

Ref: MCB/10697/CR-105/2024/IMP

Date: 20.08.2024

To,

1. M/s Imperial Constrafin Pvt Ltd (Borrower)
No. 134, 3rd Cross, Dollars Colony,
JP Nagar, 4th Phase
Bengaluru-560078
2. Mr Zabulon Athisayam (Guarantor)
S/o Maharaja Nadar Asirvadham
No. 134, 3rd Cross, Dollars Colony,
JP Nagar, 4th Phase
Bengaluru-560078
3. Mrs. Zabulon Devapouse Christibai (Guarantor)
W/o Zabulon Athisayam
No. 134, 3rd Cross, Dollars Colony,
JP Nagar, 4th Phase
Bengaluru-560078

Dear Sir / Madam,

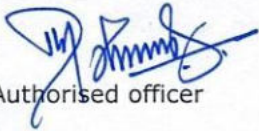
Sub: NOTICE UNDER SECTION 13(4) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002

As you are aware, I on behalf of Canara Bank, MCB, Basavanagudi have taken possession of the mortgaged assets described in the 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 MCB, Basavanagudi Branch Bangalore 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 being published in the NEWS paper containing the terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30** days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act / or any law in force.

Yours faithfully,


Authorised officer

Encl: Sale Notice



Internal

MID CORPORATE BRANCH, BASAVANAGUDI
#69, Groud Floor, 9th Main, JayaNagar, 3rd Block,
Bangalore-560011

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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of MID Corporate Branch, Basavanagudi, Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.09.2024 (11.30 AM TO 12.00 AM)**, for recovery of Rs.30,43,71,798.59/- as on 20.08.2024 with further interest and cost thereon due to the MID Corporate Branch, Bengaluru of Canara Bank from **1. M/s Imperial Constrafin Pvt Ltd No. 134, 3rd Cross, Dollars Colony, JP Nagar, 4th Phase Bengaluru-560078, 2. Mr Zabulon Athisayam S/o Maharaja Nadar Asirvadam No. 134, 3rd Cross, Dollars Colony, JP Nagar, 4th Phase Bengaluru-560078, 3. Mrs. Zabulon Devapouse Christibai W/o Zabulon Athisayam No. 134, 3rd Cross, Dollars Colony, JP Nagar, 4th Phase Bengaluru-560078**

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **26.09.2024** at 5.00 pm by way of DD favouring **Authorized Officer Canara Bank MID Corporate Branch, Basavanagudi** or through online payment to **Account No.209272434 (IFSC CNRB0010697)**.

Lot	Details of Property	Reserve Price	EMD	Incremental Value
1	Item No 1: Industrial Land & Building at Site No. 42/A, PID No. 41-3-42/A, New Timber Yard Industrial layout II nd Phase, Bangalore Extent of site - 9588 sft. Built up area 3433 sft.	8,60,00,000/-	86,00,000/-	1,00,000/-
2	Item No 2: Industrial land and building at plot No. 120, Sy No. 116/1 of Jigani Industrial Area, II phase, Anekal Taluk - 560105 Extent of site- 21991 sft Built up area- 9671 sft.	9,56,00,000/-	95,60,000/-	1,00,000/-
3	Item No 3: Vacant Land at No.36, Sy. No.20/3, Uttarahalli, Manavarte Kaval Village, Bangalore-560062. Extent of site is 175.46 sqmt;	1,60,00,000/-	16,00,000/-	1,00,000/-
4	Item No 4: Vacant Land at No.50, Sy. No.20/3, Uttarahalli, Manavarte Kaval Village, Bangalore-560062. Extent of site is 219.11Sqmt.	2,12,00,000/-	21,20,000/-	1,00,000/-
5	Item No 5: Vacant Land at Khatha No.448, E- Khatha No.150200300101501639, Vakil Garden City, Sy. Nos. 34(Part), 35(Part) & 36, Mallasandra Village, Bangalore South aluk-560062 measuring Extent of Site is 1910.31 Sq. Mtrs	22,61,00,000/-	2,26,10,000/-	1,00,000/-

Known encumbrances, if any: Not to the knowledge of the Bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Assistant General Manager, MID Corporate Branch, Basavanagudi Bengaluru, Canara Bank, Ph. No.9920514482 and 8072105564 during office hours on any working day.

Date:20.08.2024

Place:Bangalore

Internal

MID CORPORATE BRANCH, BASAVANAGUDI
#69, Groud Floor, 9th Main, JayaNagar, 3rd Block,
Bangalore-560011

Authorised Officer
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.08.2024

1. Name and Address of the Secured Creditor :	Canara Bank, MID Corporate Branch, Basavanagudi, Bengaluru.			
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1. M/s Imperial Constrafin Pvt Ltd No. 134, 3 rd Cross, Dollars Colony, JP Nagar, 4 th Phase Bengaluru-560078 2. Mr Zabulon Athisayam S/o Maharaja Nadar Asirvadham No. 134, 3 rd Cross, Dollars Colony, JP Nagar, 4 th Phase Bengaluru-560078 3. Mrs. Zabulon Devapouse Christibai W/o Zabulon Athisayam No. 134, 3 rd Cross, Dollars Colony, JP Nagar, 4 th Phase Bengaluru-560078			
3. Total liabilities: As on date 20.08.2024	Rs. Rs.30,43,71,798.59/- with further interest and cost thereon.			
4. (a) Mode of Auction :	E-Auction.			
(b) Details of Auction service provider	M/s ANTARES SYSTEMS LIMITED "Honganasu", #137/3, Bangalore Mysore Road, Opp. to Metro Pillar P-696, Kengeri, Bangalore - 560 060 (ContactPerson&Number:- Sushmitha (8951944383), e-mail: sushmitha.b@antaressystems.com).			
(c) Date & Time of Auction	27.09.2024 11.30 AM TO 12.00 AM			
(d) Place of Auction	Online.			
5. Reserve Price / EMD				
Lot	Details of Property	Reserve Price	EMD	Incremental Value
1	Item No 1: Industrial Land & Building at Site No. 42/A, PID No. 41-3-42/A, New Timber Yard Industrial layout II nd Phase, Bangalore Extent of site - 9588 sft. Built up area 3433 sft.	8,60,00,000/-	86,00,000/-	1,00,000/-
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3	Item No 3: Vacant Land at No.36, Sy. No.20/3, Uttarahalli, Manavarte Kaval Village, Bangalore-560062. Extent of site is 175.46 sqmt;	1,60,00,000/-	16,00,000/-	1,00,000/-
4	Item No 4: Vacant Land at No.50, Sy. No.20/3, Uttarahalli, Manavarte Kaval Village, Bangalore-560062. Extent of site is 219.11Sqmt.	2,12,00,000/-	21,20,000/-	1,00,000/-

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Bangalore-560011



5	Item No 5: Vacant Land at Khatha No.448, E-Khatha No.150200300101501639, Vakil Garden City, Sy. Nos. 34(Part), 35(Part) & 36, Mallasandra Village, Bangalore South aluk-560062 measuring Extent of Site is 1910.31 Sq. Mtrs	22,61,00,000/-	2,26,10,000/-	1,00,000/-
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6. Other terms and conditions:

- Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaauction.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **10.09.2024** 10.00 AM to 2.00 PM.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised Officer, Canara Bank, MID Corporate Branch, Basavanagudi, Bangalore OR through online (RTGS/NEFT/Fund Transfer) to the credit of the **Account No.209272434, Canara Bank, MID Corporate Branch, Basavanagudi, Bangalore RTGS/NEFT CODE CNRB0010697 on or before 26.09.2024 - 5.00 p.m.**
- 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 LIMITED. (ContactPerson&Number:- Sushmitha (8951944383), e- mail: sushmitha.b@antaressystems.com).**
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.09.2024- 5.00 p.m.** Canara Bank, MID Corporate Branch, Basavanagudi, Bengaluru No # 69, Ground Floor, 9th Main, 3rd Block, Jaya Nagar, Bengaluru- 560 011, by hand or by e-mail (cb10697@canarabank.com).
 - 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.
- The intending bidders should register their names at portal www.indianbankseaauction.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 LIMITED. (ContactPerson&Number:- Sushmitha (8951944383), e- mail: sushmitha.b@antaressystems.com).**
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (Rupees One lakh 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.
- The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- FOR IMMOVABLES:** For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs Only)

and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

- g) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Circle office, Bangalore or Canara Bank, MID Corporate Branch, Basavanagudi, Bengaluru No # 69, Ground Floor, 9th Main, 3rd Block, Jaya Nagar, Bengaluru- 560 011 who, as a facilitating center, shall make necessary arrangements.
- h) For further details, contact Canara Bank, Canara Bank, MID Corporate Branch, Basavanagudi, Bengaluru No # 69, Ground Floor, 9th Main, 3rd Block, Jaya Nagar, Bengaluru- 560011. (Ph. No.9920514482 and 8072105564) e-mail id cb10697@canarabank.com OR the service provider **M/s ANTARES SYSTEMS LIMITED.**
(Contact Person & Number:- Sushmitha (8951944383), e-mail: sushmitha.b@antaressystems.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.

Date: 20.08.2024

Place: Bangalore


Authorised Officer
CANARA BANK



Internal

MID CORPORATE BRANCH, BASAVANAGUDI
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