

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. 19,29,36,846.03** (Rupees Nineteen Crore Twenty Nine Lakhs Thirty Six Thousand Eight Hundred Forty Six and Paise Three 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 borrower **M/s Bava Mines and Minerals, represented by Partners 1. Mrs. Nageena Moideen Bava, W/o B. Ahmed Mohiuddin Bava, 2. Mr. B Ahmed Mohiuddin Bava alias Mohiuddin Bava, S/o Haji Baikampady M Ahmed alias Ahmed Bava and Guarantor Mr. B M Mumtaz Ali, S/o B M Ahmed Bava** for the loan granted to **M/s Bava Mines and Minerals**.

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

Property No.1 : Name of the Title Holder: Mr. B Ahmed Mohiuddin Bava

Non Agricultural Immovable property converted vacant land situated in old Iddya Village, now Katipalla 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
39-2A(P) (as per RTC 39-2AP1)	Converted	0-24

With all other mamool and easementary rights appurtenant thereto

Boundaries:-

North: Road & Survey Line

South: Portion of same Sy. No.

East: Portion of same Sy. No.

West: Portion of same Sy. No.

The **Reserve Price** for the property no. 1 will be **Rs.87,70,000/-** (Rupees Eighty Seven Lakhs Seventy Thousands only) and the **Earnest Money Deposit** will be **Rs. 8,77,000/-** (Rupees Eight Lakhs Seventy Seven Thousand 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

Non Agricultural Immovable property with Two storied Residential building measuring 3230 Sq. Ft. bearing Door No. 9-38/1 held on warg right situated in Iddya Village of Mangalore Taluk, Within the limits of Mangalore City Corporation and within the Registration Sub-District of Mangalore Taluk and comprised in :-

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Sr. No.	Sy. No.	Kissam	Extent A-C
1	45-8(P)	Converted	0-10
2	45-8(P)	Converted	0-10
3	45-8(P)	Converted	0-10

With all other mamool and easementary rights appurtenant thereto

Boundaries of item no. 1:-

North: Portion of same Sub-Division
 South: Portion of same Sub-Division
 East: Portion of same Sub-Division
 West: Public Road

Boundaries of item no. 2:-

North: Portion of same Sub-Division
 South: Cross Road
 East: Portion of same Sub-Division
 West: Road

Boundaries of item no.3:-

North: Sub-Division line
 South: Portion of same Sub-Division
 East: Portion of same Sub-Division
 West: Public Road

The **Reserve Price** for the property no. 2 will be **Rs.2,30,65,000/-** (Rupees Two Crore Thirty Lakhs Sixty Five Thousands only) and the **Earnest Money Deposit** will be **Rs. 23,06,500/-** (Rupees Twenty Three Lakhs Six Thousand Five Hundred only).

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

Property No.3 : Name of the Title Holder: Mrs. Nageena Moideen Bava

Item No. 1

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

Sy. No.	Kissam	Extent A-C
158-1	Converted	1-74

With all easementary rights of way & water appurtenant thereto.

Boundaries:-

North: Sy Line South: Sy Line
 East: S D Line West: Sy Line

Item No. 2

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

Sy. No.	Kissam	Extent A-C
189-1	Converted	1-58

With all easementary rights of way & water appurtenant thereto.

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Boundaries:-

North: Sy Line South: S D Line
East: Sy Line West: Sy Line

Both the properties converted for Industrial Purpose.

The **Reserve Price** for the property no. 3 will be **Rs.21,09,000/-** (Rupees Twenty One Lakhs Nine Thousands only) and the **Earnest Money Deposit** will be **Rs. 2,10,900/-** (Rupees Two Lakhs Ten Thousand Nine Hundred only).

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

Property No.4 : Name of the Title Holder: Mr. B M Mumtaz Ali & Mrs. Nageena Moideen Bava

Non Agriculture Immovable property situated in Koila Village of Bantwal Taluk and within the Registration Sub-District of Bantwal Taluk and comprised in :-

Item No.	Sy. No.	Kissam	Extent A-C	Portion
1	145-1	Converted	3-99	Whole
2	93-4	Converted	0-48	Whole
Total			4-47	

With all easementary rights of way & water appurtenant thereto.

Boundaries of Item No. 1 :-

North: Sy Line South: S D Line
East: Sy Line West: Sy Line & Plot A

Boundaries of Item No. 2 :-

North: Sy Line South: S D Line
East: Sy Line & Plot B West: S D Line

Both the properties converted for Industrial Purpose.

The **Reserve Price** for the property no.4 will be **Rs.28,50,000/-** (Rupees Twenty Eight Lakhs Fifty Thousands only) and the **Earnest Money Deposit** will be **Rs. 2,85,000/-** (Rupees Two Lakhs Eighty Five Thousand 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 Hampankatta Branch, Mangaluru)

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

M/s Bava Mines and Minerals D.No- 113/21, Ground Floor, Commerce Centre, Airport Road, Kulur Mangalore -575013	Mr. B Ahmed Mohiuddin Bava (Partner) S/o- Late Haji Baikampady M. Ahmed alias Ahmed Bava House no:-9-38/1, Mehshoof, Chokkabettu, Katipalla via Suratkal Mangaluru-575014
Mrs Nageena Moideen Bava (Partner) W/o-B Ahmed Mohiuddin Bava House no:-9-38/1, mehshoof, Chokkabettu, Katipalla via Suratkal Mangaluru-575014	Mr. B M Mumtaz Ali (Guarantor) S/o-B M Ahmed Bava H No-11B, Block No.8 Shoukath Manzil, Chokkabettu, Krishnapura Suratkal-Mangalore-575014

3. Property in the name of : Property No.1 Mr B Ahmed Mohiuddin Bava
: Property No.2 Mrs.Nageena Moideen Bava
: Property No.3 Mrs.Nageena Moideen Bava
: Property No.4 Mr. B M Mumtaz Ali and Mrs. Nageena Moideen Bava
4. Total liabilities as on : **Rs. 19,29,36,846.03** as on 31.05.2024 + future 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, 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. **87,70,000/-** & EMD Rs. **8,77,000/-**
Property No.2
Rs. **2,30,65,000/-** & EMD Rs. **23,06,500/-**

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Property No.3
Rs. 21,09,000/- & EMD Rs. 2,10,900/-
Property No.4
Rs. 28,50,000/- & EMD Rs. 2,85,000/-

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.

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.

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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, 0824-2440469) 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