



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.01.2024**

1. Name and Address of the Secured Creditor : Canara Bank, Hungund
2. Name and Address of the Borrower(s)/ Guarantor(s):

**M/S SAI FERTILISERS**

PROP. MR. ANANDKUMAR SHIRAHATTI  
G. P. NO. 150, SUTAGUNDAR  
SUTAGUNDAR  
BAGALKOT  
KARNATAKA 587202  
Mob.: 917353355115

**MR. ANANDKUMAR SHIRAHATTI**

DHANNUR, HUNGUND TQ.  
BAGALKOT  
KARNATAKA 587118  
Mob.: 917353355115

AND

**MRS. SANGAMMA BALAPPA SHIRAHATTI (Guarantor & Mortgagor )**

DHANNUR, HUNGUND TQ.  
BAGALKOT  
KARNATAKA 587118  
Mob.: 918904487781

3. Total liabilities as on 31/12/2023 **Rs. 14,24,501.01 (Rupees Fourteen lakhs Twenty-four thousand Five hundred One and paise One only)** together with further applicable interest and incidental expenses and costs
4. (a) Mode of Auction : Online Electronic Bidding.  
(b) Details of Auction service provider : M/S Canbank Computer service Ltd., No: 218, J P Royale, 1<sup>st</sup> Floor, Sampige road, Malleshwaram, Bengaluru- 560003, Web Site: www.indianbankseuction .com.  
(c) Date & Time of Auction : 26/02/2024  
(d) Place of Auction : (e-Auction) **TIME: 11:30AM TO 12:30 PM**
5. Reserve Price : **Rs. 23,06,000/- ( Rupees Twenty-three lakhs and Six thousands only)**
6. Other terms and conditions:
  - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.



**ANNEXURE - 13**  
**(Auction Sale Notice for Sale of Immovable Properties)**  
**HUNGUND**  
**(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) 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/physical possession of which has been taken by the Authorised Officer of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **26/02/2024**, for recovery of Rs. 14,24,501.01 (Rupees Fourteen lakhs Twenty-four thousand Five hundred One and paise One only) together with further applicable interest and incidental expenses and costs due to the Canara Bank, Hungund from M/S SAI FERTILISERS (PROP:- MR. ANANDKUMAR SHIRAHATTI) and MRS. SANGAMMA BALAPPA SHIRAHATTI (Guarantor & Mortgagor )

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

Sl.No	Plot Location	Measurement	Boundaries	Reserve Price	EMD Amount
1	OPEN PLOT BEARING G. P. NO. B93 B94/D, SERIAL NUMBER 150100402800700054, DHANNUR VILLAGE, HUNGUND TQ., DISTRICT BAGALKOT 587118.	400 Sq.Mtrs	EAST : PLOT NO B109, B110 WEST : ROAD NORTH : ROAD SOUTH : PLOT NO. 95	Rs.23,06,000/-	Rs. 2,30,600/-


The reserve price will be Rs. 23,06,000/- and the earnest money deposit will be Rs. 2,30,600/-. The Earnest Money Deposit shall be deposited on or before 23/02/2024 at 4:30 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 MRS. SEEMA S MANTUR Senior Manager, Canara Bank, Hungund ( Mob. No.8073281452) during office hours on any working day.

Date: 24/01/2024

Place: Bagalkot

For CANARA BANK

  
Authorised Officer  
REGIONAL OFFICE, BAGALKOT





- b) The property can be inspected, with Prior Appointment with Authorised Officer on or before 23/02/2024.
- 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, Hungund Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Hungund Branch**, A/c No **209272434** IFSC Code: **CNRB0010808** on or before **23/02/2024**, 4.30 p.m.
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23/02/2024**, 4.30 PM, to **Canara Bank, Hungund Branch** 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 multiplies 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 favour 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

- n) For sale proceeds of Rs. 50,00,000.00 (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.
- o) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- p) Authorised 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 Regional office or **Hungund** branch who, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact Senior Manager Canara Bank, **Hungund Branch** (Mob. No. 8073281452) e-mail [id\\_cb10808@canarabank.com](mailto:id_cb10808@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: 24/01/2024

Place: Bagalkot

For CANARA BANK

केनरा बैंक / Canara Bank  
सिंडिकेट / Syndicate  
REGIONAL OFFICE, BAGALKOT

Authorised Officer