

REF: ROMDY/REC/2022-23
DATE: 05/05/2023

- BY RPAD -

Dear Sir,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8 (6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

As you are aware, I on behalf of CANARA BANK, NAGAMANGALA BRANCH, 571432 have taken possession of the assets described in schedule of Sale Notice annexed hereto in terms of section 13(4) of the subject Act in connection with outstanding dues payable by you to our CANARA BANK, NAGAMANGALA BRANCH of our Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/or any other law in force.

Yours faithfully,

कृते केनरा बैंक
For CANARA BANK

[Signature]

मुख्य प्रबंधक / Chief Manager
नागमंगला-571 432, (मण्ड्या जिला)
NAGAMANGALA-571432 (Mandya Dist.)

AUTHORIZED OFFICER

Enclosure: - Sale Notice

To:

BORROWER: SRI. AMEERUL SHABAZ
S/o MOHAMMED GHOUSE N R,
HANEEF MOHALA,
MANDYA ROAD,
NAGAMANGALA,
MANDYA - 571432

GUARANTOR: SMT. AFSHAN TARANNUM,
W/o AMEERUL SHABAZ,
HANEEF MOHALA,
MANDYA ROAD,
NAGAMANGALA,
MANDYA - 571432

CANARA BANK NAGAMANGALA BRANCH B M Road Nagamangala, Mandya District -571432 Phone numbers 080-286032, 09483513529 - e-mail - cb0529@canarabank.com



CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 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) and Guarantor (s) that the below described immovable property mortgaged /charged to the Secured Creditor, the possession of which has been taken by **THE AUTHORISED OFFICER OF NAGAMANGALA BRANCH, MANDYA DISTRICT** of the **CANARA BANK, NAGAMANGALA BRANCH**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24/05/2023**, for recovery of **Rs. 1,52,24,666.68 (Rupees One Crore Fifty Two Lakhs Twenty Four Thousand Six Hundred Sixty Six and Sixty Eight Paise Only)** together with further interest, costs and expenses, due to **NAGAMANGALA BRANCH** of **CANARA BANK** with further interest as applicable from **05/05/2023**.
The reserve price will be **Rs. 4,00,00,000.00 (Rupees Four Crore Only)** and the earnest money deposit will be **Rs.40,00,000.00 (Rupees Forty Lakhs Only)**. The Earnest Money Deposit shall be deposited on or before **22/05/2023 - 5.00pm**.

Details and full description of the property:

ALL THAT IS PART AND PARCEL LAND & BUILDING GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR, MUNICIPAL ASSESSMENT NO: 5851. NEW PID NO: 8-9-131. TOTAL EXTENT : 11978.03 SQ.FEET SITUATED AT NAGAMANGALA TOWN, MANDYA ROAD, MANDYA DISTRICT, KARNATAKA - 571432 AND BOUNDED ON: NORTH: 8-524-148, EAST: 8-3-131/1, WEST: ROAD NO:519, SOUTH: ROAD NO 03. PROPERTY IN THE NAME OF AMMERUL SHABAZ.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact **CHIEF MANAGER, NAGAMANGALA BRANCH, CANARA BANK**, Ph. No.9483513529, 08234 286032, during office hours on any working day.

Place: NAGAMANGALA

Date: 05/05/2023

कृते केनरा बैंक
For CANARA BANK

(Signature)

मुख्य प्रबंधक / Chief Manager
Authorised Officer
NAGAMANGALA-571432 (Mandya Dist.)
Canara Bank

CANARA BANK NAGAMANGALA BRANCH B M Road Nagamangala, Mandya District -571432 Phone numbers 080-286032, 09483513529 - e-mail - cb0529@canarabank.com

DETAILS

1. Name and Address of the Secured Creditor : CANARA BANK
NAGAMANGALA BRANCH
2. Name and Address of the Borrower(s)/ Guarantor(s) :

BORROWER: SRI. AMEERUL SHABAZ
S/o MOHAMMED GHOUSE N R,
HANEEF MOHALA,
MANDYA ROAD,
NAGAMANGALA,
MANDYA - 571432

GUARANTOR: SMT. AFSHAN TARANNUM,
W/o AMEERUL SHABAZ,
HANEEF MOHALA,
MANDYA ROAD,
NAGAMANGALA,
MANDYA - 571432

3. Total liabilities: Rs. 1,52,24,666.68 (Rupees One Crore Fifty Two Lakhs Twenty Four Thousand Six Hundred Sixty Six and Sixty Eight Paise Only) together with further interest, costs and expenses as applicable.

4. (a) Mode of Auction : E - auction.

(b) Details of Auction service provider : M/s. CANBANK Computer Services Ltd, No. 218, J P Royale, 1st Floor, sampige Road, 2nd Main, Malleswaram, Bengaluru - 560 003. e-mail eauction@ccsl.co.in/ccsleaauction@gmail.com Contact Person & Number Mr. Pratap Kanjilal & D D Pakhare - 98329 52602, 99112 93517, 88984 18010.

(c) Date & Time of Auction : 24/05/2023- 11.30 AM to 12.30 PM.

(d) Place of Auction : E-Auction.

5. Reserve Price : Rs. 4,00,00,000.00 (Rupees Four Crore Only)

6. Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website indianbankseauction.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorised Officer, on or before 22/05/2023.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

CANARA BANK NAGAMANGALA BRANCH B M Road Nagamangala, Mandya District -571432 Phone numbers 080-286032, 09483513529 - e-mail - cb0529@canarabank.com

- d) EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised officer, **CANARA BANK, NAGAMANGALA BRANCH** through online (RTGS/NEFT/Fund Transfer) to credit the account number **209272434, CANARA BANK, NAGAMANGALA BRANCH** RTGS/NEFT CODE **CNRB0000529** on or before **22/05/2023 - 5.00 p.m**
- e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s. **CANBANK Computer Services (Contact Person & Number:- Mr. Pratap Kanjilal & D D Pakhare - 98329 52602, 99112 93517 or e-mail- eauction@ccsl.co.in/ccsleauction@gmail.com.**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22/05/2023-5.00 PM**, to **CANARA BANK, NAGAMANGALA BRANCH** by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of Bid amount.
- iii) Bidders Name. Contact No. Address, E Mail Id.
- iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal www.karnataka@auctiontiger.net and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider or e-mail www.karnataka@auctiontiger.net).h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-** The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the

successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs.50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank ARM branch II who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact B M RAMAM, Chief Manager, Canara Bank , Nagamangala Branch Ph.No-9483513529 -08234 286032) e-mail id - cb0529@canarabank.com OR the service provider, M/s E Procurement Technologies Pvt Ltd (Contact Person & Number:-Mr.Manohar V (07353931866)e-mail www.karnataka@auctiontiger.net

SPECIAL INSTRUCTION / CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: NAGAMANGALA
Date: 05/05/2023

कृते केनरा बैंक
For CANARA BANK

B M Ramam

मुख्य प्रबंधक / Chief Manager
नागमंगला-571 432, (मण्ड्या जिला)
NAGAMANGALA (Mandya Dist.)

Authorised Officer
Canara Bank

CANARA BANK NAGAMANGALA BRANCH B M Road Nagamangala, Mandya District -571432 Phone numbers 080-286032, 09483513529 - e-mail - cb0529@canarabank.com