



Karnataka Bank Ltd.



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.

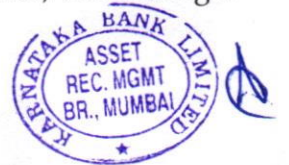
Phone : 022-35008017/35128482/35082558
E-Mail : mumbaiarm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

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 10.01.2025, will be sold on "As is Where is", "As is What is" and "Whatever there is" on 30.07.2025, for recovery of Rs.6,09,97,469.87 [Rupees Six Crores Nine Lakhs Ninety Seven Thousand Four Hundred Sixty Nine and Paise Eighty Seven Only] i.e Rs.2,43,22,481.00 in OD A/c No.6077000600163401 as on 31.08.2024 plus future interest and costs from 01.01.2024, Rs.2,71,00,172.00 in PSTL A/c No.6077001800151001 as on 27.03.2024 plus future interest and costs from 06.07.2023, Rs.49,38,610.87 in PSTL A/c No.6077001800152601 as on 27.03.2024 plus future interest and costs from 01.01.2024 and Rs.46,36,206.00 in PSTL A/c No.6077001800154701 as on 27.03.2024 plus future interest and costs from 01.01.2024. plus costs due to the Karnataka Bank Ltd – Pune Main Branch, the Secured creditor from borrowers/guarantors/mortgagor as under:

- (1) M/s Gitai Farmer Producer Company Ltd Represented by its Directors: a) Mr. Chandrashekhar Bajirao Shikare and b) Mr. Balasaheb Sakham Kale, addressed at: Gat No.13/1, Pargaon Sudrik, Shirgonda Taluk, Ahmadnagar-413702.
- 2) Mr. Chandrashekhar Bajirao Shikare, addressed at: Sheri, Belwandi Bk, Belwandi Tq. Shrigonda, Ahmadnagar-413702,
- 3) Mr. Balasaheb Sakham Kale, addressed at: Gokul Nivas, Madkewadi Javal Pargoan, Tq. Shirgonda, Ahmadnagar-413702,
- 4) Mr. Nana Vitthal Khetmalis, Addressed at: Khetmalis wadi No.1, Pargaon Sudrik, Tq. Shirgonda, Ahmadnagar-413702,
- 5) Mr. Nandkumar Zumbar Ladhane, Addressed at: Nathkrupa Niwas, Bhairavnath Chauk, Tq. Shrigonda, Ahmadnagar-413702,
- 6) Mr. Bhagwan Narayan Sonawane, addressed at: Parth, Balaji Nagar, Tq. Shirgonda, Ahmadnagar-413702,
- 7) Mr. Ravindra Dnyandev Kale, addressed at: Pargaon, Tq. Shirgonda, Ahmadnagar-413702,
- 8) Mrs. Smita Bhagwan Sonawane, addressed at: Parth, Balaji Nagar, Tq. Shirgonda, Ahmadnagar-413702,
- 9) Mrs. Sunita Balasaheb Kale, addressed at: Gokul Nivas, Madkewadi Javal, Pargoan, Tq. Shirgonda, Ahmadnagar-413702,
- 10) Mr. Tatyasaheb Bapurao Khetmalis, addressed at: Khetmalis wadi No.1, Pargaon Sudrik, Tq. Shirgonda, Ahmadnagar-413702,
- 11) Mr. Sanjay Narayan Kalane, addressed at: Station Belwandi Bk, Tq. Shrigonda, Ahmadnagar-413702,



12) Mr. Prashant Ramdas Udamale, addressed at: 570/71, Sant Rohidas Chauk, Tq. Shrigonda, Ahmadnagar-413702 and

13) Mr. Shikare Kamal Bajirao, addressed at: Sheri, Belwandi Bk, Belwandi Tq. Shrigonda, Ahmadnagar-413702,

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
<u>Item No.1</u> All that part and parcel of Industrial Land bearing Gat No.13/1 admeasuring 63 R (6300 Sq. Mts) situated at Pargaon Sudrik Village, Shrigonda Taluka, Ahmednagar alongwith building, Plant and Machinery attached thereon and bounded: East: By fencing/Agricultural land of Mr. Badre West: By land of Mr. Kale in Gat No 13/2 North: By Pargaon Sudrik-Wadali Village Road South: By fencing/Agricultural land of Mr. Malvi	3,70,00,000/- (Rupees Three Crore Seventy Lakhs Only)	37,00,000/- (Rupees Thirty Seven Lakhs Only)	30.07.2025 12.00 PM to 12.20 PM
<u>Item No.2</u> All that part and parcel of Residential NA Land bearing Gat No.13/2 admeasuring 22 R (2200 Sq. Mts) situated at Pargaon Sudrik Village, Shrigonda Taluka, Ahmednagar District and bounded: East: By land of Mr. Kale in Gat No.13/1 West: By fencing/road/OH water tank/ZP School North: By Pargaon Sudrik-Wadali Village Road South: By fencing/Agricultural land of Mr. Malvi	80,00,000/- (Rupees Eighty Lakhs Only)	8,00,000/- (Rupees Eight Lakhs)	30.07.2025 12.20 PM to 12.40 PM
<u>Item No.3</u> All that part and parcel of Residential building at Gat No.13/2 admeasuring 2011 sq.ft (BUA 4240 sq ft) situated at Pargaon Sudrik Village, Shrigonda Taluka, Ahmednagar District and bounded: East: By land of Mr. Kale in Gat No.13/1; West: By fencing/road/OH water tank/ZP School; North: By Pargaon Sudrik-Wadali Village Road South: By fencing/Agricultural land of Mr. Malvi	Rs.65,00,000/- (Rupees Sixty Five Lakhs Only)	Rs.6,50,000/- (Rupees Six Lakhs Fifty Thousand Only)	30.07.2025 12.40 PM to 01.00 PM



Item No.4 Registered Mortgage of Residential Housing property Gat No. 1120/1B, Plot No.19, admeasuring 2206 sq. fts situated at "Parth Niwas", Balajinagar, Shrigonda Taluk, Ahmednagar District. Boundaries of Property: East by:Internal road/Open Space;West by:Adjoining Bungalow;;North by:Adjoining Bungalow;;South by: Adjoining Bungalow	Rs.40,72,000/- (Rupees Forty Lakhs Seventy Two Thousand Only)	Rs.4,07,200/- (Four Lakhs Seven Thousand Two Hundred Only)	30.07.2025 from 01.00 PM to 01.20 PM
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(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 "Auction Notices"/ "Mega Auction Notices".

The E-auction will be conducted through portal <https://auctionbazaar.com/> on 30.07.2025 from 12.00 PM to 01.20 PM with unlimited extension of 05 minutes. The intending bidder is required to register their name at <https://auctionbazaar.com/> and get the user-id and password free of cost and get training i.e. *online training on e-auction (tentatively on 29.07.2025)* from M/s Arca Emart Pvt. Ltd., 6-3-1090/1/1, II Floor, Part 2B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad-500082, Contact No.: 8370969696 (Shiva) / 7207941010 (Satish / Nilesh), E-mail: contact@auctionbazaar.com / support@auctionbazaar.com.

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 - 6073500200004101, Karnataka Bank Ltd, Pune Main Branch, IFSC Code - KARB0000607 or by DD/pay order favouring "Karnataka Bank Ltd., A/c M/s Gitai Farmer Producer Company Ltd", 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://auctionbazaar.com/>) 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 – M/s Gitai Farmer Producer Company Ltd" & 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 29.07.2025. 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.25,000/-**. 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 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.
- 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 **service provider contact@auctionbazaar.com / support@auctionbazaar.com** 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 favour, **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 - **6073500200004101, Karnataka Bank Ltd, Pune Main Branch, IFSC Code - KARB0000607** or by DD/pay order favouring **"Karnataka Bank Ltd., A/c M/s Gitai Farmer Producer Company Ltd", payable at Mumbai**. EMD of unsuccessful bidders will be returned.
- 10) 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.
- 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 Authorised 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/- (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 **Karnataka Bank Ltd. Pune Main Branch 1369, "Siddhi Platinum", Near Nattu Baug Chowk, Off: Bajirao Road, Sadashiv Peth, Pune State: Maharashtra, Pincode:411030 (Phone: 9035763716 (BM), 9011061490 (ABM))** 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) 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.
- 19) 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
ARMB, Mumbai

Date: 09.07.2025.

Place: Mumbai

CHIEF MANAGER & AUTHORISED OFFICER

KARNATAKA BANK LTD