

ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTA ROAD 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) & 9 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 10.07.2024, for recovery of Rs. 52,90,90,176.08 (Rupees Fifty Two Crore Ninety Lakhs Ninety Thousands One Hundred Seventy Six and Paise Eight only) as on 31.05.2024 plus further interest from 01.06.2024 and costs due to the A R M Branch of Canara Bank, Circle Office Building, Mangaluru 575001 from 5. and Guarantors 1. Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava, S/o Late Haji Baikampady M Ahmed alias Ahmed Bava, 2. Mrs. Zareena, W/o H B Mohammed, 3. Mrs. Riyana, W/o B M Mumtaz Ali, 4. Mr. B M Shoukath Ali, S/o Late Hajee Baikampady Mohammed Bava for the loan granted to M/s Bava Infrastructure Developers Pvt. Ltd.

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

Property No.1 : Name of the Title Holder: Mrs. Nageena Moideen Bava

Non Agricultural Immovable property situated in Iddya Village of Mangalore Taluk and within the Registration Sub-District of Mangalore Taluk and comprised in :-

Sy. No.	Kissam	Extent	Remarks
99-4A1A (P31)	Converted	5.25 cents	South Eastern

With all mamool and easementary rights appurtenant thereto

Boundaries:-

North: Remaining Portion of the same Sy. No.

South: Remaining Portion of the same Sy. No.

East: Katla (Iddya) - Chokkabettu Main Road

West: Remaining Portion of the same Sy. No.

All the Piece and Parcel of premises bearing Door No. Iddya 6-30/15 consisting of four shutters and stair case measuring 924 sq. ft. of plinth area and on the Ground Floor of commercial complex known as "Durga Complex" constructed in the above said land with right to construct any sanctioned upper floors on the neighbourhood premises as well as premises bearing Door No. 6-30/14 and also additions along with 90% undivided right, interest in the above said land.

The Reserve Price for the property no 1 will be Rs.43,75,000/- (Rupees Forty Three Lakhs Seventy Five Thousands only) and the Earnest Money Deposit will be Rs. 4,37,500/- (Rupees Four Lakhs Thirty Seven Thousand Five Hundred only).

The Earnest Money Deposit shall be deposited on or before 09.07.2024 - 5.00 pm.

Property No.2: Name of the Title Holder: Mrs. Nageena Moideen Bava

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2	33-1A(as per RTC 33-1AP2)	Converted	0-93
TOTAL			6-60

(Property ID No. 151100201700220365) (24242.97 Sq. Mt)

With all easementary rights of way & water appurtenant thereto.

Boundaries of Item No. 1 :-

- North: Survey Line
- South: Portion of same Sy. No. , Road & Survey Line
- East: Survey Line
- West: Road and Portion of same Sy. No.

Boundaries of Item No. 2 :-

- North: Road in portion of same Sy, No.
- South: Survey Line & portion of same Sy. No.
- East: Survey Line & portion of same Sy. No.
- West: Portion of same Sy. No.

The **Reserve Price** for the property no. 4 will be **Rs.1,73,74,000/-** (Rupees One Crore Seventy Three Lakhs Seventy Four Thousands only) and the **Earnest Money Deposit** will be **Rs. 17,37,400/-** (Rupees Seventeen Lakhs Thirty Seven Thousand Four Hundred only).

The Earnest Money Deposit shall be deposited on or before **09.07.2024 - 5.00 pm**

Property No.5 : Name of the Title Holder: Mr. B M Shoukath Ali

REM of Non Agricultural Immovable property held on warg right situated in Katipalla Village (old surathkal village) of Mangalore Taluk, within Mangalore City Corporation and within the Registration Sub-District of Mangalore Taluk and comprised in :-

Sy. No.	Kissam	Extent A-C
2-3B (Old R.S. No. 265/3)	Converted	0-49.47

(Property ID No. 5-1-532-191A)

With building bearing Door No. 8-112/1, Shop 8-112/2, 8-112/3 & 8-112/4 with all mamool easementary rights of way and water appurtenant thereto

Boundaries:-

- North: Portion of S.No. 2/3A1P2,
- South: Survey line & Portion of Sy. No. 4
- East: Road
- West: portion of Sy. No. 2-2A1

The **Reserve Price** for the property no. 5 will be **Rs.2,22,06,000/-** (Rupees Two Crore Twenty Two Lakhs Six Thousands only) and the **Earnest Money Deposit** will be **Rs. 22,20,600/-** (Rupees Twenty Two Lakhs Twenty Thousand Six Hundred only).

The Earnest Money Deposit shall be deposited on or before **09.07.2024 - 5.00 pm**

Property No.6 : Name of the Title Holder: Mrs. Zareena

Non Agricultural Immovable properties situated at Delantha Bettu Village of Mangalore Taluk and within the Registration Sub-District of Mulki and comprised in :-

Sr.	Sy.	Kissam	Extent A-	Property	ID	Boundaries
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No.	No.		C	No.	
1	34/1	Converted	0-20-50 (829.59 Sq. Mt)	151100303900 120284	North: Sy. No. 33 West: Sy. No. 34/2 East: Road & Remaining portion of same Sy. no. South: Remaining portion of same Sy. No.
2	34/1	Converted	0-10 (404.68 Sq. Mt)	151100303900 120287	North: Sy. No. 33 East: Road South: Remaining portion of same Sy. No West: Remaining portion of same Sy. No.
3	34/1	Converted	0-23 (930.76 Sq. Mt)	151100303900 120288	West: Sy. No. 34/2 East: Road South: Remaining portion of same Sy. No North: Remaining portion of same Sy. No
4	34/1	Converted	0-24 (971.23 Sq. Mt)	151100303900 120290	North: Remaining portion of same Sy. No & Road South; Sy. No.60 East: Sy. No. 33 West: Sy. No. 34/2
5	34/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120285	North: Sy. No. 83 South: Sy. No. 81 West: Sy. No. 81 East: Sy. No. 34/9 & Road
6	34/10	Converted	0-24 (971.23 Sq. Mt)	151100303900 120286	North: Road East: Sy. No. 34/12 South: Remaining portion of same Sy. No West: Road
7	34/10	Converted	0-21 (849.82 Sq. Mt)	151100303900 120289	North: Remaining portion of Sy. No. 34/10 & Road East: Sy. No. 34/12 & 34/11 South: Sy No. 34/16 & 34/15 West: Sy No. 34/9
8	34/14	Converted	0-13 (526.08 Sq. Mt)	151100303900 120291	North: Road East: Sy. No. 60 South: Sy. No. 34/13 West: Sy. No. 34/22
9	34/17	Converted	0-15 (607.02 Sq. Mt)	151100303900 120294	North: Road East: Sy. no. 34/21 South: Sy. No. 34/18 West: Sy. No. 81
10	34/18	Converted	0-21 (849.82 Sq. Mt)	151100303900 120297	North: Sy. No. 34/16 East: Road South: Remaining portion of same Sy. No. West: Sy. No. 34/17
11	34/18	Converted	0-22 (890.29 Sq. Mt)	151100303900 120295	North: Remaining portion of same Sy. No. & Road South: Sy. no. 94 East: Sy. No. 34/20 West: Sy. No. 34/21
12	34/18	Converted	0-21 (849.82 Sq. Mt)	151100303900 120299	North: Remaining portion of same Sy. No South: Remaining portion of same Sy. No East: Road West: Sy. no. 34/21
13	60/2	Converted	0-12 (485.61 Sq. Mt)	151100303900 120317	North: Road East: Sy. no. 94 West: Remaining portion of same Sy. No. South: Sy. No. 94
14	60/2	Converted	0-13 (526.08 Sq. Mt)	151100303900 120316	North: Sy. No. 34 South: Sy. No. 94 East: Remaining portion of same Sy. No. & Road West: Sy. No. 60/1B

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15	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120300	North: Sy. No. 81/3 West: Sy No 27 East: Remaining Portion of Sy. No. 81/1 South: Remaining portion of same sy. no. & Road
16	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120301	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
17	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120302	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
18	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120303	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
19	81/8	Converted	0-23 (930.76 Sq. Mt)	151100303900 120305	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 27
20	81/8	Converted	0-22 (890.29 Sq. Mt)	151100303900 120306	North: Remaining portion of same Sy No South: Sy. No. 81/4 East: Road West: Sy. No. 27
21	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120307	North: Sy. no. 81/3 South: Road West: Remaining portion of same Sy No & Road East: Sy. No. 81/3
22	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120310	North: Road, East: Sy. No. 34, West: Road South: Remaining portion of same Sy. No
23	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120313	North: Remaining portion of same Sy. No South: Remaining portion of same Sy. No East: Sy. No. 34 West: Road
24	81/8	Converted	0-19 (768.89 Sq. Mt)	151100303900 120314	North: Remaining portion of same Sy. No East: Remaining portion of same Sy. No South: Road West: Road
25	81/8	Converted	0-19 (768.89 Sq. Mt)	151100303900 120315	North: Remaining portion of same Sy. No East: Remaining portion of same Sy. No West: Remaining portion of same Sy No South: Road
26	81/8	Converted	0-13 (526.08 Sq. Mt)	151100303900 120318	North: Sy. No. 34 East: Sy. No. 81/5 West: Remaining portion of same Sy. No South: Road
27	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120320	North: Sy No. 81/4 West: Sy. No. 86 East: Remaining portion of same Sy. No & Road South: Sy. No. 81/7
28	81/8	Converted	0-13 (526.08 Sq. Mt)	151100303900 120321	North: Sy. No. 81/4 South: Road East: Remaining portion of same Sy no. West: Remaining portion of same Sy. No.
29	81/8	Converted	0-13 (526.08 Sq. Mt)	151100303900 120322	North: Road South: Road East: Road West: Remaining portion of same Sy No
30	81/8	Converted	0-23 (930.76 Sq. Mt)	151100303900 120326	North: Road South: Sy. No. 81/7 West: Road East: Remaining portion of same Sy No
31	81/8	Converted	0-24 (971.23	151100303900 120327	North: Road South: Sy. No. 81/7 East: Remaining portion of same Sy No

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			Sq. Mt)		West: Remaining portion of same Sy No
32	81/8	Converted	0-24 (971.23 Sq. Mt)	151100303900 120328	North: Sy. No. 81/6 South: Sy. no. 81/7 West: Remaining portion of same Sy No East: Sy. No. 34
33	82/2	Converted	0-18.25 (738.54 Sq. Mt)	151100303900 120329	North: Sy. No. 94 West: Sy. No. 82/1 South: Remaining portion of same Sy No East: Road
34	82/2	Converted	0-16.75 (677.83 Sq. Mt)	151100303900 120330	North: Remaining portion of same Sy No South: Remaining portion of same Sy No East: Road West: Sy. No. 82/1
35	82/2	Converted	0-23 (930.76 Sq. Mt)	151100303900 120332	North: Remaining portion of same Sy No & Road South: Sy. No. 68 East: Sy. no. 82/3 West: Sy. No. 82/1

With all mamool and easementary rights of way and water appurtenant thereto

The **Reserve Price** for the property no. 6 will be **Rs. 4,55,53,000/-** (Rupees Four Crore Fifty Five Lakhs Fifty Three Thousands only) and the **Earnest Money Deposit** will be **Rs. 45,55,300/-** (Rupees Forty Five Lakhs Fifty Five Thousand Three Hundred only).

The Earnest Money Deposit shall be deposited on or before **09.07.2024 - 5.00 pm**

Property No.7 : Name of the Title Holder: Mr. B Ahmed Mohiuddin Bava

All the piece and parcel of the converted land bearing Sy. No. 28 (old Sy. No. 09), measuring to an extent of 1 acre 20 guntas, converted for Non Agricultural Residential purpose situated at Manchenahalli Village, Yelahanka Hobli, Bangalore North Taluk and Bounded on :-

North by: Sy. No. 29's land South by: Sy. No. 27's Land
East by: Sy. No. 41's land West by: Vasudevapura Village Gadi

The **Reserve Price** for the property no. 7 will be **Rs. 10,54,29,000/-** (Rupees Ten Crore Fifty Four Lakhs Twenty Nine Thousands only) and the **Earnest Money Deposit** will be **Rs. 1,05,42,900/-** (Rupees One Crore Five Lakhs Forty Two Thousand Nine Hundred only).

The Earnest Money Deposit shall be deposited on or before **09.07.2024 - 5.00 pm**

There are no encumbrances on the above properties 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: 03.06.2024
Place: MANGALURU

Authorised Officer
CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.06.2024

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Mangaluru (Loan accounts transferred from Canara Bank MCB Hapankatta Branch Mangaluru)

2. Name and Address of the Borrower(s)/ Guarantor (s) :

M/s Bava Infrastructure Developers Pvt. Ltd. D.No. 113/21, Ground Floor, Commercial Centre, Airport Road, Kukur, Mangalore 575013	Mr. Mehashoof Ahmed Bava (Managing Director) S/o- B Ahmed Mohiuddin Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal Mangaluru - 575014
Mrs Nageena Moideen Bava (Director) W/o-B Ahmed Mohiuddin Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal, Mangaluru - 575014	Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava (Guarantor) S/o- Late Haji Baikampady M Ahmed alias Ahmed Bava House No: 9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal, Mangaluru-575014
Mr B M Shoukath Ali (Guarantor) S/o- Late Haji Baikampady Mohammed Bava, No.08-112, block, No. 08, Chokkabattu, Katipalla, Krishnapura, Mangaluru-575014	Mrs. Zareena, (Guarantor) W/o- H B Mohammed Flat No.901, Retreat Apartment, S.L Mathias Road, Kapri Gudda, Attavara, Mangaluru-575002
Mrs. Riyana, (Guarantor) W/o- B.M Mumtaz Ali, Residing at: No-8-118, Block no. 08, Krishnapura, Suratkal, Mangalore-575014	

3. Property in the name of : Property No. 1 to 3 Mrs. Nageena Moideen Bava
: Property No. 4 Mrs. Riyana
: Property No. 5 Mr. B M Shoukath Ali
: Property No. 6 Mrs. Zareena
: Property No. 7 Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava

4. Total liabilities as on : **Rs. 52,90,90,176.08 (Rupees Fifty Two Crore Ninety Lakhs Ninety Thousands One Hundred Seventy Six and Paise Eight only)** as on 31.05.2024 plus further interest from 01.06.2024 & costs, expenses etc.,

5. (a) Mode of Auction : Online Electronic Bidding
(b) Details of Auction service provider : M/s Antares Systems Ltd, Honganasu, No.137/3, Bangalore Mysore road Opp. Metro Pillar No. P-696, Kengeri,

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Bengaluru-560 060,
web site www.bankeauctionwizard.com

- (c) Date & Time of Auction : **10.07.2024** Time: 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 & EMD : Property No.1
Rs. 43,75,000/- & EMD Rs.4,37,500/-
Property No.2
Rs. 1,04,68,000/- & EMD Rs.10,46,800/-
Property No.3
Rs. 1,10,48,000 & EMD Rs. 11,04,800/-
Property No.4
Rs. 1,73,74,000/- & EMD Rs.17,37,400/-
Property No.5
Rs. 2,22,06,000/- & EMD Rs.22,20,600
Property No.6
Rs. 4,55,53,000/- & EMD Rs.45,55,300/-
Property No.7
Rs. 10,54,29,000/- & EMD Rs.1,05,42,900/-

7. Other terms and conditions:

a) 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.

b) 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 24.06.2024.

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 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 09.07.2024 by 5.00 p.m.

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 Antares Systems Ltd., Honganasu, No. 137/3, Bangalore Mysore road Opp. Metro Pillar No. P-696, Kengeri, Bengaluru - 560 060, Ms. Sushmitha B (Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: sushmitha.b@antaressystems.com.

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f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **09.07.2024 - 5.00 pm**, to Canara Bank, A R M Branch, Mangaluru 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 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, No. 137/3, Bangalore Mysore Road, Opp. Metro Pillar No. P-696, Kengeri, Bengaluru - 560 060, Ms. Sushmitha B (Contact no. Cell-+918951944383), Helpdesk no. 080-45982100, Email id: sushmitha.b@antaressystems.com.

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

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000.00 (Rs. One 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.

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 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.

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 Circle office or A R M branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Mrs. Shimna Haridas, Chief Manager, Canara Bank, ARM Branch, Circle Office building, Mangaluru (Phone No.0824-2863367, 9361996755, 0824-

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2440469) e-mail id: cb6296@canarabank.com or the service provider M/s Antares System Ltd., Honganasu, No.137/3, Bangalore Mysore Road, Opp. Metro Pillar No. P-696, Kengeri, Bengaluru - 560 060, Ms. 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: 03.06.2024**

**Authorised Officer
CANARA BANK**