

ANNEXURE - 14
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref No:ROCKD:REC:SARFEASI:24-25

Date: 31.07.2024

To,

PARAPPA R CHOTI (BORROWER)
CTS NO 3092
AT POST GOKAK
GOKAK – 591307

VITTAL PARAPPA CHOTI (JOINT BORROWER)
H NO 3092/B2
RAVIVAR PETH
GOKAK – 591307

MAMATAZ SALEEM BABUDE (GUARANTOR)
W O SALEEM H NO 3083
RAVAVAR PETH
MOMIN GALLI GOKAK
GOKAK 591307

Dear Madam/Sir,

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) Rules, 2002

As you are aware, I on behalf of Canara Bank, **Gokak II branch** have taken possession of the assets described in 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 **Gokak II branch** 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 containing terms and conditions of the sale.

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

Yours faithfully,



Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)

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/Physical** (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of **Gokak II branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **31.08.2024**, for recovery of **Rs. 3,39,274.47/- (Rupees Three Lakhs Thirty Nine Thousand Two Hundred – Seventy Four and Forty Seven Paise only)** and interest thereon due to the **Gokak II branch** of Canara Bank from **Parappa R Choti**

The reserve price will be **Rs. 12,00,000/- (Rupees Twelve Lakhs Only)** and the earnest money deposit will be **Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **30.08.2024 at 3.00 pm.**

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

ALL THAT PART AND PARCEL OF THE PROPERTY OF LAND AND BUILDING BEARING CTS NO 3092A/2 AD MEASURING 53.51 SQ MTRS LOCATED WITHIN THE LIMITS OF CMC GOKAK WITH FOLLOWING BOUNDARIES

EAST:PROPERTYCTSNO3092B/2

WEST:ROAD

SOUTH:ROAD

NORTH: PROPERTY CTS NO 3092A/1

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 Chief Manager, Gokak II branch, Canara Bank, Ph. No. 7996110511 during office hours on any working day.

Date: 31.07.2024

Place: Gokak


Authorised Officer

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31.07.2024

1	Name and Address of the Secured Creditor	Canara Bank, GOKAK II Branch
2	Name and Address of the Borrower	Parappa R Choti (Borrower) Cts No 3092 At Post Gokak Gokak – 591307 Vittal Parappa Choti (Joint Borrower) H No 3092/B2 Ravivar Peth Gokak – 591307 Mamataz Saleem Babude (Guarantor) W O Saleem H No 3083 Ravavar Peth Momin Galli Gokak Gokak 591307
3	Total liabilities as on 31.07.2024	Rs. 3,39,274.47/- (Rupees Three Lakhs Thirty Nine Thousand Two Hundred - Seventy Four and Forty Seven Paisa only) as on 31.07.2024 with further interest and Expenses
4.	Last Date & Time of receipt of online tender	30-08-2024 & 5.00PM
5.	Address in which the online tender to be submitted	Canara Bank, Gokak II branch
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	31-08-2024 3:00 PM TO 4:00 PM
6a	Portal for E-auction	https://ebkray.in/

7. OTHER TERMS AND CONDITIONS:

The auction sale will be online e-auction-through the website <https://ebkray.in/>

- a) The property will be sold in "As is where is & as is what is" condition including encumbrances, if any.
- b) The properties can be inspected on or before 30-08-2024 between 2.00 PM to 5.00 p.m with prior appointment.
- c) The properties will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. Auction would commence at Reserve Price, but bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand only)

- d) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact M/s PSB Alliance (Ebkray) Phone No. 8291220220 Email id: support.ebkray@psballiance.com
- e) Bidders are advised to go through the website <https://ebkray.in/> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction proceedings.
- f) Prospective bidders if required may avail online training on e-auction from M/s PSB Alliance (Ebkray)
- g) EMD shall be deposited by way of DD favoring Authorized officer, Canara Bank Chikodi RO OR through online (RTGS/NEFT/Fund Transfer) to credit the account number 209272434, Canara Bank, Chikodi RO, Chikodi IFSC: CNRB0006926 (in the address mentioned in clause No.1 above) before submitting the bids online Bids shall be submitted through online with relevant details.
- h) A copy of the bid form along with the enclosure submitted online shall be forwarded to the Authorized Officer, Canara Bank, Chikodi RO (in the address mentioned in clause No.1 above) immediately.
- i) Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder/s 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 within the period stated above, the deposit made by parties shall be forfeited.
- k) All charges for conveyance, stamp duty and registration charges and TDS amount as per the provisions of the Income Tax Act etc., as applicable shall be borne by the successful bidder/s only.
- l) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.
- m) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of the tender without assigning any reason thereof.
- n) The intending bidder/s shall also attach a copy of the PAN Card issued by the income Tax department and his/her identity proof and the proof of residence such as copy of the AADHAR Card, Passport, Driving license, etc.

Contact person:

<p>CANARA BANK , Chikodi RO Phone No. 8883092906 Rockdrec@canarabank.com</p>	<p>M/s M/s PSB Alliance (Ebkray) Phone No. 8291220220 Email id: support.ebkray@psballiance.com Website : https://ebkray.in/</p>
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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: 31-07-2024

Place: Chikodi


AUTHORISED OFFICER
 CANARA BANK