

ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTAROAD MANGALURU 575001
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Movable & Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 read with Rule 6 (2) 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 movable & immovable properties mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.06.2024**, for recovery of **Rs.31,36,66,211.37 (Rupees Thirty One Crore Thirty Six Lakhs Sixty Six Thousands Two Hundred Eleven and Paise Thirty Seven only)** liability as on 31.03.2024 plus further interest from 01.04.2024 at contractual rate of interest till the date of payment, incidental expenses, other charges and costs etc. due to the A.R.M Branch of Canara Bank, Circle Office Building, Mangaluru 575001 from **M/s. Shivapriyadarshini Castings Private Ltd.**, represented by its Managing Director, Mr. Annasaheb Sadashiv Chougula.

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

Property 1: Name of the property holder: M/s Shivapriyadarshini Enterprises

Lot 1:

All that piece of land known as Plot No. 48-A of Honaga Industrial Area situated in Sy. No. 536 of Honaga village, Kakati Hobli, Belgaum Taluk, Belgaum district, containing by ad-measurement 2121.89 sq.mtrs as per Sale deed 9642/13-14 dated 08.11.2013 with industrial building constructed thereon (1989 sq.mtrs as per Possession certificate dt 03.11.1997 of The Karnataka Industrial Areas Development Board, Bangalore.)

Boundaries:

East: Plot No.48/B; West: 60" wide Road;
North: Plot No.47/A-2; South: Plot No.49/A.

The **Reserve Price** for the property will be **Rs.4,22,53,000/-** (Rupees Four Crores Twenty Two Lakhs Fifty Three Thousand only) and the **Earnest Money Deposit** will be **Rs. 42,25,300/-** (Rupees Forty Two Lakhs Twenty Five Three Hundred only).

Lot 2:

All the hypothecated movable properties consisting of Equipments, Plant and Machineries installed in Industrial Building situated in Plot No.48A, KIADB, Belgaum in RS No.536 situated at Honaga industrial area Honaga, Kakati Taluk and district Belagavi.

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The **Reserve Price** for the property will be **Rs.74,46,000/-** (Rupees Seventy Four Lakhs Forty Six Thousands only) and the **Earnest Money Deposit** will be **Rs.7,44,600/-** (Rupees Seven Lakhs Forty Four Thousand and Six Hundred only).

Lot No.1 will be sold only if a separate valid bid is received and successful in respect of item of **Lot 2**. However, parties may bid for both **Lot - 1 & Lot - 2** and take both items.

Property 2: Name of the property holder: M/s Shubham Industries (partnership firm)

Property (consisting of front portion office and rear side industrial shed/godown & other amenities) **Plot No.49/A** (Part) R.S.No.536 admeasuring **900 Sq.Mtrs.**, situated at KIADB Honaga Industrial Area Honaga, Belagavi.

Boundaries:

East: Plot No.49/B; **West:** 60" wide Road;
North: Part of Plot No.49A; **South:** Plot No.50A.

The **Reserve Price** for the property will be **Rs.1,44,80,000 /-** (Rupees One Crore Forty Four Lakhs and Eighty Thousands only) and the **Earnest Money Deposit** will be **Rs.14,48,000/-** (Rupees Fourteen Lakhs Forty Eight Thousands only).

Property 3: Name of the property holder: Mr. Annasaheb Chougula

All the part and parcel of the property being **Flat No.106** in First Floor, 3BHK, Queens Court Apartment, Vaccine Depot Road, Hindu Nagar, Tilakwadi, Belgaum with 1325 Sq.Ft. super built-up area (1060 Sq.Ft., Carpet Area and One Covered basement Car Park No.15) constructed in and upon the land bearing City Survey No.491, admeasuring 3331.3 Sq.Yrds i.e., 29982 Sq.Fts., with 416 Sq.Ft., of Undivided Rights with all appurtenances and amenities;

Boundaries:

East: Common lift passage; **West:** Drive way setback of the project;
North: Flat No.107; **South:** Drive way setback of the project.

The **Reserve Price** for the property will be **Rs.46,50,000/-** (Rupees Forty Six Lakhs and Fifty Thousands only) and the **Earnest Money Deposit** will be **Rs.4,65,000/-** (Rupees Four Lakhs Sixty Five Thousands only).

Property 4: Name of the property owner: M/s Shivapriyadarshani Castings Pvt. Ltd

All that part and parcel of the property consisting of land bearing **Plot No.49-A** (Northern part), in R.S.No.536, admeasuring **869.75 Sq.Mtrs.**, of KIADB Industrial Area, Honaga, Belgaum.

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Boundaries:

East: Plot No.49/B;

West: Road No.4 i.e 60 ft. Wide road;

North: Plot No.48/A;

South: Plot No.49 (Part) i.e 49/A (Part)

The Reserve Price for the property will be **Rs.1,04,39,000/-** (Rupees One Crore Four Lakhs and Thirty Nine Thousands only) and the **Earnest Money Deposit** will be **Rs. 10,43,900/-** (Rupees Ten Lakhs Four Thousands and Nine Hundred only).

The Earnest Money Deposit shall be deposited on or before **06.06.2024** at 5.00 pm.

There are no encumbrances on the above property 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.indianbankseauction.com) or may contact Chief Manager, A R M Branch Canara Bank, Circle Office Building, Balmatta Road, Mangaluru 575001, Ph.No.0824 2440469, 9901574353, 0824 2863367 during office hours on any working day.

Date: 30/04/2024

Place: MANGALURU

Authorised Officer

CANARA BANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30/04/2024

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch, Mangaluru (Loan accounts transferred from Canara Bank Tilakwadi, Belgaum Branch)
2. Name and Address of the Borrower(s) : M/s. Shivapriyadarshini Castings Private Limited, represented by its Managing Director Mr. Annasaheb Sadashiv Chougula, Plot No.48-A, KIADB Industrial Estate, Honaga, Belgaum - 591 156
3. Total liabilities as on : Rs. 31,36,66,211.37 as on 31.03.2024 + future interest from 01.04.2024 and costs, expenses etc.,
4. (a) Mode of Auction : Online Electronic Bidding
(b) Details of Auction 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, email id : eauction@ccsl.co.in, ccsleauction@gmail.com; web site www.indianbankseauction.com
(c) Date & Time of Auction : **07.06.2024** Time: 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 : Canara Bank ARM Branch, Circle Office Building, Mangaluru - 575 001
5. Reserve Price
Property No.1 : Lot 1: Rs.4,22,53,000/-
Lot 2: Rs.74,46,000/-
Property No.2 : Rs.1,44,80,000/-
Property No.3 : Rs.46,50,000/-
Property No.4 : Rs. 1,04,39,000/-
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.

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b) The property can be inspected, with Prior Appointment with Authorised Officer, on **17/05/2024**, 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 **06.06.2024** 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 **06.06.2024** - 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.10,000.00 (Rupees Ten Thousands only). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be

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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 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 DD 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: 30/04/2024

Authorised Officer
CANARA BANK