

(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 GIRINAGAR II 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 **28.06.2023** (mention date of the sale), for recovery of **₹21087016.56 (Rupees Two crore Ten lakh Eighty Seven Thousand Sixteen Rupees and Fifty six paisa only)** to the GIRINAGAR BRANCH (Name of the Branch) of Canara Bank from Mr Sendhil Elumalai (Borrower) and Shri Bhaskar M (Guarantor)

Item 1: The reserve price will be **Rs 68.50 Lakhs (Rs Sixty eight lakhs and Fifty thousand only)** and the earnest money deposit will be **Rs 6.85 Lakhs** The Earnest Money Deposit shall be deposited on or before 27.06.2023 Before 4.00 pm.

Item 2: The reserve price will be **Rs 68.50 Lakhs (Rs Sixty eight lakhs and Fifty thousand only)** and the earnest money deposit will be **Rs 6.85 Lakhs** The Earnest Money Deposit shall be deposited on or before 27.06.2023 Before 4.00 pm.

Item 3: The reserve price will be **Rs 68.50 Lakhs (Rs Sixty eight lakhs and Fifty thousand only)** and the earnest money deposit will be **Rs 6.85 Lakhs** The Earnest Money Deposit shall be deposited on or before 27.06.2023 Before 4.00 pm.

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

Schedule of Property

Item No 1: All that piece and parcel of property comprising residential apartment privately numbered as **F-402** in third floor of "F" Block with a super built up area of 1089 sq ft, together with undivided share and interest situated at apartment building known as **Garden Residency**, Kachanayakanahalli Village, Jigini Hobli, Anekal Taluk, Bengaluru, property along with covered car parking slot numbered as F-402 in stilt floor.

East: land in Sy. No.:108/2.

West: Road, Carved Out of Kharab land.

North: Road, Carved Out of Kharab land.

South: Tank Bed

Item No 2: All that piece and parcel of property comprising residential apartment privately numbered as **F-403** in third floor of "F" Block with a super builtup area of 1089 sq ft, together with undivided share and interest situated at apartment building known as **Garden Residency**, Kachanayakanahalli Village, Jigini Hobli, Anekal Taluk, Bengaluru, property along with covered car parking slot numbered as F-403 in stilt floor

East: Road

East: land in Sy. No.:108/2.

West: Road, Carved Out of Kharab land.

North: Road, Carved Out of Kharab land.

South: Tank Bed

Item No 3:

All that piece and parcel of property comprising residential apartment privately numbered as **F-404** in third floor of "F" Block with a super builtup area of 1089 sq ft, together with undivided share and interest situated at apartment building known as **Garden Residency**, Kachanayakanahalli Village, Jigini Hobli, Anekal Taluk, Bengaluru, property along with covered car parking slot numbered as F-404 in stilt floor

East: land in Sy. No.:108/2.

West: Road, Carved Out of Kharab land.

North: Road, Carved Out of Kharab land.

South: Tank Bed

Note: Plots will be sold on individual basis also

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, GIRINAGAR BRANCH (Branch name) Canara Bank , Ph. No. 9550553935/9760610862 during office hours on any working day.

Date: 31.05.2023

Place: BENGALURU

Authorised Officer
For Canara Bank / For CANARA BANK

Chief Manager
Canara Bank
GIRINAGAR BRANCH, BENGALURU-560 085

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31.05.2023.

1. Name and Address of the Secured Creditor : Canara Bank, GIRINAGAR BRANCH(Branch)

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

1. Mr Sendhil Elumalai
S/o Elumulai Govindaraj
10, O 2ND Street, Near Shree Complex
Shivan Chetty Gardens
Bangalore 560042

2. Shri Bhaskar M
The Promont Tata Housing
1003, Tower 1 Altura
Ittamadu Main Road, Hosakerehalli
Banashankari III stage
Bangalore-560085

3. Total liabilities as on 31.05.2023(mention date of the sale), for recovery of **₹21087016.56 (Rupees Two crore Ten lakh Eighty Seven Thousand Sixteen Rupees and Fifty six paisa only)**

4. (a) Mode of Auction : online E auction

(b) Details of Auction service provider : **M/S .ANTARES SYSTEM LTD**

SUSHMITHA , Phone:080-40482100/40482000, Mob:91-8951944383

NO.24 III STAGE 4TH BLOCK BASAVESWARNAGAR Bengaluru-560079

(c) Date & Time of Auction : 28.06.2023, 11.00 am TO 12.00 Noon

(d) Place of Auction : BANGALORE

5. Reserve Price : Plot F-402 Rs.68,50,000/- (Rs Sixty eight lakh and Fifty thousand only)
Plot F-403 Rs 68,50,000/- (Rs Sixty eight lakh and Fifty thousand only)
Plot F-404 Rs 68,50,000/- (Rs Sixty eight lakh and Fifty thousand only)

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website canara.bank.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 Authorized Officer, on 26.06.2023 from 3.00 p.m to 5.00 p.m .

- 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 Canara Bank, GIRINAGAR II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, GIRINAGAR BRANCH Bangalore A/c No 209272434 IFSC Code: CNRB0001821 on or before 27.06.2023 BY 4.00 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 SERVICES, NO.24 III STAGE 4TH BLOCK BASAVESWARNAGAR Bengaluru-560079, **SUSHMITHA** , Phone:080-40482100/40482000, **Mob:91-8951944383**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26.06.2023 by 5.00 PM, to Canara Bank, GIRINAGAR Branch, BANGALORE-560085 by hand or by email: cb1821@canarabank.com.
- 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.antaressystems.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) 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.50000 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.50000 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 7 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 lacs (Rupees Fifty lacs) 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.

1) 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 GIRINAGAR branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Canara Bank, GIRINAGAR Branch (Ph. NO 08026423245) e-mail id cb1821@canarabank.com .OR the service provider M/s...ANTARES SYSTEMS LTD **SUSHMITHA** ,
Phone:080-40482100/40482000, Mob:91-8951944383.

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: BANGALORE

Date: 31.05.2023

कृते के-
AUTHORISED OFFICER
मुख्य अधिकारी
Branch Manager
GIRINAGAR
CANARA BANK
080-560 085
080-560 085