

**CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)**

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable / movable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 / movable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of **KOLAR BRANCH** will be sold "As is where", "As is what is" and "Whatever there is" on **21.06.2023, 11:00 AM TO 12:00 PM**, for recovery of **Rs. 3,37,97,622.22/- (Rupees Three Crore Thirty Seven Lakhs Ninety Seven Thousands Six Hundred and Twenty Two And Paisa Twenty Two only)** with further interest/charges due to the Canara Bank Kolar Branch of from **PREMA B K W/O T VARADARAJU**

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **19.06.2023** by 5.00 PM by way of DD favoring Authorized Officer KOLAR BRANCH Branch or through online payment to Account No. **209272434** (IFS Code **CNRB0000539**), the description of the property is as under.

S NO	Description of the immovable/ movable assets:	Reserve Price	EMD
1	All that piece and parcel of Site bearing Nos.19 & 20, Keshavanagar earlier Municipal No.9913/1, E Site No.30-9-3K TMC Ward No.4 formed in Sy No.32/1A1 of Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk LOCATION OF THE PROPERTY: Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk, Kolar District. East-West: 60 Feet ,North-South: 40 Feet, Totally measuring 2400 Sq Feet BOUNDARIES: East: Property of Sandeep, West: Property of M.R.Srinath, North: Property of K.M.Manjunath ,South: Road	16,20,000/-	Rs. 1,62,000/-
2	All that piece and parcel of Site bearing No.65, Keshavanagar earlier Municipal No.9913/1, E Site No.30-9-3K TMC Ward No.4 formed in Sy No.32/1A1 of Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk East-West: 30 Feet, North-South: 40 Feet Totally measuring 1200 Sq Feet LOCATION OF THE PROPERTY: Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk Kolar District BOUNDARIES: East: Property of N.Jyothi, W: Property of Chinnamma, North: Remaining portion of same property South: Road	8,10,000/-	81,000/-
3	All that piece and parcel of Site bearing No.44, Keshavanagar earlier Municipal No.9913/1, E Site No.30-9-3K TMC Ward No.4 formed in Sy No.32/1A1 of Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk. EXTENT OF THE PROPERTY: East-West: 30 Feet, North-South: 40 Feet Totally measuring 1200 Sq Feet. LOCATION OF THE PROPERTY: Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk, Kolar District.	8,10,000/-	81,000/-

	BOUNDARIES: East: Property of C.Subhash, West: Property of Chinnamma, North: Road, South: Remaining portion of same property.		
4	All that piece and parcel of the land in Sy No.145/4 , Katha No.350 of Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar EXTENT OF THE PROPERTY 1.925 Acres LOCATION OF THE PROPERTY: Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar BOUNDARIES: E: Government Road, W: Property of Kumbara Changappa and Kumbara Ramachandrappa, N: Property of S V Radhamma, N V Subramani and Rathnamma, S: Property of V raghupathi Reddy and Munivenkatappa	77,96,250/-	7,80,000/-
5	All that piece and parcel of the land in Sy No.135/1 , Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar EXTENT OF THE PROPERTY 1 Acre 37 Guntas LOCATION OF THE PROPERTY Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar BOUNDARIES E: Government Road , W: Drainage, N: Property of Venkataramappa and V Raghupathi Reddy S: Property of Ramachandra and T Varadharaj.	2,11,50,000/-	21,15,000/-

The incremental value of the properties mentioned above will be in multiplies of Rs.50,000/- (Rupees Fifty Thousand Only).

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 Chief Manager, Kolar branch, Ph No 9483530539, Ph. No. 9959575974, during office hours on any working day.

Date: 18.05.2023

Place: KOLAR

Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE Dated 18.05.2023

1. Name and Address of the Secured Creditor :	KOLAR BRANCH, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	<p><u>BORROWER</u> SMT. B K PREMA W/O T VARADARAJU, NALLUR VILLAGE. HANUMANAHALLI POST MULBAGAL TALUK KOLAR DISTRICT-563127</p> <p><u>GUARANTOR</u> VARADARAJ T S/O THIMMARAYAPPA NALLUR VILLAGE HANUMANHALLI POST MULBAGAL TALUK KOLAR DISTRICT-563127</p> <p><u>GUARANTOR</u> RAGHU K S/O KRISHNAPPA OPP TO APMC YARD, ST ANNES SCHOOL MAIN ROAD MULBAGAL KOLAR DISTRICT-563127</p>
Total liabilities:	Rs. 3,37,97,622.22/- (Rupees Three Crore Thirty Seven Lakhs Ninety Seven Thousands Six Hundred and Twenty Two And Paise Twenty Two only) along with further Interest and cost thereon due to the KOLAR BRANCH of Canara Bank respectively.
1. (a) Mode of Auction :	E-Auction.
(b) Details of Auction service provider	M/s CANBANK COMPUTER SERVICES LTD Contact Person & Number:- Mr. Pakhare D D (M-9480691777) & Mr. Ramesh T H (M-8553643144). e-mail:eauction@ccsl.co.in/ccsleauction@gmail.com
(c) Date & Time of Auction	21.06.2023 & 11:00 AM TO 12:00 PM
(d) Place of Auction	Online.
2. Reserve Price / EMD :-	Rs: 3,21,86,250/- /RS: 32,18,625/-
	

Description of the immovable/ movable assets:	Reserve Price	EMD
<p>All that piece and parcel of Site bearing Nos.19 & 20, Keshavanagar earlier Municipal No.9913/1, E Site No.30-9-3K TMC Ward No.4 formed in Sy No.32/1A1 of Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk</p> <p>LOCATION OF THE PROPERTY: Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk, Kolar District. East-West: 60 Feet ,North-South: 40 Feet, Totally measuring 2400 Sq Feet</p> <p>BOUNDARIES: East: Property of Sandeep, West: Property of M.R.Srinath, North: Property of K.M.Manjunath ,South: Road</p>	16,20,000/-	Rs. 1,62,000/-
<p>All that piece and parcel of Site bearing No.65, Keshavanagar earlier Municipal No.9913/1, E Site No.30-9-3K TMC Ward No.4 formed in Sy No.32/1A1 of Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk</p> <p>East-West: 30 Feet, North-South: 40 Feet Totally measuring 1200 Sq Feet</p> <p>LOCATION OF THE PROPERTY: Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk Kolar District</p> <p>BOUNDARIES: East: Property of N.Jyothi, W: Property of Chinnamma, North: Remaining portion of same property South: Road</p>	8,10,000/-	81,000/-
<p>All that piece and parcel of Site bearing No.44, Keshavanagar earlier Municipal No.9913/1, E Site No.30-9-3K TMC Ward No.4 formed in Sy No.32/1A1 of Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk.</p> <p>EXTENT OF THE PROPERTY: East-West: 30 Feet, North-South: 40 Feet Totally measuring 1200 Sq Feet.</p> <p>LOCATION OF THE PROPERTY: Sonnavadi Village, Kasaba Hobli, Mulabagal Taluk, Kolar District.</p> <p>BOUNDARIES: East: Property of C.Subhash, West: Property of Chinnamma, North: Road, South: Remaining portion of same property.</p>	8,10,000/-	81,000/-
<p>All that piece and parcel of the land in Sy No.145/4 , Katha No.350 of Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar</p> <p>EXTENT OF THE PROPERTY 1.925 Acres</p> <p>LOCATION OF THE PROPERTY: Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar</p> <p>BOUNDARIES: E: Government Road, W: Property of Kumbara Changappa and Kumbara Ramachandrappa, N: Property of S V Radhamma, N V Subramani and Rathnamma, S: Property of V raghupathi Reddy and Munivenkatappa</p>	77,96,250/-	7,80,000/-
<p>All that piece and parcel of the land in Sy No.135/1 , Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar</p> <p>EXTENT OF THE PROPERTY 1 Acre 37 Guntas</p> <p>LOCATION OF THE PROPERTY Nallur Village, Dhuggasandra Hobli, Mulbagal Taluk, Kolar</p> <p>BOUNDARIES E: Government Road ,W: Drainage, N: Property of Venkataramappa and V Raghupathi Reddy, S: Property of Ramachandra and T Varadharaj.</p>	2,11,50,000/-	21,15,000/-

Other terms and conditions

- a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaction.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 Authorized Officer, on or before **19.06.2023** 2.00 PM to 5.00 PM.
- 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 DD favoring Authorized Officer, **Canara Bank, Kolar Branch**, OR through online (RTGS/NEFT/Fund Transfer) to the credit of the Account No. **209272434**, Canara Bank, **Kolar Branch, IFSC Code CNRB0000539** on or before **19.06.2023** 2.00 PM to 5.00 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 M/s CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru-560003. e-mail: eauction@ccsl.co.in/ccsleauction@gmail.com, Contact Person & Number:- Mr. Pakhare D D (M-9480691777) & Mr. Ramesh T H (M-8553643144).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **19.06.2023** 2.00 PM to 5.00 PM. Canara Bank, Kolar Branch, by hand or by e-mail.
- 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 <https://indianbankseaction.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 CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru - 560003 e-mail: eauction@ccsl.co.in/ccsleauction@gmail.com. Contact Person & Number: - Mr. Pakhare D D (M-9480691777) & Mr. Ramesh T H (M-8553643144).
- 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 multiples of Rs. 50,000/- (Rupees. Fifty Thousand only) for each property. 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 favor 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), 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.
- k) 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 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 **Canara Bank, Kolar Branch** who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact **Canara Bank, Kolar Branch, (Ph. 9483530539) e-mail id cb0539@canarabank.com**; OR the service provider M/s CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Malleswaram, Bengaluru-560003 e-mail: eauction@ccsl.co.in/ccsleauction@gmail.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: 18.05.2023

Place: Bengaluru

Authorised Officer

Canara Bank

To,
BORROWER
SMT. B K PREMA
W/O T VARADARAJU,
NALLUR VILLAGE.
HANUMANAHALLI POST
MULBAGAL TALUK
KOLAR DISTRICT-563127

GUARANTOR
VARADARAJ T
S/O THIMMARAYAPPA
NALLUR VILLAGE
HANUMANHALLI POST
MULBAGAL TALUK
KOLAR DISTRICT-563127

GUARANTOR
RAGHU K
S/O KRISHNAPPA
OPP TO APMC YARD,
ST ANNES SCHOOL MAIN ROAD
MULBAGAL
KOLAR DISTRICT-563127

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, KOLAR BRANCH 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 KOLAR 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 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,


Authorized officer

KOLAR BRANCH

Encl: Sale Notice