Karnataka Bank Ltd.

Your family Bank, Across India.

Asset Recovery Management Branch
8-B,First Floor, Rajendra Park, Pusa Road
New Delhi-110 060

Phone : 011-40591567(Ext-231)
E-Mail : delhiarm@ktk.bank.in
Website: www.karnatakabank.bank.in
CIN : L85110KA1924PLC001128

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 provision to 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 & Physical Possession** of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on **04.02.2026 and 28.04.2026 respectively, will be sold on "As is Where is", "As is What is" and "Whatever there is"** basis on **16.11.2026,** for recovery of **Rs.26,09,39,355.37 (Rupees Twenty Six Crore Nine Lakhs Thirty Nine Thousand Three Hundred Fifty Five and Paise Thirty Seven Only)** i.e **(i) Rs.22,81,62,611.45** under **Overdraft A/c No. 5497000100011001** along with future interest from **01.10.2026, (ii) Rs.51,75,018.00** under **(GECL) PS-Term Loan A/c No. 5497001800023001** along with future interest from **11.10.2026, (iii) Rs.83,54,796.36** under **Inland LC A/c No. 0549702500005701** along with future interest from **01.10.2026, (iv) Rs.82,41,979.28** under **Inland LC A/c No.0549702500005901** along with future interest from **01.10.2026, (v) Rs.50,26,224.60** under **Inland LC A/c No. 0549702500006001** along with future interest from **01.10.2026, (vi) Rs.59,78,725.68** under **Inland LC A/c No. 0549702500006301** along with future interest from **01.10.2026, plus cost**, due to the **Karnataka Bank Ltd, Rohini Branch**, Plot No.6, Aggarwal Central Plaza, First Floor Community Centre, Dc Chowk, Sector 9, Rohini, Delhi, the Secured creditor from **(1) M/s Gulshan Exim Pvt. Ltd., Represented by its Directors: (a) Mr.Ravinder Kumar, (b) Mr. Gulshan Kumar, (c) Mr. Ashok Kumar, Registered address: B-234, 2nd Floor, North Ex Mall, Sector-9, Rohini, New Delhi-110085, (2) Mr. Ravinder Kumar S/o Mr. Natha Ram, (3) Mr. Gulshan Kumar S/o Mr. Natha Ram, (4) Mr. Ashok Kumar S/o Mr. Natha Ram, (5) Mrs. Neha Kumari W/o Mr. Ashok Kumar, (6) Mrs. Suman W/o Late Mr. Suresh Kumar and (7) Mrs. Rakhi Goel W/o Mr. Gulshan Kumar, All No. (2) to (7) are residing at : House No. 82, Upper Ground Floor, Pocket-27, Sector-24, Rohini, New Delhi -110085, being borrowers/ guarantors/ co – obligants.**

DESCRIPTION OF THE IMMOVABLE PROPERTIES:

Property No.1 All that part and Parcel of Residential Apartment No. G-706, in Block Tower G, having a tentative carpet area of 460.39 Sq.fts. and balcony area of 88.96 Sq.fts. on 7th Floor, Tower-G, part and parcel of affordable Housing Project Known as "KSHITIJ" together with two wheeler parking along with undivided, Proportionate share / rights of the land underneath the said property, situated in the revenue estate of Village Dhorka, Sector-95, Tehsil Harsaru, District Gurugram, Haryana -122505, **belonging to Mrs. Rakhi Goel. (The Symbolic Possession of the Property is taken on 04.02.2026).**

Boundaries:

East : Open Space
West : Flat No.G 707
North : Entry through corridor
South : Open Space & Park

Reserve Price / Upset Price below which the property may not be sold: Rs.45,95,000.00 (Rupees Forty Five Lakhs Ninety Five Thousand only)
Earnest money to be deposited/tendered: Rs.4,59,500.00 (Rupees Four Lakhs Fifty Nine Thousand Five Hundred Only)

Property No.2 All that part and Parcel of Residential Flat No.D-803, Tower-D, on 8th Floor, in project named as KSHITIJ, affordable Group Housing, Sector-95, Gurugram, having tentative carpet area of 460.39 sq.ft. and balcony having 88.96 sq.ft. together with two wheeler parking along with undivided, Proportionate share / rights of the land underneath the said property, situated in the revenue estate of Village Dhorka, Sector-95, Tehsil Harsaru, District

For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060

Gurugram, Haryana -122505, **belonging to Mr. Gulshan Kumar. (The Symbolic Possession of the Property is taken on 04.02.2026).**

Boundaries:
East : Open/Flat No.D-804
West : Flat No.D-801
North : Flat No.D-802
South : Entry/ Corridor

Reserve Price / Upset Price below which the property may not be sold: Rs.45,95,000.00 (Rupees Forty Five Lakhs Ninety Five Thousand only)
Earnest money to be deposited/tendered: Rs.4,59,500.00 (Rupees Four Lakhs Fifty Nine Thousand Five Hundred Only)

Property No.3 All that part and Parcel of Residential Freehold Flat No.G-1106, on 11th Floor in Tower-G, KSHITIJ, affordable Group Housing, Sector-95 having tentative carpet area 460.39 sq.feet and balcony having tentatively 88.96 sq.ft. together with two wheeler parking, along with freehold undivided, Proportionate share / rights of the land underneath the said property, situated in the revenue estate of Village Dhorka, Sector-95, Tehsil Harsaru, District Gurugram, Haryana -122505, **belonging to Mrs. Neha Kumari. (The Symbolic Possession of the Property is taken on 04.02.2026).**

Boundaries:
East : Open
West : Open
North : Entry/ Corridor
South : Other's Flat

Reserve Price / Upset Price below which the property may not be sold: Rs.45,95,000.00 (Rupees Forty Five Lakhs Ninety Five Thousand only)
Earnest money to be deposited/tendered: Rs.4,59,500.00 (Rupees Four Lakhs Fifty Nine Thousand Five Hundred Only)

Property No.4 All that part and Parcel of Residential Freehold Flat No.708, on 7th Floor in Tower-B, in residential Society, named as KSHITIJ, affordable Group Housing, Sector-95 having tentative carpet area 463.51 sq.ft. and balcony having 96.52 sq.ft. together with two wheeler parking, along with freehold undivided, Proportionate share / rights of the land underneath the said property, situated in the revenue estate of Village Dhorka, Sector-95, Tehsil Harsaru, District Gurugram, Haryana -122505, **belonging to Mrs. Neha Kumari.(The Symbolic Possession of the Property is taken on 04.02.2026).**

Boundaries:
East : Entry/Corridor
West : Open
North : Open
South : Flat No.B-707

Reserve Price / Upset Price below which the property may not be sold: Rs.46,84,000.00 (Rupees Forty Six Lakhs Eighty Four Thousand only)
Earnest money to be deposited/tendered: Rs.4,68,400.00 (Rupees Four Lakhs Sixty Eight Thousand Four Hundred Only)

Property No.5 All that part and parcel of Residential Property bearing No. 82, With all roof / Terrace rights Up to sky high, land area measuring 207 Sq. Mts. in Pocket -27, Sector-24, Situated in the layout plan of Rohini Residential Scheme, Rohini, New Delhi-110085, with all fittings and fixtures with its connections, along with freehold rights, of the land underneath, **belonging to Mr. Gulshan kumar, Mr. Ashok Kumar, Mr. Ravinder Kumar and Mrs. Suman. (The Physical Possession of the Property is taken on 28.04.2026).**

Boundaries:
East : Plot No.83
West : Plot No.81
North : Road 20 Mtr.wide
South : Plot No.103

For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060

Reserve Price / Upset Price below which the property may not be sold: Rs.11,30,19,000.00 (Rupees Eleven Crore Thirty Lakhs Nineteen Thousand only)

Earnest money to be deposited/tendered: Rs.1,13,01,900.00 (Rupees One Crore Thirteen Lakhs One Thousand Nine hundred only)

(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 (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., www.karnatakabank.bank.in under the head "Mega E-Auction on 16.11.2026".

The E-auction will be conducted through portal **https://bankauctions.in/** on **16.11.2026** from 11:30 A.M to 12:30 P.M 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 *online training on E-auction (tentatively on 15.11.2026) from M*/s.4closure, 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038, **Contact No.040-23836405, Mobile 8142000809,E-mail:info@bankauctions.in.**

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 **5493500200004101, Karnataka Bank Ltd, Rohini Branch**, New Delhi, IFSC code **KARB0000549** by mentioning **"Karnataka Bank Ltd. A/c–M/s Gulshan Exim Pvt. Ltd"**. 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 i.e. https://bankauctions.in/) along with quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as "**Tender for purchase of property A/c-M/s Gulshan Exim Pvt. Ltd.,**" & duly mentioning the amount offered for purchase shall be submitted to **The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, 8-B, First Floor, Rajendra Park, Pusa Road, New Delhi-110060 on or before 15.11.2026 till 5:00 P.M.**

3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.1,00,000=00**. 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" from the end time of E-auction shall be automatically extended by 05 minutes, each time if last interse bid is made within 05 minutes from the last extension.

4) The Authorised 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.

5) Successful tenderer/bidder should deposit **25%** of the bid amount (including the EMD amount) immediately on the sale being knocked down and not later than **17.11.2026** in his/her favour and 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 **5493500200004101, Karnataka Bank Ltd, Rohini Branch,** IFSC code **KARB0000549.** The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other statutory dues, water and electricity dues, etc.

6) 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.

For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060

7) 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. delhiarm@ktk.bank.in and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.

8) 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.

9) 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.

10) The Authorised Officer is holding the **Symbolic possession of (Property No. 1 to 5) and Physical Possession of Property No. 6)** and the successful bidder will be handed over the **constructive possession** of the property on **'as is where is condition'.**

11) 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.

12) 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 Manager, **Karnataka Bank Ltd, Rohini Branch, Plot No.6, Aggarwal Central Plaza, First Floor Community Centre, Dc Chowk, Sector 9, Rohini, Delhi , Tel-011-41064860 (G), 9654831496(BM), 9654995415 (ABM), during office hours on any working day.**

13) 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.

14) If the sale price is more than Rs.50,00,000.00 (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 99.00% of the Sale price has to be remitted to the Bank. The sale deed will be issued only on receipt of Form 26QB & Chalan for having remitted the TDS.

15) 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.

For Karnataka Bank Ltd.

For KARNATAKA BANK LTD.
Chief Manager & Authorised Officer
A.R.M.B., Rajendra Park,
Pusa Road, New Delhi-110060

Chief Manager & Authorised Officer

Date: 23.10.2026
Place:New Delhi