



## 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**

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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 Kushalnagar Branch of 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.**10644463.80** (Rupees One Crore Six Lakh Forty Four Thousand Four Hundred Sixty three and paise eighty only) as on 21/09/2022 plus further interests and costs due to Kushalnagar Branch of Canara Bank from M E Mohammed Ashraf , s/o M G Yousef, H No 394, 4<sup>th</sup> Block, Radhakrishna Badavane, Kushalnagar, Karnataka 571234 (Borrower) and Jagadisha D C , s/o D K Chandrashekhar, 562, I Block, B M Road, Kushalnagar, Karnataka 571234 .

The reserve price for the property mentioned above will be **Rs. 1,49,00,000 (Rupees One Crore Forty nine Lakh only)** and the earnest money deposit will be **Rs. 14,90,000 (Rupees Fourteen Lakh Ninety Thousand only)**. The Earnest Money Deposit shall be deposited on or before **27/10/2022**.

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

- a) All the part and parcel of the property bearing Sy No 69 measuring 4 cents situated in Site No 49, Radhakrishna Badavane, 4<sup>th</sup> Block, Kushalnagar 571234

Boundaries: North: Site No 50; South: Layout Road; East: Site No 60;, West: Site No 38.

- b) All the part and parcel of the property bearing Sy No 33/P23 measuring 2 Acres 20 Guntas situated in Poonadahalli Village, Harnahalli Hobli, Periyapatna Taluk, Mysure District , Pin 571107

Boundaries: North: Property of Sri Narayana Gowda; South: Road; East: Property of Sri Dasegowda; West: Property of Sri Thimmegowda.

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 Manager,Kushalnagar Branch,

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**B M Road, Opposite to Govt. Primary School, Kushalnagar - 571234, Madikeri District, Karnataka.**

Canara Bank, Ph. No. 08276-274390 during office hours on any working day.

**Date: 22-09-2022**

**Place: Kushalnagar**

**Authorised Officer  
Canara Bank**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22-09-2022**

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

Name and Address of the Borrower(s)/ : i) M E Mohammed Ashraf  
s/o M G Yousef  
H No 394, 4<sup>th</sup> Block, Radhakrishna  
Badavane, Kushalnagar, Karnataka  
571234  
(Borrower)

ii) Jagadisha D C  
s/o D K Chandrashekhar  
562, I Block, B M Road,  
Kushalnagar, Karnataka 571234 .  
(Guarantor)

2. Total liabilities as on 21-09-2022 : **Rs. 1,06,44,463/80**

3. (a) Mode of Auction : Online Electronic Bidding

(b) Details of Auction service provider : M/s Canbank Computer Service Ltd  
No.218, J P Royale, Ist Floor, Sampige  
Road, Malleswaram through the web site  
**<https://indianbankseaauction.com>**

(c) Date & Time of Auction : 28/10/2022, **10.30 AM -11.30 AM** (with  
Unlimited extension of 5 minutes  
duration each till the conclusion of the  
sale)

(d) Place of Auction : Canara Bank, Kushalnagar Branch

4. Reserve Price : **Rs. 1,49,00,000 /-(Rupees One Crore  
Fortynine lakhs only)**

5. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website [www.bankeaauctionwizard.com](http://www.bankeaauctionwizard.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 **24/10/2022 at 10:30 AM.**
- 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, Kushalnagar Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Kushalnagar Branch, Kodagu on or before **27/10/2022 by 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 Service Ltd, No.218, J P Royale, 1st floor, Sampige road, Malleswaram, Bengaluru-560003. E-mail: [eauction@ccsl.com.in](mailto:eauction@ccsl.com.in) /[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com), Contact number: 9832952602/8970191004**
- 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, Kushalnagar Branch, Kodagu 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://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, 1st floor, Sampige road, Malleswaram, Bengaluru-560003. E-mail: [eauction@ccsl.com.in](mailto:eauction@ccsl.com.in) /[ccsleauction@gmail.com](mailto:ccsleauction@gmail.com), Contact number: 9832952602/8970191004.** EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/- (Rupees Ten Thousand 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.

- i) 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.
- j) **For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh) 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.**
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) 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 Kushalnagar branch who, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact Manager, Canara Bank, Kushalnagar Branch (Ph. No. 08276-274390) e-mail id. [cb0689@canarabank.com](mailto:cb0689@canarabank.com), **OR** the service provider **M/s Canbank Computer Service Ltd, No.218, J P Royale, 1st floor, Sampige road, Malleswaram, Bengaluru-560003. E-mail: [eauction@ccsl.com.in](mailto:eauction@ccsl.com.in) / [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com), Contact number: 9832952602/8970191004.**

**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: Kushalnagar

Date: 22-09-2022

Authorised Officer

Canara Bank