



(A GOVERNMENT OF INDIA UNDERTAKING)

### SALE NOTICE

**E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) & 9 read with Rule 6(2) 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 Authorised Officer **Bunder Branch**, Mangalore, of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.10.2022** for recovery of **Rs.1,08,48,177.91 (Rupees One Crore Eight lakh Forty Eight Thousand One Hundred Seventy Seven and Paise Ninety One Only)** being the amount due as on 26.09.2022 along with further interest thereon w.e.f 27.09.2022 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Bunder Branch of Canara Bank from **M/S. Home Plus Enterprises**, Door No 3-326, Ground Floor, Plama Castle Bajpe, Mangalore, Karnataka 574142 and **Mr. Mahammed Ali** (Proprietor Of M/S. Home Plus Enterprises), S/o. T M Iddinabba, Door No 2-29 Mushfiq Manzil, Illenjaru Kuppepadavu, Mangalore, Karnataka 574144 and **M/S. Arfa Enterprises**, Door No. 11-8-835/49, 2nd Floor, Masco Plaza Complex, Maidan 4th Cross Road, Hampanakatta, Mangalore, Karnataka 575001 and **Mrs. Naseema K** (Proprietor Of M/S. Arfa Enterprises), W/O Mohammed Ali, Door No 2-29 Mushfiq Manzil, Killenjaru Kuppepadavu, Mangalore, Karnataka 574144.

**Details and full description of the immovable property with known encumbrances, if any.**

Non-agricultural immovable property with Residential building situated at Kilenjaru Village of Gurupura Hobli Mangalore Taluk & within the limits of Kuppepadavu Grama Panchayath & within the Registration sub-district of Moodabidri, Dakshina Kannada district and comprised in:

Sy. No KISSAM EXTENT (A-C)

34/3P1 Converted 28.28 cents

Property No: 151100300300220144

Together with the building bearing Door No. 1-222/1 Along with all other mamool and easementary rights of way, water, etc. appurtenant thereto.

Boundaries of Property:-

North : S.D. Line

South : Road

East : Survey Line

West : Portion of the same S.D

The reserve price will be **Rs.81.00 lakhs [ Rupees Eighty One Lakh Only]** and the earnest money deposit will be **Rs.8.10 Lakh [Rupees Eight lakh Ten Thousand Only]** . The Earnest Money Deposit shall be deposited on or before 27.10.2022 at 5.00 pm.

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, Canara Bank Regional Office, Ph. No. 0824-2863208/ 9141014604/9448759358 during office hours on any working day.

Date: 27.09.2022

Place: Mangalore

Authorised Officer

Canara Bank



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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.09.2022**

1. Name and Address of the Secured Creditor : Canara Bank, Bunder Branch.

2. Name and Address of the Borrower's/Guarantors

**1) M/S. Home Plus Enterprises**

Door No 3-326, Ground Floor

Plama Castle Bajpe, Mangalore, Karnataka 574142

**2) Mr. Mahammed Ali**

(Proprietor Of M/S. Home Plus Enterprises)

S/o. T M Iddinabba, Door No 2-29 Mushfiq Manzil

Illenjaru Kuppepadavu, Mangalore, Karnataka 574144

**3) M/S. Arfa Enterprises**

Door No. 11-8-835/49, 2nd Floor

Masco Plaza Complex, Maidan 4th Cross Road

Hampanakatta, Mangalore, Karnataka 575001

**4 ) Mrs. Naseema K**

(Proprietor Of M/S. Arfa Enterprises)

W/o. Mohammed Ali

Door No 2-29 Mushfiq Manzil

Killenjaru Kuppepadavu, Mangalore, Karnataka 574144

3. Total liabilities as on 26.09.2022 : **Rs.1,08,48,177.91 (Rupees One Crore Eight lakh Forty Eight Thousand One Hundred Seventy Seven and Paise Ninety One Only)**

4. (a) Mode of Auction : On-line

(b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD  
Email address – [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

(c) Date & Time of Auction : **28.10.2022 10.30 am to 11.30 am**

(d) Place of Auction : E Auction

5. Reserve Price : **Rs:81.00 Lakh (Rupees Eighty One Lakh Only)**



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6. Other terms and conditions: a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **<https://indianbankseaction.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.

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, Bunder Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of GL account of Canara Bank, Regional Office, Mangalore GL A/c No:209272434 IFSC Code:CNRB0008349 on or before 27.10.2022, 5.00 pm.

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 LTD, Bangalore Email address - [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. 9480691777 / 8553643144.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.10.2022, 5.00 pm to Canara Bank Regional Office, Mangalore 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 <https://indianbankseaction.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 SERVICES LTD, Bangalore. Email address - [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. 9480691777 / 8553643144.

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.



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i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10000. 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 lakhs (Rupees Fifty lakhs) 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 Regional office Mangalore or Canara Bank Bunder Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Mr. B R Rakesh , Divisional Manager, Canara Bank Regional Office, Mangalore (Ph. No.0824-2863208 / 9141014604/9448759358)e-mail id:rlromlr@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD, Bangalore. Email address-[eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact No. 9480691777 / 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.

Place: Mangalore

Date: 27.09.2022

Authorised Officer  
Canara Bank