ARMB/238/OR.No.210

Karnataka Bank Ltd.

Your Family Bank Across India

ARMB - Ahmedabad,
"THE FIRST" B-705,
Behind Keshavbaug Party Plot,
Off. 132 Ft. Road, Vastrapur,
Ahmedabad - 380015

Phone : 079-29702791/92/93
E-Mail : ahm.arm@ktk.bank.in
Website: www.karnatakabank.bank.in
CIN : L85110KA1924PLC001128

PUBLIC NOTICE OF SALE
through
E - AUCTION

E-auction sale notice for sale of immovable property mortgaged to the bank under the Securitisation and reconstruction of financial assets and Enforcement of security interest Act, 2002 read with proviso to Rule 8(6) of the security interest (enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Co-obligant/s that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Karnataka Bank Ltd., the secured creditor on 18.03.2026 and will be sold on "**As is Where is**", "**As is What is**" and "**Whatever there is**" condition on **10.12.2026** for recovery of **Rs.3,34,15,775.31** (Rupees Three Crore Thirty Four Lakh Fifteen Thousand Seven Hundred Seventy Five and Thirty One Paisa Only) i.e. (i) **Rs.1,24,92,018.20** (Rupees One Crore Twenty Four Lakh Ninety Two Thousand Eighteen and Twenty Paisa Only) in account no. **3697000600003501** along with future interest from 01.11.2026 plus cost, ii) **Rs.2,04,16,435.09** (Rupees Two Crore Four Lakh Sixteen Thousand Four Hundred Thirty Five and Nine Paisa Only) in account no. **3697001800006401** along with future interest from 09.10.2026 plus cost and (iii) **Rs.5,07,322.02** (Rupees Five Lakh Seven Thousand Three Hundred Twenty Two and Two Paisa Only) under account no. **3697001800006601** along with future interest from 17.10.2026 plus cost due to the **Karnataka Bank Ltd- Jabalpur Branch,** from the below mentioned below mentioned borrower/ guarantor/ mortgagor/ Co-obligant.

(A)Name & Address of the Borrower	
1) M/s Mahakal Makers Represented by its Proprietor: Mr. Shiv Das Sharma Bhagat Singh Ward, 15, Opp. Cannel, NH-30, Barela, Jabalpur, Madhya Pradesh-482001	2) Mr. Shiv Das Sharma S/o Mr. Roop Narayan Sharma H. No. 19/1, Shraddha Nagar, Near BMW House, Lalpur Road, Gwarighat, P.O.-Gwarighat, District-Jabalpur, Madhya Pradesh- 482008
3) Mrs. Pushpa Sharma W/o Mr. Roop Narayan Sharma H. No. 19/1, Shraddha Nagar, Near BMW House, Lalpur Road, Gwarighat, P.O.-Gwarighat, District-Jabalpur, Madhya Pradesh- 482008	

(B) Description of immovable Secured Asset:

Item No. 1

All that part and parcel of Commercial Property bearing Property House No. 80 (Barela) Khasra No. 576/1 (After Mutation Khasra No. 576/1/2), admeasuring 950.00 sq mts (10,222 Sq.feet), situated at Mouza Barela, adjoining to the canal located about 2 km away from Barela Toll Naka Main Road, R. N. M Khamariya, Shashtri ward No. 7, Nagar Panchayat Barela, Tehsil And District Jabalpur Madhya Pradesh and bounded by:

East	West	North	South
Land of Khasra 685/2	Road & Govt Nahar	Remaining Land of Khasra 685/2	Remaining Land of Khasra 576/1

Item No. 2

All that part and parcel of Commercial Property bearing Property House No. 80 (Barela), Khasra No. 576/1 (After Mutation Khasra No. 576/1/1), admeasuring 950.00 sq mts (10,222 Sq.feet), building constructed thereon situated at Mouza Barela, adjoining to the canal located about 2 km away from Barela Toll Naka Main Road, R. N. M Khamariya, Shashtri ward No. 7, Nagar Panchayat Barela, Tehsil And District Jabalpur Madhya Pradesh and bounded by:

East	West	North	South
Land of Khasra No. 685/2;	Road & Govt Nahar	Remaining land of Khasra No. 576/1;	Land of Khasra No. 574/1 & Kh. No.688

[C] Details of Secured Debt: The Secured debt for Recovery of which the property is to be sold is: Rs.3,34,15,775.31 (Rupees Three Crore Thirty Four Lakh Fifteen Thousand Seven Hundred Seventy Five and Thirty One Paisa Only) i.e. (i) Rs.1,24,92,018.20 (Rupees One Crore Twenty Four Lakh Ninety Two Thousand Eighteen and Twenty Paisa Only) in account no. 3697000600003501 along with future interest from 01.11.2026 plus cost, ii) Rs.2,04,16,435.09 (Rupees Two Crore Four Lakh Sixteen Thousand Four Hundred Thirty Five and Nine Paisa Only) in account no. 3697001800006401 along with future interest from 09.10.2026 plus cost and (iii) Rs.5,07,322.02 (Rupees Five Lakh Seven Thousand Three Hundred Twenty Two and Two Paisa Only) under account no. 3697001800006601 along with future interest from 17.10.2026 plus cost due to the Karnataka Bank Ltd- Jabalpur Branch

(D) Reserve price/upset price below which the property may not be sold for:

i) Immovable property at Item No-1 is for 92,92,000/-(Rupees Ninety Two Lakh Ninety Two Thousand Only)

ii) Immovable property at Item No-2 is for 92,92,000/-(Rupees Ninety Two Lakh Ninety Two Thousand Only)

(E) (i) Earnest money to be Deposited (EMD) for Immovable property at Item No. 1 is Rs. 9,29,200/- (Rupees Nine Lakh Twenty Nine Thousand Two Hundred Only)

(ii) Earnest money to be Deposited (EMD) for Immovable property at Item No. 2 is Rs. 9,29,200/- (Rupees Nine Lakh Twenty Nine Thousand Two Hundred Only)

(F)Address of the Secured Creditor: The Authorized Officer, Karnataka Bank Ltd., Ground Floor, Shiv Mula Tower, No.1553, Main Road, Wright Town, Jabalpur Madhya Pradesh- 2411444

(G) Date, and time of opening of offers received from public: The E-auction will be conducted through portal https://bankauctions.in/ on **10.12.2026** at 11.00AM to 12.00 Noon. The intending bidder/s are 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 **09.12.2026**) from M/s 4Closure, Mr. Nitesh D Pawar (Coordinator), Block No. 605A, 6th Floor, Maitrivanam Commercial Complex, Ameerpet, Hyderabad – 500038. Mobile No: 8142000725, Technical Support: 8142000066, E-mail: info@bankauctions.in.

TERMS AND CONDITIONS OF SALE:

1) Tenders in Sealed covers addressed to the Authorised Officer should be accompanied with EMD deposit like DD/UTR number along with Request letter for participation in the e-Auction, by duly filled in bid form (format available in the above website https://bankauctions.in/) along with self-attested copies of (i) Proof of identification (KYC) Viz ID card/Driving Licence/Passport etc.,(ii)Current Address-proof of communication, (iii) PAN card of the bidder (iv)Valid email ID (v) Contact number (mobile/Land line of the bidder etc.,) to **The Authorized Officer, Karnataka Bank Ltd., Ground Floor, Shiv Mula Tower, No.1553, Main Road, Wright Town, Jabalpur Madhya Pradesh- 2411444 on or before 5:00 pm on 09.12.2026.**

2) In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder (one among them) to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company/LLP, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid Digital Signature, to submit and participate in the bid on its behalf should be attached. In case of Partnership/ AOP /Trust, a letter of authorization in favour of a person authorizing him (who is holding a valid Digital Signature Certificate) to submit and participate in the bid on their behalf should be attached to the bid form**. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold at a price equal to or less than the reserve price.**

3) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties (Other than Bank Liabilities). However, the intending bidders should make their own independent enquiries regarding the encumbrances, building society/association claim, title of properties, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims /rights /dues. **It shall be the responsibilities of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. Therefore the bidders shall not have any claim against the Bank present or future and claims made if any shall be unconditionally withdrawn and no conditional bid will be accepted.** The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any issues including change in the bid shall be entertained.

4) The intending purchasers / bidders are required to deposit EMD/Sale Consideration amount either through NEFT/RTGS/Online Transfer into the **Account No. 3693500300002401, of Karnataka Bank Ltd, Jabalpur Branch, IFSC Code KARB0000369 or by DD favoring "Karnataka Bank Ltd., A/c – M/s Mahakal Makers," payable at Jabalpur.** Copy of the supportive documents like challan/ receipt should be attached to the Bid Application.

5) The e-Auction/bidding of the above property would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders, and an opportunity will be given to enhance the bid amount in the multiples of **Rs.50,000/-** Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter se bidding, there will be unlimited extension of "5 minutes" i.e the end time of E-auction shall be automatically extended by 5 minutes each time, if bid is made within 5 minutes from the last extension.

6) 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. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. The Authorized Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion and the Authorised Officer shall be at liberty to cancel the e- Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

7) The Successful tenderer/bidder shall bear all the legal/ incidental expenses like stamp duty, registration fees, local taxes, Co-Op Society's dues, electricity dues, statutory dues and/ or other dues attached to the property auctioned.

8) The Unsuccessful Bidders EMD amount will be refunded/transferred to their respective Account Numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.

9) Bids once made shall not be cancelled or withdrawn after the completion of time for submission of bids. Non login in the scheduled auction shall not be considered as withdrawal of bids. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone. The failure on the part of Bidder to comply with any of

the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

10) Immediately upon closure of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/her by mail to both the Authorized Officer of the Karnataka Bank: ahm.arm@ktk.bank.in/ vinaykarve@ktk.bank.in and mobile number of the Authorized Officer for further contact details: **+91-9902317872** and the service provider **nitesh@bankauctions.in** for getting declared as successful bidder in the auction sale proceeding.

11) Successful tenderer/bidders should deposit 25% of the bid amount (including the (EMD) immediately on the sale being knocked down in his/her favor by way of DD/Electronic mode failing which the amount already paid including EMD amount paid by the bidder will be forfeited. The balance bid amount (sale price) to be remitted through DD/ Electronic mode within 15 days from the date of confirmation of the sale or any other date specified by the Authorised Officer.

12) 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. The Sale certificate shall be issued only to the successful bidder and not to any other persons or his nominees.

13) If the successful tenderer/bidder fails to remit the balance 75% of the bid amount within 15 days from the date of confirmation of sale or any other date 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. The defaulting tenderer / bidder shall have no claim on the amount deposited by him/her and on the property auctioned.

14) The Authorized Officer is holding physical possession of the property mentioned above. Thus the successful bidder will be handed over the property on **"As is where is", "As is what is" and "Whatever there is."**

15) If the sale price is more than Rs.50,00,000.00 (Rupees Fifty Lakhs Only), it shall be the responsibility of auction purchaser/successful bidder has to pay in addition to the sale consideration, 1% (one per cent) as TDS on sale consideration towards Income Tax as per Section 194 IA of Income Tax Act. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS, and the Bank shall not take responsibility for the same.

16) 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, Jabalpur Branch, 0761-2411444 (G), 9584988999 (BM), 7509999584 (ABM) during office hours on any working day.**

17) The bidders may participating in the 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. The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

18) 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. The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e- Auction.

19) In case Holiday is declared as on the last date for EMD or 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 & Authorized Officer
ARMB, AHMEDABAD

Date: 03.11.2026
Place: Ahmedabad

AUTHORISED OFFICER

For KARNATAKA BANK LTD.

Chief Manager &. Authorized Officer
ARMB, AHMEDABAD-380 015.