



ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTAROAD MANGALURU 575001
(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) and 9(1) 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 of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" **17/08/2024** for recovery of **Rs. 60,98,16,611.11 (Rupees Sixty Crores Ninety Eight Lakhs Sixteen Thousand Six Hundred and Elean and paise eleven only)** being the amount due as on 30/06/2024 along with further interest thereon from 01/07/2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the A.R.M Branch of Canara Bank, Circle Office Building, Mangaluru - 575001 from **1. M/s. Iqbal Ahmed Infra Projects Pvt. Ltd**, D.No.13-2-150(3), 2nd Floor, Left Wing, Pailands Building, P M Rao Road, Mangalore, Karnataka- 575001; **2. M/s. Sharief Marine Products Pvt. Ltd**, D.No.13-2-150(3), 2nd Floor, Left Wing, Pailands Building, P M Rao Road, Mangalore, Karnataka- 575001., being their combined liability to the Bank.

Details and full description of the immovable properties with known encumbrances, if any:

Name of the property holder: Mr. Iqbal Ahamed

All that part & parcel of Non agricultural property measuring 545.94sq.m or 13.49 cents (As per Urban property ownership record - UPOR NO:S08-162) and 15 cents (as per sale deed dated 20/09/2002 and as per rectification deed dated 04/02/2003) with Residential Building measuring 743.68 sq.mtr or 8005 Sq.Ft (as per building construction licence and approved building licence) bearing Door No.17-19-1380/26 known as "Sharief", situated in R.S No 791/A1E , T.S No697/A1E, Near Noel Mathias Park, SL Mathias Road, Attavara, 47 Milagres ward. 86 Attavara village ,Manglore Taluk, Dakshina.

Together with all improvements and easementary rights appurtenants thereto and bounded as:

North	:	Existing Lane
South	:	Public road
East	:	Portion of the same TS NO
West	:	Portion of the same TS NO

The Reserve Price will be **Rs.9.00 Crores/- (Rupees Nine Crores)** and the Earnest Money Deposit will be **Rs.90.00 Lakhs/- (Rupees ninety lakhs Only)**. The Earnest Money Deposit shall be deposited on or before **16/08/2024 at 5.00 pm**.

There are no encumbrances on the above property affecting the title of the auction purchaser to the best of our knowledge.



For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.com) may contact Chief Manager, A R M Branch Canara Bank, Circle Office Building, Balmatta Road Mangaluru 575001, Ph. No.0824 2440469, 0824 2863367, 9361996755 during office hours on any working day.

Date: 29.07.2024
Place: MANGALURU

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29/07/2024

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch, Mangaluru (Loan account transferred from Canara Bank MCB Hampankatta Branch, Mangaluru)
2. Name and Address of the Borrower : **1) M/S. Iqbal Ahmed Infra Projects Pvt. Ltd,** represented by its Managing Director
D.No- 13-2-150(3),
2nd Floor, Left Wing,
Pailands Building, P M Rao Road,
Mangalore, Karnataka- 575 001
2) M/S. Sharief Marine Products Pvt. Ltd, represented by its Managing Director
D.No- 13-2-150(3),
2nd Floor, Left Wing,
Pailands Building, P M Rao Road,
Mangalore, Karnataka- 575 001
3. Property in the name of : Mr. Iqbal Ahamed
4. Total liabilities as on 30/06/2024 : **Rs. 60,98,16,611.11 (Rupees Sixty Crores Ninety Eight Lakhs Sixteen Thousand Six Hundred and Eleven and paise eleven only)** being the combined liability of the above borrowers to the Bank
5. (a) Mode of Auction : On-line Electronic Bidding
(b) Details of Auction service provider : M/s ANTARES SYSTEMS LTD HONGANASU, # 137/3, Bangalore Mysore road Opp. Metro Pillar # P-696, Kengeri, bengaluru-560 060, Web site www.bankeauctionwizard.com
- (c) Date & Time of Auction : **17/08/2024 - 10.30 am to 11.30 am** (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
- (d) Place of Auction : Canara Bank ARM Branch, Circle Office Building, Mangaluru – 575001
6. Reserve Price : **Rs.9.00 crores/- (Rupees Nine Crores)**
7. Other terms and conditions:

- a) The property will be sold in "as is where is and as is what is and whatever there is" basis including encumbrances, if any viz. Electricity dues, property tax dues, etc. Where the property is sold subject to encumbrances. The successful bidder has to deposit the money required to discharge the encumbrances and interest due thereon together with additional amount that may be sufficient to meet the contingencies or further cost and expenses (as per Rule 9(7) of SARFAESI Rules 2002). In such case, the successful bidder will be given the delivery of the property free from encumbrances (as per Rule 9(9) of SARFAESI Rules 2002). (However, there are no encumbrances to the knowledge of the Bank as on date. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD)).
- b) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM on or before 14.08.2024.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorised Officer, Canara bank, A R M Branch Mangaluru OR shall be deposited through RTGS / NEFT / Fund transfer to credit of account of Canara Bank, A.R.M. Branch, Mangaluru **A/c No. 209272434 IFSC: CNRB0006296 on or before 16.08.2024 by 5.00 P.M.**
- f) 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 ANTARES SYSTEMS LTD HONGANASU, # 137/3, Bangalore Mysore road Opp. Metro Pillar # P-696, Kengeri, Bengaluru-560 060, Ms.Sushmitha B (Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: sushmitha.b@antaressystems.com.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **16.08.2024 - 5.00 PM**, to Canara Bank, A R M Branch, Mangaluru by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name, Contact No, Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.



h) The intending bidders should register their names at portal www.bankeauctionwizard.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 ANTARES SYSTEMS LTD HONGANASU, # 137/3, Bangalore Mysore road Opp. Metro Pillar # P-696, Kengeri, Bengaluru-560 060, Ms.Sushmitha B (Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: sushmitha.b@antaressystems.com.

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

j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.5,00,000.00 (Rupees Five Lakhs only). 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.

k) 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 or such extended period as may be agreed upon in writing between the Secured Creditor and the Purchaser, in any case not exceeding three months. 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.

l) For sale proceeds of Rs. 50 lacs (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.

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

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

o) 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 A R M branch who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact Mrs Shimna Haridas, Canara Bank, ARM Branch, Circle Office building, Mangaluru (Ph No 0824-2863367, 9361996755, 0824-2440469) e-mail id: cb6296@canarabank.com or the service provider M/s Antares System Ltd., HONGANASU, #137/3, Bangalore Mysore Road, Opp. Metro Pillar # P-696, Kengeri, Bengaluru-560 060, Me. Sushmitha B (Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: sushmitha.b@antaressystems.com. Website: www.bankeauctionwizard.com

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: MANGALURU
Date: 29.07.2024

Authorised Officer
CANARA BANK