

CANARA BANK  
(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) 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 (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Jayanagar 4<sup>th</sup> T Block branch (Name of the Branch) of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 23.03.2023 (mention date of the sale), for recovery of Rs.32,96,04,167.74 (Rupees Thirty Two crores Ninety Six Lakhs Four Thousand One Hundred Sixty Seven and Paise Seventy Four only) together with accrued/further interest from 07.11.2022 and incidental expenses and costs due to the Jayanagar 4<sup>th</sup> T Block branch (Name of the Branch) of Canara Bank from M/s.NISHI FOREX & LEISURE PVT LTD (mention name of the Borrower (s)) and (1) Sri.Ramachandra K, (2) Sri.Arjun A, (3) Smt.Aruna A, (4) Sri.Anantha and (5) Smt.Renuka (mention name of the Guarantor(s)).

The total reserve price of all three properties will be Rs.30,64,00,000/- and the total earnest money deposit will be Rs.3,06,40,000/- as per details mentioned below. The Earnest Money Deposit shall be deposited on or before 22.03.2023 at 4.00 pm.

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

Sno	Immovable Property details	Name of Title holder	Reserve Price	EMD amount
1	All that piece and parcel of the land & building in SyNo.57/5 to the extent of 2 Acres and 20 Guntas out of 3 Acres 13 Guntas in SyNo.57, of Varthur village, Varthur Hobli, Bengaluru East Taluk belonging to Sri.Arjun A. Out of 2 Acres and 20 Guntas of land, 37 guntas of land has been given for Joint Development with M/s.CMRS Infrastructure Pvt Ltd and the balance land measuring to an extent of 1 Acre 23 Guntas and bounded on: East by: Remaining portion of the land in SyNo.57/5 (given to M/s.CMRS Infrastructure Pvt Ltd for Joint Development). West by: Remaining portion of the land in SyNo.57/4 North by: Land in SyNo.56 South by: Land in SyNo.58	Sri.Arjun A S/o Sri.Anantha	Rs.24,16,00,000/-	Rs.2,41,60,000/-
2	All that piece and parcel of the land property measuring 0 Acres 09 Guntas out of total 3 Acres 19 Guntas, extent 3 Acres 13 Guntas and together with Kharab 0 Acres 06 Guntas in SyNo.57/1 of Varthur Village, Varthur Hobli, Bengaluru East Taluk belonging to Sri.Anantha and Smt.Renuka, bounded on: East by: Portion of same number fallen to the share of Smt.Aruna A West by: Rajakaluve North by: Land of Krishnappa South by: Land of Jayarama Reddy	Sri.Anantha and Smt.Renuka W/o Sri.Anantha	Rs.3,43,00,000/-	Rs.34,30,000/-
3	All that piece and parcel of the land property measuring 0 Acres 08 Guntas out of Total 3 Acres 19 Guntas, extent 3 Acres 13 Guntas and together with Kharab 0 Acres 06 Guntas in SyNo.57/2 of Varthur Village, Varthur Hobli, Bengaluru East Taluk belonging to Smt.Aruna, bounded on: East by: Portion of same number fallen to the share of Smt.Archana West by: Portion of same number fallen to the share of Sri.Anantha & Smt.Renuka, North by: Land of Krishnappa South by: Land of Jayarama Reddy	Sm.Aruna A D/o Sri.Anantha	Rs.3,05,00,000/-	Rs.30,50,000/-
	<b>TOTAL</b>		<b>Rs. 30,64,00,000/-</b>	<b>Rs.3,06,40,000/-</b>



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)) and [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com) or may contact Chief Manager, Canara Bank, Bengaluru Jayanagar 4<sup>th</sup> T Block Branch, (Branch name) at No.364, 16<sup>th</sup> Main, 4<sup>th</sup> T Block, Jayanagar, Bengaluru – 560041, Ph.No.080-26651291 / 26631146 during office hours on any working day.

Date: 03.03.2023  
Place: Bengaluru

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For CANARA BANK

Authorized Officer  
मुख्य प्रबंधक / Chief Manager  
Canara Bank  
4<sup>th</sup> T Block, Jayanagar, Bengaluru - 560 041  
4th T Block, Jayanagar, Bengaluru - 560 041



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.03.2023**

1. Name and Address of the Secured Creditor : Canara Bank, Jayanagar 4<sup>th</sup> T Block branch (Branch),  
Bengaluru
2. Name and Address of the Borrower(s)/ Guarantor(s) :  
BORROWER  
M/s.NISHI FOREX & LEISURE PVT LTD (Borrower)  
No.536, Ground Floor, Amar Jyothi Layout  
Domlur, 100 feet Intermediate Ring Road  
Bengaluru-560071  
  
GURANTORS
  - (1) Sri.Ramachandra K, Director – Guarantor
    - (a) No.936, 11th Main Road  
HAL 2nd Stage, Indiranagar  
Bengaluru-560008
    - (b) No.46, Sorahunase Road, Varthur  
Adjacent to Grandeur Park Apartments  
Bengaluru-560087
  - (2) Sri.Arjun A, Director – Guarantor/Mortgagor  
No.46, Sorahunase Road, Varthur  
Adjacent to Grandeur Park Apartments  
Bengaluru-560087
  - (3) Sri.Anantha - Guarantor/Mortgagor  
No.46, Sorahunase Road, Varthur  
Adjacent to Grandeur Park Apartments  
Bengaluru-560087
  - (4) Smt.Aruna A - Guarantor/Mortgagor  
No.46, Sorahunase Road, Varthur  
Adjacent to Grandeur Park Apartments  
Bengaluru-560087
  - (5) Smt.Renuka - Guarantor/Mortgagor  
No.46, Sorahunase Road, Varthur  
Adjacent to Grandeur Park Apartments  
Bengaluru-560087
3. Total liabilities as on 07.11.2022 : Rs.32,96,04,167.74 (Rupees Thirty Two crores Ninety Six Lakhs  
Four Thousand One Hundred Sixty Seven and Paise Seventy Four  
only) together with accrued/further interest from 07.11.2022
4. (a) Mode of Auction : E Auction (Online)  
(b) Details of Auction service provider : M/s Antares System Ltd, No 24, 3rd stage, 4th block,  
Basaveshwaranagar, Bengaluru – 560079  
(Mr.Manohar S, Ph: +91 96861 96755)  
(c) Date & Time of Auction : 23.03.2023 starting at 11:00 AM closing by 12:00 NOON  
(d) Place of Auction : Online
5. Reserve Price :  
Item at SIno.1 above Rs.24,16,00,000/- (Rupees Twenty Four Crores Sixteen Lakhs only)  
Item at SIno.2 above Rs.3,43,00,000/- (Rupees Three Crores Forty Three Lakhs only)  
Item at SIno.3 above Rs.3,05,00,000/- (Rupees Three Crores Five Lakhs only)  
Total Rs.30,64,00,000/- (Rupees Thirty Crores Sixty Four Lakhs only)  
(Please note to mention separately for each property)



6. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com) (Mention the website). 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 21.03.2023 10:00 am (Date and time mention here).
- 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, Bengaluru Jayanagar 4<sup>th</sup> T Block Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Bengaluru Jayanagar 4<sup>th</sup> T Block Branch, GL A/c No 209272946 IFSC Code: CNRB0000471 on or before 22.03.2023 (Date mention here) 04.00 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 Antares System Ltd, having it's registered office at No 24, 3rd stage, 4th block, Basaveshwaranagar, Bengaluru – 560079, (Mr.Manohar S, Ph: +91 96861 96755) (mention the name of the service provider, office address, e-mail address and Contact Number here).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.03.2023 (date) 05:00 PM, to Canara Bank, Bengaluru Jayanagar 4<sup>th</sup> T Block Branch, 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](http://www.bankeauctionwizard.com) (mention the website address of service provider) 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 System Ltd, having it's registered office at No 24, 3rd stage, 4th block, Basaveshwaranagar, Bengaluru – 560079, (Mr.Manohar S, Ph: +91 96861 96755) (mention the name of the service provider, office address, e-mail address and Contact Number here)
- 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.50,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 as incremental value). 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. 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.50,00,000/- (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 Bengaluru Jayanagar 4<sup>th</sup> T Block branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Sri.K N Ramakrishna, Canara Bank, Bengaluru Jayanagar 4<sup>th</sup> T Block Branch, No.364, 16<sup>th</sup> Main, 4<sup>th</sup> T Block, Jayanagar, Bengaluru - 560041 (Ph.No: 080 - 26651291 / 26631146) e-mail id cb0471@canarabank.com OR the service provider M/s Antares System Ltd, having it's registered office at No 24, 3rd stage, 4th block, Basaveshwaranagar, Bengaluru – 560079, (Mr.Manohar S, Ph: +91 96861 96755) (mention the name of the service provider, office address, e-mail address and Contact Number here).

**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: Bengaluru  
Date: 03.03.2023

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For CANARA BANK

Authorised Officer  
मुख्य अधिकारी / Chief Manager  
Canara Bank  
4 वॉ टी ब्लॉक, जयनगर, बंगलूर - 560 041  
4th T Block, Jayanagar, Bengaluru - 560 041

