



Karnataka Bank Ltd.



Your Family Bank. Across India.

Asset Recovery Management Branch,
No.324, GROUND FLOOR,
THAMBU CHETTY STREET, CHENNAI-600001

Phone : 044 - 45870789 (Gen)/ 9677426712
E-Mail : chennai.arm@ktnbank.com
Website : www.karnatakabank.com
CIN : L85110KA1924PLC001128

Ref:ARMB:CHN:PF:320:OR: 95 :2025-26

July 05th, 2025

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)/ 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 properties mortgaged/charged to the secured Creditor, the **Physical Possession of Item No.1 and Item No.2 & Constructive Possession of Item No.3 and Item No. 4** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **23.05.2025 & 23.01.2023 respectively**, will be sold on "As is Where is ", "As is What is" and "Whatever there is" basis on **30.07.2025** for recovery of **Rs.4,24,20,393.38 [Rupees Four Crore Twenty Four Lakhs Twenty Thousand Three Hundred Ninety Three and Paise Thirty Eight Only]** plus interest and costs due to Karnataka Bank Ltd, Chennai – Anna Nagar Main Branch, from the following Borrowers/ Co-obligants/ Guarantors/ Mortgagors under the below mentioned accounts:

(1) M/s.M H W Exports,
Represented by its Proprietor

Mr.Mohamed Basheer,
Patnool Sardar Jung Street, Periamet,
Chennai-600 003, Tamilnadu.

(2) Mr.Mohamed Basheer,

S/o.Mr. Mohammed Hussain,
Royal Nest Apartment, B Block,
G1 Flat, Temple Town Road Extension,
Thiruneermalai Road, Chrompet,
Chennai-600 044, Tamilnadu.

(3) Mr.J.Saleem,

S/o.Mr. Jamal Mydeen,

27/42, Jamal Street, Begampur, Pallapatti, Dindigul, Dindigul District, Tamilnadu -624 002.



Nature & Account No.	Balance outstanding as on 04.07.2025 (Rupees)	Future interest from
PSOD A/c. No.4917000600099901	Rs.2,97,98,014.00	26.07.2023
PSOD A/c. No.4917000600100201	Rs.59,73,726.60	26.07.2023
PSTL A/c. No.4917001800084701	Rs.39,13,512.78	26.07.2023
PSTL A/c No.4917001800085501	Rs.27,35,140.00	26.07.2023
Total	Rs.4,24,20,393.38	

:-DESCRIPTION OF THE IMMOVABLE PROPERTIES:-

Description of Property/ies	Reserve Price	Earnest Money Deposit	Date & time of Auction
<p><u>Item No.(1) :</u></p> <p>All that part and parcel of residential property situated at Dindigul Registration District, Dindigul No.1, Joint Sub Registration District, Dindigul Taluk, Seelapadi Village in Patta No.591, Ayan Survey No.541/7 at present as per sub division in Survey No.541/7A Punja an extent of hector 0.60.0 ie. 1 acre 48 cents and in Patta No.563 at present as per sub division in Ayan Survey No.541/7B Punja an extent of hector 0.53.5 ie. 1 acre 32 cents and in Patta No.563 at present as per sub division in Ayan Survey No.541/4 Punja an extent of hector 0.50.0 ie. 1 acre 25 cents and in Patta No.563 at present as per sub division in Ayan Survey No.542/1 punja an extent of hector 0.57.5 ie. 1 acre 42 cents and Totally an extent of 5 acres 47 cents were converted into several house plots in the name and style of "Pannai Subbiah Vaithiyar Colony", Seelapadi Village and</p>	<p>Rs.32,70,000/- [Rupees Thirty Two Lakhs and Seventy Thousand Only]</p> <p>(Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.3,27,000/- [Rupees Three Lakhs and Twenty Seven Thousand Only]</p>	<p>30.07.2025</p> <p>from</p> <p>12.30 PM to 01.00 PM</p>



<p>Panchayat, Dindigul-624 005 in which an extent of 2400 sq.ft in Plot No.49 comprised in Survey No.541/7B in which an extent of 1200 sq.ft., of land and Building constructed thereon at on Western side and within <u>boundaries</u> :</p> <p>North : 23 feet wide East-West Road South : House site in Plot No.52 East : House site an extent of 1200 sq.ft on Eastern side out of 2400 sq.ft in Plot No.49 West : House site in Plot No.48 within measuring East-West 20 feet on both side, South-North 60 feet on both side totally 1200 sq.ft ie. 111.48 sq.mtr along with right to usage of pathways.</p> <p><u>Latitude : 10.392674</u> <u>Longitude : 78.004985</u></p>			
<p><u>Item No.(2)</u></p> <p>All that part and parcel of residential property situated at Dindigul Registration District, Dindigul No.1 Joint Sub Registration District, Dindigul Taluk, Seelapadi Village in Ayan Survey No.720/2A an extent of 79 cents and Ayan Survey No.720/2B an extent of 74 cents and Ayan Survey No.720/2C an extent of 68 cents and Ayan Survey No.720/2D an extent of 29 cents on Western side out of 46 cents totally an extent of 2 acre 50 cents were converted into several house plots in the name and style of "Covai Kamaraj Sengaliyappan Nagar", Seelapadi, Dindigul-624005 and layout approval dated 30.12.1988 given by Dindigul Union Panchayat vide R.T.S No.8037/1988 in which Plot No.19 comprised in Survey No.720/2A and 720/2B as per Patta S.No.720/2A1A1, 720/2B1A (Patta No.387) in which an extent of 1837.50 sq.ft. of land and Building constructed thereon on Western side and within <u>boundaries</u> :</p> <p>North : House site in Plot No.18</p>	<p>Rs.44,00,000/- [Rupees Forty Four Lakhs Only] (Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.4,40,000/- [Rupees Four Lakhs and Forty Thousand Only]</p>	<p>30.07.2025 from 12.30 PM to 01.00 PM</p>



<p>South : Land in Survey No.721</p> <p>East : Shop "H" and House site in Plot No.20</p> <p>West : 20 feet wide South-North layout road within measuring East-West 50 feet on both sides, South-North 35 feet on Western side 38.1/2 feet on Eastern side totally 1837.1/2 sq.ft ie. 170.71 sq.mtr along with right to usage of pathways.</p> <p>Latitude : 10.391277</p> <p>Longitude : 78.009103</p>			
<p>Item No.(3) :</p> <p>All that part and parcel of Residential Vacant Plot situated at Dindigul District, Palani Registration District, Vadamadurai Sub Registration District, Vadamadurai Village, Ayan Nanja in Survey No.1080 an extent of 1 acre 43 cents on Northern side comprised in 4 Thakku (Excluding an extent of 9.1/2 cents acquired for national highway) and an extent of 1 Acre 48 cents on Middle, East and Southern side out of 3 acre 5 cents totally an extent of 2 acres 91 cents were converted into several house plots in the name and style of "Paris Nagar-II" in which Plot No.100 comprised in Patta No.3092, present Survey No.1080/1A1 within measuring</p> <p>1st Thakku</p> <p>East-West 50 feet on both side, South-North 31.1/2 feet on both sides totally an extent of 1575 sq.ft., ie.146.32 sq.mtr.</p> <p>2nd Thakku</p> <p>East-West 50 feet on Northern side, 57.1/4 feet (slanding) on Southern side, South-North 28 feet on both side totally an extent of 700 sq.ft., ie. 65.03 sq.mtr.</p> <p>Totally both Thakku's an extent of 2275 sq.ft., ie. 211.35 sq.mtr., in which Triangle shape of house site within boundaries :</p> <p>North : House site in Plot No.99</p>	<p>Rs.15,05,000/-</p> <p>[Rupees Fifteen Lakhs and Five thousand Only]</p> <p>(Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.1,50,500/-</p> <p>[Rupees One Lakh Fifty thousand and Five Hundred Only]</p>	<p>30.07.2025</p> <p>from</p> <p>12.30 PM</p> <p>to</p> <p>01.00 PM</p>



<p>South : Land in Survey No.1082 East : House site in Plot No.98 and land in Survey No.1082 West : 20 feet wide East-West Road within measuring an extent of 2275 sq.ft., of vacant House site. The above said property in Patta No.3092 in Survey No.1080/1A1 was sub divided as Patta No.8631 in Survey No.1080/13.</p> <p><u>Latitude : 10.448068</u> <u>Longitude : 78.108100</u></p>			
<p><u>Item No.(4) :</u> All that part and parcel of Residential Plot situated at Dindigul Registration District, Palani Registration District, Vedasanthur Sub Registration District, Vedasanthur Taluk, Vedasanthur Village, in Patta No.1114, Ayan Survey No.1218/1 an extent of 1.88.0 hectare ie. 4 acres 64 cents in which an extent of 24.1/2 cents of land on southern side and an extent of remaining 4 acres 37.1/2 cents in which 1 acre 45 cents of land on western side excluding an extent of 2.1/2 cents on North East corner within <u>boundaries</u> :</p> <p>North : Stream East : Property on Eastern side in Survey No.1218/1 extent of 4 acres 37.1/2 cents South : Property an extent of 24.1/2 cents on southern side end in Survey No.1218/1 an extent of 4 acres 64 cents West : Land in Survey Nos.1222, 1221</p> <p>Within an extent of 1 acre 45 cents ie. 63162 sq.ft (5870.07 sq.mtr) vacant residential plot / land in S.No.1218/1, Opposite to Naga Detergent Company (Near BSNL and Canara Bank), Oddanchatram, Vedasandur Highway Road, Vedasandur Village, Palani Taluk, Dindigul District-624710.</p> <p><u>Latitude : 10.526 442 N</u> <u>Longitude : 77.926 825 E</u></p>	<p>Rs.73,25,000/- [Rupees Seventy Three Lakhs and Twenty Five thousand Only] (Reserve Price/ Upset Price below which the property may not be sold)</p>	<p>Rs.7,32,500/- [Rupees Seven Lakhs Thirty Two Thousand and Five Hundred Only]</p>	<p>30.07.2025 from 12.30 PM to 01.00 PM</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 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 "Mega 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 30.07.2025 from 12.30 PM – 01.00 PM** 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 29.07.2025**) from **M/s.ARCA EMART PVT LTD., 7-1-28/1/A/1, Park Avenue 1, Ameerpet, Secunderabad, Telengana-500016, Mr.G.Ashok, Mobile: 7799072999, Mr.B.Shivarama Krishna, Mobile: 8370969696, E-mail: contact@auctionbazaar.com, disposal.tamilnadu@auctionbazaar.com.**

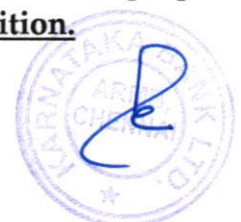
TERMS AND CONDITIONS OF SALE:

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 **4913500300002401, Karnataka Bank Ltd, Chennai – Anna nagar Main Branch, IFSC code KARB0000491** or by DD/pay order favouring **"Karnataka Bank Ltd., A/c – MHW Exports", payable at Chennai.**
2. After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website: <https://www.auctionbazaar.com>) along with DD/ quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as **"Tender for property purchase pertaining to A/c – MHW Exports "** & duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch 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 Aadhar Card and 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. 50,000/- for Item No.(1), Item No.(2) & Item No.(3) and Rs. 75,000/- for Item No.(4).** 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 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. 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. Immediately upon closure 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; chennai.arm@ktkbank.com and the service provider disposal.tamilnadu@auctionbazaar.com for getting declared as successful bidder in the auction sale proceeding.
9. The successful bidder should 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 credit of account number - **4913500300002401, Karnataka Bank Ltd, Chennai – Anna Nagar Main Branch, IFSC code KARB0000491 or by DD/pay order favouring "Karnataka Bank Ltd., A/c MHW Exports", payable at Chennai**. 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 having the **"Physical possession"** of the properties of Item No. (1) & Item No.(2) and holding only the **Constructive possession** of the properties of Item No.(3) & Item No.(4). However, the successful bidders will be handed over the properties on **"As is where is", As is what is" and "Whatever there is" basis condition.**



13. 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.
14. 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.
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, Chennai - Annanagar Main Branch, W-123, III Avenue, Annanagar, Chennai-600040, Tamilnadu (Phone: 044-23453225/ Mobile: 9500037099 (BM)), 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 the 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

Date: 05.07.2025

Place: Chennai

**CHIEF MANAGER & AUTHORISED OFFICER
KARNATAKA BANK LTD.**