

Ref: ARM-I/CR-408/136/2023/SP

Date: 02.05.2023

To,

1. Sri Sapthagiri Agro  
Represented by its Partner  
**Mr. Sridhar Babu K S & Mrs. Vanitha Rani**  
Plot No. 3D & 133B  
I & II phase KIADB Industrial Area  
Antharasandhalli Tumkur-572106

2. **Mrs. Vanitha Rani**  
W /o Sridhar Babu K S  
Sapthagiri Nilaya 4<sup>th</sup> cross  
Near Water Tank, Vidyanagar  
Tumkur - 572101

3. **Mr. Sridhar Babu K S**  
S /o Srinivas Shetty K S  
Sapthagiri Nilaya, 4<sup>th</sup> Cross  
Near Water Tank, Vidyanagar  
Tumkur - 572101

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, ARM-I, Branch Bangalore 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 ARM-I Branch Bangalore 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 **15** 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,  
कृते केनरा बैंक/FCI CANARA BANK

  
(Pawan Chaturvedi)  
प्राधिकृत अधिकारी / Authorised Officer  
Chief Manager  
आस्ती कसूरी प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूरु-560001  
Asset Recovery Management Br.-1 M.G. Road, Bengaluru-1

Encl: Sale Notice

**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 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 / movable property mortgaged/charged to the Secured Creditor, the Symbolic Possession of which has been taken by the Authorised Officer of Tumkur Branch (Now Transferred to ARM 1 Branch), Bengaluru of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 24/05/2023 (10.00 AM to 10.30 AM)**, for recovery of Rs. 153,90,21,367.16/- with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. Sri Saphthagiri Agro Plot No. 3D & 133B, I & II phase KIADB Industrial Area, Antharasanahalli Tumkur-572106. 2. Mrs. Vanitha Rani (Partner) W /o Sridhar Babu K S Saphthagiri Nilaya 4<sup>th</sup> cross, Near Water Tank Vidyanagar Tumkur - 572101 3. Mr. Sridhar Babu K S (Partner) S /o Srinivas Shetty Saphthagiri Nilaya 4<sup>th</sup> cross, Near Water Tank Vidyanagar Tumkur 572101.

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before 23/05/2023 at 5.00 pm by way of DD favouring Authorized Officer Canara Bank ARM-1 Branch through online (RTGS/NEFT/Fund Transfer - IFSC CODE CNRB0002366) to the credit of the account number 209272434, Canara Bank, ARM Branch I, Bangalore.

(₹ in Lakhs)				
Lot	Description of the immovable/ movable assets:	Reserve Price	EMD	Incremental value
1	Industrial land and building bearing plot No.3/D formed in Sy.No.21 & 23 part formed in Lingapura Village, measuring 50.80 X (136.40+132.70)/2 mtrs i.e. 6784 sq. meters situated at KIADB industrial area Phase 1 Antharasanahalli Tumkur standing in the name of Sri Saphthagiri Agro Industry. Bounded on East : Plot No 4, West : KIADB 40 feet Road, North : Plot No 133 II Phase, South : Plot No 3-C4 and 3-C5 Industrial Land and building Plot No.133 -B, formed in Sy.No.63 part of Thimlapura Village, with a extent of 6643 Sq.Mtrs situated at KIADB industrial area Phase 2, Antharasanahalli, Tumkur standing in the name of Sri Saphthagiri Agro Industry. bounded on East : Plot No 4 and 133 C West ; KIADB Road 13 North ; Plot No. 133 A P1 and 133 A part South Plot No 3 D	₹.1513.00	₹.151.30	₹.1.00
2	Hypothecation of plant and machinery situated at Lot No. 1 above	₹.1624.30	₹.162.43	₹.1.00
3	Property consisting of two RCC building shops bearing old Khatha No.59/116/41, Chalti Khatha No.197/59/1258 site No.116/44 class, measuring East to West 8.50 mtrs and North to South 14 Mtrs situated at 1 <sup>st</sup> Main, 5 <sup>th</sup> Cross, APMC Yard Batwadi Ward No.35, Tumkuru in the name of Smt. K S Vanitha Rani. Bounded on East ; Site No 115:433 belonging to Prakash, West: Site No. 117:45 belonging to Shivaswami, North: Property situated in site No 163:91 belonging to Renuka Prasad, South: Road	₹.32.16	₹.3.22	₹.1.00

**Note: The person who wish to bid for lot No. 1 has to invariably bid for lot 2 property also. Bid for lot No. 1 alone will not be accepted. However, bid for only lot No. 2 can be submitted.**

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](http://www.canarabank.com)) or may contact Chief Manager, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.9483532366 during office hours on any working day.

Date : 02.05.2023

Place: Bangalore

कृते केनरा बैंक/For CANARA BANK

  
Authorized Officer

Canara Bank  
प्राधिकृत अधिकारी / Authorised Officer  
आस्ती वसूली प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूरु-560001  
Asset Recovery Management Br.-1, M.G. Road, Bengaluru-1



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02/05/2023**

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru		
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1. Sri Sapthagiri Agro Rep by its Partner Mr. Sridhar Babu K S & Mrs. Vanitha Rani Plot No. 3D & 133B I & II phase KIADB Industrial Area Antharasanahalli Tumkur-572106 2. Mrs. Vanitha Rani W /o Sridhar Babu K S 3. Mr. Sridhar Babu K S S /o Srinivas Shetty Both 2 & 3 reside at Sapthagiri Nilaya 4 <sup>th</sup> cross Near Water Tank, Vidyanagar Tumkur - 572101		
3. Total liabilities:	Rs. 153,90,21,367.16/- with further interest and cost thereon		
4. (a) Mode of Auction :	E-Auction.		
(b) Details of Auction service provider	M/s Canbank Computer Services Ltd 218, JP Royale, Sampige Road, Malleshwaram, Bangalore - 3 e- mail: <a href="mailto:euaction@ccsl.co.in">euaction@ccsl.co.in</a> Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)		
(c) Date & Time of Auction	24/05/2023 - 10.00 AM to 10.30 AM		
(d) Place of Auction	Online.		
5. Reserve Price / EMD	(Amt in Lakhs)		
Lot	Description of the immovable/ movable assets:	Reserve Price	EMD
1	Industrial land and building bearing plot No.3/D formed in Sy.No.21 & 23 part formed in Lingapura Village, measuring 50.80 X (136.40+132.70)/2 mtrs i.e. 6784 meters situated at KIADB industrial area Phase 1 Antharasanahalli Tumkur standing in the name of Sri Sapthagiri Agro Industry. Bounded on East : Plot No 4, West : KIADB 40 feet Road, North : Plot No 133 II Phase, South : Plot No 3-C4 and 3-C5  Industrial Land and building Plot No.133 -B, formed in Sy.No.63 part of Thimlapura Village, with a extent of 6643 Sq.Mtrs situated at KIADB industrial area Phase 2, Antharasanahalli, Tumkur standing in the name of Sri Sapthagiri Agro Industry. bounded on East : Plot No 4 and 133 C West ; KIADB Road 13 North ; Plot No. 133 A P1 and 133 A part South Plot No 3 D	₹.1513.00	₹.151.30
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<b>6. Other terms and conditions:</b>  a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <a href="http://www.indianbankseauction.com">www.indianbankseauction.com</a> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.			

कृते केनरा बैंक/For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer  
आस्ती वसूली प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूरु-560001  
Asset Recovery Management Br.,1. M.G. Road, Bengaluru-1

- b) The property can be inspected, with Prior Appointment with Authorized Officer, on 15/05/2023 - 10.00 AM to 2.00 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, ARM Branch I, Bangalore OR through online (RTGS/NEFT/Fund Transfer) - (IFSC CODE CNRB0002366) to the credit of the account number **209272434**, Canara Bank, ARM Branch I, Bangalore on or before **23/05/2023 - 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 Canbank Computer Services Ltd. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -560003 e- mail: [evaction@ccsl.co.in](mailto:evaction@ccsl.co.in) Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23/05/2023 - 5.00 p.m.** Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001, by hand or by e-mail.
- g) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- h) 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. (i) Bidders Name. Contact No. Address, E Mail Id. (ii) Bidder's A/c details for online refund of EMD.
- i) The intending bidders should register their names at portal [www.indianbankseaction.com](http://www.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. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -560003 e- mail: [evaction@ccsl.co.in](mailto:evaction@ccsl.co.in) Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. The incremental value shall be in multiplies of Rs.1,00,000/- (Rupees One Lakh 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.
- l) 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 15<sup>th</sup> 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) **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 applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Circle office, Bangalore, or Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.



- q) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No.9483532366) e-mail id [cb2366@canarabank.com](mailto:cb2366@canarabank.com); [pawanchaturvedi@canarabank.com](mailto:pawanchaturvedi@canarabank.com) OR the service provider the service provider M/s Canbank Computer Services Ltd. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -560003 e- mail: [evaction@csl.co.in](mailto:evaction@csl.co.in) Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)

**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 : 02.05.2023  
Place: Bangalore

कृते केनरा बैंक/For CANARA BANK



Authorised Officer

प्राधिकृत अधिकारी  
CANARA BANK  
आस्ती वसूली प्रबंधन शाखा-1, एम.जी. रोड, बंगलुरु-560001  
Asset Recovery Management Br.,1 M.G. Road, Bangalore-1

