

CANARA BANK  
COVERING LETTER TO SALE NOTICE

Ref: 10600/SN/HOMENEED/9  
TO

Date: 23.02.2024

BORROWER	BORROWER
M/S Home Needs Prop Smt Prathima Soni W/O Late Naresh Kumar Soni, WARD NO 8, SABHAPATHI STREET, SONI SAMAJ APPARTMENT, BLOCK NO 1, T S NO 43 & 47, DOOR NO 3/3, Ballari-583101	Mr Naresh Kumar Soni (Late) S/O Chhogalal Soni WARD NO 8, SABHAPATHI STREET, SONI SAMAJ APPARTMENT, BLOCK NO 1, T S NO 43 & 47, DOOR NO 3/3, Ballari-583101
Legal Heirs of Sri Naresh Kumar Soni	Legal Heirs of Sri Naresh Kumar Soni
Mr Rishi Kumar Soni S/O Sri Late Naresh Kumar Soni WARD NO 8, SABHAPATHI STREET, SONI SAMAJ APPARTMENT, BLOCK NO 1, T S NO 43 & 47, DOOR NO 3/3, Ballari-583101	Miss Sheeyon Soni D/O Sri Late Naresh Kumar Soni WARD NO 8, SABHAPATHI STREET, SONI SAMAJ APPARTMENT, BLOCK NO 1, T S NO 43 & 47, DOOR NO 3/3, Ballari-583101

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

\*\*\*\*\*

As you are aware, I on behalf of Canara Bank, Ballari Main (10600) Branch 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 Ballari Main (10600) Branch Branch of Canara Bank.

The undersigned proposes to sell the assets 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.

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

  
सहायक महाप्रबंधक / Asst. General Manager  
बेल्लारी मुख्य शाखा बेल्लारी  
Bellary Main Br. Ballari.  
ENCLOSURE - SALE NOTICE



(BALLARI MAIN (10600) BRANCH)  
(A GOVERNMENT OF INDIA UNDERTAKING)  
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of BALLARI MAIN (10600) Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.03.2024** for recovery of **Rs 2,11,21,696.92 /-** (Liability as on **31-12-2023**) + interest and charges there on to the BALLARI MAIN (10600) Branch of Canara Bank from M/S M/s HOME NEED (hereinafter referred to as "the Borrower"<sup>1</sup>) represented by its Proprietor Mrs Prathima Soni W/o Mr Naresh Kumar Soni (Late) , Mr Naresh Kumar Soni (Late) S/O Chhogalal Soni (hereinafter referred to as "the Borrower"<sup>1</sup>), Mr Rishi Kumar Soni S/O Sri Late Naresh Kumar Soni (here in after referred to as "Legal Heirs of Sri Naresh Kumar Soni " ) and Miss Sheeyon Soni D/O Sri Late Naresh Kumar Soni (here in after referred to as "Legal Heirs of Sri Naresh Kumar Soni " )

The reserve price will be

Property 1:

Reserve Price -Rs. 79,80,000.00/-

Earnest Money Deposit- Rs 7,98,000.00/- (10% of Reserve Price)

Last date to deposit EMD- on or before 22.03.2024.

All that part and parcel of the property consisting of Flat No/Plot No.3/3 City Corporation Ward No 8,Sabhapathi Street,CMC Ward No 8,CTS Ward No 7, Block No 1,Assessment No 11718 in city or Town Survey No/Khata No.T.S.No 43 & 47 within the registration sub-district Ballari and district Ballari

Measurements For TS No 43

Eastern Side : N-S : 43 Feet

Western Side : N-S : 91 Feet

Northern Side : E-W : 37 Feet

Southern Side : E-W : 30 Feet N-S : 14+33 Feet, E-W : 10Feet

Total Measuring 1969 sq Feet

Measurements For TS No 47

Eastern Side : N-S : 43 Feet,E-W : 1.5 Feet,N-S : 09Feet

Western Side : N-S : 53 Feet

Northern Side : E-W : 31 Feet

Southern Side : E-W : 37 Feet

Total Measuring 1823 sq Feet

**BOUNDARIES**

EAST : Muncipal Lane

WEST : Property Of Soruppu Laxmayya Shetty

NORTH : Sharanappa Compound

SOUTH : House of Halkundi Virupakshappa, Ella Jagannatha Shetty and Metai Pampanna and Sabhapathi well street.

On the Said site Apartment has been constructed known as "SONI SAMAJ APPARTMENT"

**SCHEDULE II**

Undivided rights, title and interest in land composite schedule property representing 758 Sq feet together with building existing on the THIRD FLOOR with super built area 2741 Sq feet together with right and privileges to be enjoyed in common areas lobbies, open terrace and enjoyment of common amenities bounded on the

East: Muncipal Lane,

North: Sharanappa Compound,

West: Open Area

South: House of Halkundi Virupakshappa, Ella Jagannatha Shetty and Metai Pampanna and Sabhapathi well street.

**SCHEDULE III**

Undivided rights, title and interest in land composite schedule property representing 758 Sq feet together with building existing on the FOURTH FLOOR with super built area 2741 Sq feet together with right and privileges to be enjoyed in common areas lobbies, open terrace and enjoyment of common amenities bounded on the

East: Muncipal Lane,

North: Sharanappa Compound,

West: Open Area

South: House of Halkundi Virupakshappa, Ella Jagannatha Shetty and Metai Pampanna and Sabhapathi well street.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact **Assistant General Manager, Ballari Main 10600 Canara Bank**, Ph. No. 9449860600 during office hours on any working day.

Date: 23.02.2024

Place: Ballari



कृते केनरा बैंक / For CANARA BANK

Authorized Officer,  
सहायक महा प्रबंधक / Asst. General Manager  
बेल्लारी - BELLARY Main Branch  
CANARA BANK  
Bellary Main Br. Ballari.

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.02.2024**

1.	NAME AND ADDRESS OF THE CREDITOR	CANARA BANK BALLARI MAIN (10600) BRANCH	
2.	NAME AND ADDRESS OF THE BORROWER AND GUARANTOR	<ol style="list-style-type: none"> <li>1. M/S Home Needs Prop Smt Prathima Soni W/O Naresh Kumar Soni (Borrower)</li> <li>2. Mr Naresh Kumar Soni (Late) S/O Chhogalal Soni (Borrower)</li> <li>3. Mr Rishi Kumar Soni S/O Sri Late Naresh Kumar Soni (Legal Heirs)</li> <li>4. Miss Sheeyon Soni D/O Sri Late Naresh Kumar Soni (Legal Heirs)</li> </ol> <p>WARD NO 8, SABHAPATHI STREET, SONI SAMAJ APPARTMENT , BLOCK NO 1, T S NO 43 &amp; 47, DOOR NO 3/3, Ballari-583101</p>	
3	TOTAL LIABILITIES	Rs. 2,11,21,696.92/- (Liability as on 31-12-2023 + interest and charges there on)	
4	(a)	MODE OF AUCTION	Online Electronic Bidding
	(b)	DETAILS OF THE AUCTION SERVICE PROVIDER	M/S CanBank Computer Service Ltd. No 218, J P Royale, 1 <sup>st</sup> Floor. Sampige Road, Malleshwaram, Bangalore -560003. Web Site: <a href="http://www.indianbankseauction.com">www.indianbankseauction.com</a>
	(c)	DATE & TIME OF AUCTION	25.03.2024 (10AM – 2PM)
	(d)	PLACE OF AUCTION	ONLINE
5	RESERVER PRICE	79.80 Lakhs	

**Other terms and conditions:**

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website [www.bankeauctionwizard.com](http://www.bankeauctionwizard.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 Authorized Officer, on or before 22.03.2024 04.00 pm(Date and time mention here).
- 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, BALLARI MAIN (10600) Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, BALLARI MAIN (10600) branch, Ballari, A/c No 209272434 IFSC Code: CNRB0010600 on or before 22.03.2024 4.00 PM.

- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.03.2024 (date) 5PM, to Canara Bank BALLARI MAIN (10600) Branch, Ballari by hand or by email.
- f) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- g) 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.
- h) Bidders Name. Contact No. Address, E Mail Id.
- i) Bidder's A/c details for online refund of EMD.
- j) The intending bidders should register their names at portal [WWW.indianbankseauction.com](http://WWW.indianbankseauction.com) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s Canbank Computer Service Ltd, No. 218. J. P. Royale, 1<sup>st</sup> Floor, Sampige Road, Malleshwaram Bengaluru 560003, Contact Sri Pakhare D D: 9480691777 & Sri Ramesh T H : 8553643144.
- k) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- l) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000.00 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- m) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- n) For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to pay TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.



- o) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- p) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- q) 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 BALLARI MAIN (10600) branch ballari who, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact The Assistant General Manager, Canara Bank, BALLARI MAIN (10600) Branch (Ph. No 9449860600) e-mail id: cb10600@canarabank.com OR the service provider M/s Canbank Computer Service Ltd, No: 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleshwaram Bengaluru 560003 Contact Sri Pakhare DD: 9480691777 & Sri Ramesh T H: 8553643144.

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.

Date: 23.02.2024

Place: Ballari

कृते केनरा बैंक / For CANARA BANK

  
सहायक महा प्रबंधक / Asst. General Manager  
बेल्लारी मुख्य कार्यालय / Authorized Officer  
Bellary Main Br. Ballari.  
Canara Bank