

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) & 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 property 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 **23.08.2024**, for recovery of **Rs. 1,46,25,471.83 (Rupees One Crore Forty Six Lakhs Twenty Five Thousand Four Hundred and Seventy One and Paise Eighty Three only)** liability as on 30.06.2024 plus further interest from 01.07.2024 and costs due to the A R M Branch of Canara Bank, Circle Office Building, Mangaluru 575001 from **M/s. Vaibhavi Apartments** represented by its Proprietor: **Mrs. Vasundara @ Shreya S Kudva** (Borrower) and Guarantors Mr. Surendra Kudva and Mr. Sudhakara Gowda.

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

All that part and parcel of land and building comprised in Survey Number 219-2P (portion) (Property No.151100101500121085) measuring 13.50 Cents situated in Ajithnagar, Ujire village, SDM college road, Belthangady taluk, DK District and bounded as

**North by:** Survey Number 219/2P5  
**South by:** Survey Number 219/2P3  
**East by:** Survey Number 219/3B line  
**West by:** Survey Number 219/2p3, 15.0” layout Road

The **Reserve Price** for the Property will be **Rs.97,20,000/-** (Rupees Ninety Seven Lakhs Twenty Thousand Only) and the **Earnest Money Deposit** will be **Rs.9,72,000/-** (Rupees Nine lakhs Seventy Two Thousand only).

The Earnest Money Deposit shall be deposited on or before **22.08.2024** 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](http://www.canarabank.com)) or may contact Chief Manager, A R M Branch Canara Bank, Circle Office Building, Balmatta Road, Mangaluru 575001, Ph. No.0824 2440469, 9361996755, 0824 2863367 during office hours on any working day.

**Date: 16.07.2024**  
**Place: MANGALURU**

**Authorised Officer**  
**CANARA BANK**

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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.07.2024**

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch, Mangaluru (Loan accounts transferred from Canara Bank, Ujire Branch)
2. Name and Address of the Borrower(s) : **M/s. Vaibhavi Apartments** represented by Proprietor: Mrs. Vasundara alias Shreya S Kudva
3. Property in the name of : Mrs. Vasundara alias Shreya S Kudva
4. Total liabilities as on date : **Rs. 1,46,25,471.83** as on 30.06.2024 + future interest from 01.07.2024 and costs, expenses etc.,
5. (a) Mode of Auction : Online Electronic Bidding  
(b) Details of Auction service provider : M/s ANTARES SYSTEMS LTD HONGANASU, # 137/3, Bangalore Mysore road Opp. Metro Pillar # P-696, Kengeri, bengaluru-560 060, web site [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com)  
(c) Date & Time of Auction : **23.08.2024** - Time: 10.30 am to 11.30 am (with unlimited extension of 5minutes duration each till the conclusion of the sale.)  
(d) Place of Auction : Canara Bank ARM Branch, Circle Office Building, Mangaluru - 575001
6. Reserve Price : **Reserve Price : Rs.97,20,000/-** (Rupees Ninety Seven Lakhs Twenty Thousand Only)  
**EMD: Rs.9,72,000/-** (Rupees Nine lakhs Seventy Two Thousand only).

7. Other terms and conditions:

a) The property will be sold in "as is where is and as is what is and whatever there is" basis including encumbrances, if any viz. Electricity dues, property tax dues, etc. Where the property is sold subject to encumbrances. The successful bidder has to deposit the money required to discharge the encumbrances and interest due thereon together with additional amount that may be sufficient to meet the contingencies or further cost and expenses (as per Rule 9(7) of SARFAESI Rules 2002). In such case, the successful bidder will be given the delivery of the property free from encumbrances (as

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per Rule 9(9) of SARFAESI Rules 2002). (However, there are no encumbrances to the knowledge of the Bank as on date. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD)).

b) Auction/bidding shall be only through “Online Electronic Bidding” through the website [www.bankeauctionwizard.com](http://www.bankeauctionwizard.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

c) The property can be inspected, with Prior Appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM on 17.08.2024.

d) 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.

e) 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 22.08.2024 by 5.00 P.M.

f) 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 SYSTEMS LTD., HONGANASU, # 137/3, Bangalore Mysore road Opp. Metro Pillar # P-696, Kengeri, Bengaluru-560 060, Ms.Sushmitha B ( Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com).

g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 22.08.2024 - 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.

h) The intending bidders should register their names at portal [www.bankeauctionwizard.com](http://www.bankeauctionwizard.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 ANTARES SYSTEMS LTD., HONGANASU, # 137/3, Bangalore Mysore road Opp. Metro Pillar # P-696, Kengeri, Bengaluru-560 060, Ms.Sushmitha B ( Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com).

i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

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j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000.00 (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.

k) 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.

***l) 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.***

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) 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.

p) For further details contact Mrs. Shimna Haridas, Canara Bank, ARM Branch, Circle Office building, Mangaluru (Phone No.0824-2863367, 9361996755, 0824-2440469) e-mail id: [cb6296@canarabank.com](mailto:cb6296@canarabank.com) or the service provider M/s Antares System Ltd., HONGANASU, #137/3, Bangalore Mysore Road, Opp. Metro Pillar # P-696, Kengeri, Bengaluru-560 060, Me. Sushmitha B ( Contact no. Cell- +91 8951944383), Helpdesk no. 080-45982100, Email id: [sushmitha.b@antaressystems.com](mailto:sushmitha.b@antaressystems.com). Website: [www.bankeauctionwizard.com](http://www.bankeauctionwizard.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: 16.07.2024

Authorised Officer  
CANARA BANK