

ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTA ROAD MANGALURU 575001
(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) and 9 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 properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **15/02/2024** for recovery of **Rs. 55,63,07,584.57 (Rupees Fifty Five Crores Sixty Three Lakhs Seven Thousand Five Hundred Eighty Four And Paise Fifty Seven Only)** being the amount due as on 31/12/2023 along with further interest thereon from 01/01/2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the A.R.M Branch of Canara Bank, Circle Office Building, Mangaluru – 575001 from **1. M/s. Iqbal Ahmed Infra Projects Pvt. Ltd**, D.No.13-2-150(3), 2nd Floor, Left Wing, Pailands Building, P M Rao Road, Mangalore, Karnataka- 575001; **2. M/s. Sharief Marine Products Pvt. Ltd**, D.No.13-2-150(3), 2nd Floor, Left Wing, Pailands Building, P M Rao Road, Mangalore, Karnataka- 575001., being their combined liability to the Bank.

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

PROPERTY NO.1:

Name of the property holder: Mr. Iqbal Ahamed

Non-agricultural, immovable House site held on warg right, situated in Surathkal village of Mangalore Taluk, within the limits of Mangalore City Corporation and within the Registration Sub-District of Mulki, D.K. District and comprising in:

S. No	Kissam	Extent A-C	Portion
160-3[part]	Non Agricultural	0-21	Northern Middle

Together with all improvements and easementary rights appurtenants thereto and bounded as:

North : Sy. Line
South : Portion of the same S.D
East : Portion of the same S.D
West : Road

The Reserve Price will be **Rs.84,75,000/- (Rupees Eighty Four Lakhs and Seventy Five Thousands only)** and the Earnest Money Deposit will be **Rs.8,47,500/- (Rupees Eight Lakhs Forty Seven Thousands Five Hundred Only)** The Earnest Money Deposit shall be deposited on or before 14/02/2024 at 5.00 pm.

PROPERTY NO.2:**A) Name of the property holder: Mrs. Mumtaz Sahul**

Immovable property held on warg right, situated in Ira village of Bantwal Taluk, D.K. District, and within the Registration Sub-District of Bantwal, D.K. District and comprising in:

Item No	Survey Number	Extent A-C	Portion
1	127/2 (part)	2-69	Eastern
2	145/2	0-40	Full Sub Division
	Total	3-09	

Together with all improvements and easementary rights appurtenants thereto and bounded as:

North	: S.D Line
South	: Survey Line
East	: Road and Portion of the same sub-divn.
West	: Survey Line

B) Name of the property holder: Mrs. Mumtaz Sahul

Immovable property held on warg right, situated in Manchi village of Bantwal Taluk and within the Registration Sub-District of Bantwal, D.K. District and comprising in:

Survey No	Extent A-C	Portion
116/1	4.91	North South Western

Together with all improvements and easementary rights appurtenants thereto and bounded as:

North	: Sy. Div Line
South	: Sy Line
East	: Road and Portion of the same Sub-Division
West	: Survey Line

The Reserve Price for the properties A and B will be Rs.1,35,00,000/- (Rupees One Crore Thirty Five lakhs Only) and the Earnest Money Deposit will be Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousands only). The Earnest Money Deposit shall be deposited on or before 14/02/2024 at 5.00 pm.

PROPERTY NO.3:**Name of the property holder: Mrs. Seema S, Mrs. Guruprasad K and Smt. Nagarathna [Legal heirs of late Mr. K Ramachandra Rao]**

Immovable property held on warg right, situated in Ira village of Bantwal taluk, D.K. District, within the registration Sub-District of Bantwal, D.K District and comprised in:

Survey No	Extent A-C	Portion
220-1B	1.76	Full

Together with all improvements and easementary rights appurtenants thereto and bounded as:

North : Vacant Plot
South : Vacant Plot
East : Road
West : Vacant Plot

The Reserve Price will be Rs.35,78,000/- (Rupees Thirty Five Lakhs and Seventy Eight Thousands Only) and the Earnest Money Deposit will be Rs.3,57,800/- (Rupees Three Lakhs Fifty Seven Thousand and Eight Hundred only). Earnest Money Deposit shall be deposited on or before 14/02/2024 at 5.00 pm.

PROPERTY NO.4:

Name of the property holder: Mrs. Seema S, Mrs. Guruprasad K and Smt. Nagarathna [Legal heirs of late Mr. K. Ramachandra Rao]

Immovable property held on warg right, situated in Ira village of Bantwal taluk, D.K. District, within the registration Sub-District of Bantwal, D.K District and comprised in:

Item No	Survey No	Extent A-C	Portion
1	146	1.95	-
2	218-1b	0.59	-
3	218	1.17	-
Total		3.71	

Together with all improvements and easementary rights appurtenants thereto and bounded as

North : Vacant Plot
South : Vacant Plot
East : Road
West : Vacant Plot

The Reserve Price will be Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) and the Earnest Money Deposit will be Rs.7,50,000/- (Rupees Seven Lakhs and Fifty Thousands only). Earnest Money Deposit shall be deposited on or before 14/02/2024 at 5.00 pm.

There are no encumbrances on the above properties affecting the title of the auction purchaser to the best of our knowledge.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com / www.indianbankseuction.com) or may contact Chief Manager, A R M Branch Canara Bank, Circle Office Building Balmatta Road, Mangaluru 575001, Ph. No.0824 2440469, 0824 2863367, 9901574353 during office hours on any working day.

Date: 25/01/2024
Place: MANGALURU

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25/01/2024

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch, Mangaluru (Loan account transferred from Canara Bank MCB Hampankatta Branch, Mangaluru)
2. Name and Address of the Borrower :
 - 1) M/S. Iqbal Ahmed Infra Projects Pvt. Ltd, represented by its Managing Director
D.No- 13-2-150(3),
2nd Floor, Left Wing,
Pailands Building, P M Rao Road,
Mangalore, Karnataka- 575 001
 - 2) M/S. Sharief Marine Products Pvt. Ltd, represented by its Managing Director
D.No- 13-2-150(3),
2nd Floor, Left Wing,
Pailands Building, P M Rao Road,
Mangalore, Karnataka- 575 001
3. Total liabilities as on 31/12/2023 : **Rs. 55,63,07,584.57 (Rupees Fifty Five Crores Sixty Three Lakhs Seven Thousand Five Hundred Eighty Four And Paise Fifty Seven Only)** being the combined liability of the above borrowers to the Bank
4. (a) Mode of Auction : On-line Electronic Bidding
- (b) Details of Auction service provider : M/s Canbank Computer services Ltd., No. 218. J P Royale, I Floor, Sampige Road,(Near 14th Cross) 2nd Main, Malleswaram Bengaluru – 560003, email id : eauction@csl.co.in, ccsleauction@gmail.com, web site www.indianbankseauction.com
- (c) Date & Time of Auction : **15/02/2024 - 10.30 am to 11.30 am**
(with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
- (d) Place of Auction : E Auction
5. Reserve Price :
 - Property No.1: Rs.84.75 lakhs** (Rupees Eighty Four lakhs and Seventy Five Thousands only).
 - Property No.2: Rs.135.00 lakhs** (Rupees One Crore Thirty Five lakhs Only)
 - Property No.3: Rs.35.78 lakhs** (Rupees Thirty Five Lakhs and Seventy Eight Thousands only)
 - Property No.4: Rs.75.00 lakhs** (Rupees Seventy Five Lakhs only)

6. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseauction.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 Authorised Officer, on **05.02.2024**, at 10.00 am.
- 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 Authorised Officer, Canara bank, A R M Branch Mangaluru OR shall be deposited through RTGS / NEFT / Fund transfer to credit of account of Canara Bank, A.R.M. Branch, Mangaluru A/c No. **209272434 IFSC: CNRB0006296** on or before **14/02/2024** by 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, No. 218. J. P. Royale, I Floor, Sampige Road,(Near 14th Cross), 2nd Main, Malleswaram Bengaluru 560003, Contact Sri Pratap Kanjilal & Sri DD Pakhare : 9832952602/ 9911293517 /8898418010 / 080-23469665 / 9480691777, email id: eauction@ccsl.co.in, ccsleauction@gmail.com.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **14/02/2024** - 5.00 PM, to Canara Bank, A R M Branch, Mangaluru 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.indianbankseauction.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(Near 14th Cross), 2nd Main, Malleswaram, Bengaluru 560003, Contact Sri Pratap Kanjilal & Sri D D Pakhare : 9832952602 / 9911293517 /8898418010 / 080-23469665 / 9480691777, email id: eauction@ccsl.co.in, ccsleauction@gmail.com;
- 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.1,00,000/- 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 or such extended period as may be agreed upon in writing between the Secured Creditor and the Purchaser, in any case not exceeding three months. 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.**
- 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 in the e-auction, they can approach concerned Circle office or A R M branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Mr. Jaleesh Dinakaran, Canara Bank, ARM Branch, Circle Office Building, Mangaluru (Ph No 0824-2863367, 9901574353, 0824-2440469) e-mail id: cb6296@canarabank.com or the service provider M/s Canbank Computer Services Ltd, No. 218. J. P. Royale, 1st Floor, Sampige Road,(Near 14th Cross) 2nd Main, Malleswaram Bengaluru 560003; Contact Sri Pratap Kanjilal & Sri D D Pakhare : 9832952602 / 9911293517 / 8898418010 / 080-23469665 / 9480691777 , email id: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.

Place: MANGALURU
Date: 25/01/2024

Authorised Officer
CANARA BANK