West), Mumbai – 400053 so as to reach the addressee at least one hour before commencement of auction. DDs of unsuccessful tenderers/bidders will be returned to them after the H1 bidder is confirmed on the date of Auction itself and it will not carry any interest.

2. The sealed tenders received will be opened by the Authorized Officer of the Bank in the presence of the tenderers who are present on the above mentioned auction date and time. The bid is open to them and an opportunity will be given to enhance the bid amount inter-se among themselves in the multiples of incremental amount of Rs.50,000=00. 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. In case there is any discrepancy between the publications of sale notice in English and Vernacular language newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

3. In case of receipt of one bid/tender at reserve price for any of the mortgaged properties brought for auction, the sale consideration will be finalized by increasing one incremental amount over and above the Reserve Price.
4. Successful bidder should deposit 25% of the bid amount (including the EMD amount) immediately or within 24 working hours through RTGS Account number (0913500200004101) Account Name: Karnataka Bank, IFSC code: KARB0000091 and the balance sale price of 75% of the bid amount to be remitted within 15 days from the date of confirmation of the sale or any other date specified by the Authorized Officer. In default of payment of the amounts referred to above within the time stipulated, unless otherwise extended before the expiry of the time, the auction will stand automatically revoked and the money deposited by him/her as above, shall stand forfeited to the Bank and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property. The successful bidder shall bear all the legal / incidental expenses which mean the liability which may arise on account of arrears on property tax/ power supply/ water charges/ maintenance expenses/ stamp duty/ registration charges, local taxes and any other statutory dues etc.
5. The Authorised Officer reserves the right to reject all or any of the offers without assigning any reason and/or to postpone or cancel the auction or to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.
7. As per Income Tax Rules Tax @ 0.75% of Auction price is payable by the Successful Auction Purchaser if the purchase price is more than Rs.50.00 Lakh & the Bank shall not take responsibility for the same.
8. The property is under symbolic possession for which Bank will only transfer the title of the properties to the successful auction bidders on payment of full sale consideration and the bank is not responsible to handover the physical possession. Taking physical possession of the property is at the risk and responsibility of the auction purchaser.
9. This publication for is 30 days notice under sub-rule (6) of Rule (8) under the Security Interest Enforcement Rule 2002 to the above mentioned borrowers/ mortgagors /guarantors.
8. For detail terms and conditions please refer to the link "Mortgaged asset for sale" in Karnataka Bank, website www.karnatakabank.com. Sale is strictly subject to the terms & conditions mentioned above and mentioned in link of our website.

Place: Mumbai
Date: 30.12.2020


Authorised Officer

