

Ref: ARM-I/CR-431/612/2023/SP

Date: 07.10.2023

To,

1. M/S. Krishnamruga Wine Yard Rep By its prop: Sri K H Krishan Reddy S/O Sri Henjarappa Survey No 122/P8,Maidanahalli Village, Kodigenahalli Hobil,Madhurugiri Taluka, Tumkur Karnataka.	2. Mr K H Krishna Reddy, S/o Sri Henjarappa No 66 (Sy No 182/6)Laxmi House, 2 nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension, Yelahanka Hobil, Bengaluru North taluk, Bengaluru560092
3. Also at Mr K H Krishna Reddy, S/o Sri Henjarappa 1609, B Block, 60 feet Road , behind Allahabad bank, sahakaranagar, Bengaluru 560092	4 Sri K S Krishna Reddy, S/o Sri Subbana Maidanahalli Village, Kodigenahalli Hobil, Madhurugiri Taluk, Tumkur Karnataka
5 Smt Nagarathna W/o Sri K H Krishna Reddy No 66 (Sy No 182/6)Laxmi House, 2 nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension, Yelahanka Hobil, Bengaluru North taluk, Bengaluru 560092	6. Smt Nagarathna W/o Sri K H Krishna Reddy 1609, B Block, 60 feet Road , behind Allahabad bank, Sahakaranagar, Bengaluru 560092

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 - 560001 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,

Authorised officer,

Encl: Sale Notice



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 possession of which has been taken by the Authorised Officer of ARM Branch-1, Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is", on 27/10/2023 (10.30 to 11AM), for recovery of ₹. 289326778.83/- plus further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. M/S. Krishnamruga Wine Yard Rep By its prop: Sri K H Krishan Reddy S/O Sri Henjarappa Survey No 122/P8,Maidanahalli Village, Kodigenahalli Hobli,Madhurugiri Taluka, Tumkur Karnataka. 2. Mr K H Krishna Reddy, S/o Sri Henjarappa No 66 (Sy No 182/6)Laxmi House, 2nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension, Yelahanka Hobli, Bengaluru North taluk, Bengaluru 560092. 3. Mr K H Krishna Reddy, S/o Sri Henjarappa 1609, B Block, 60 feet Road , behind Allahabad bank, sahakaranagar, Bengaluru 560092. 4. Sri K S Krishna Reddy,S/o Sri Subbana ,Maidanahalli Village, Kodigenahalli Hobli, Madhurugiri Taluk, Tumkur Karnataka. 5. Smt Nagarathna W/o Sri K H Krishna Reddy No 66 (Sy No 182/6)Laxmi House, 2nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension, Yelahanka Hobli, Bengaluru North taluk, Bengaluru 560092. 6. Smt Nagarathna W/o Sri K H Krishna Reddy 1609, B Block, 60 feet Road , behind Allahabad bank, Sahakaranagar, Bengaluru 560092.

The Reserve Price, Earnest Money Deposits, Auction date, last date of submission of Bid details is as under. The Earnest Money shall be deposited by way of DD favouring Authorised 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 26.10.2023 – 05.00PM:-

(In Lakhs)

Lot No	Description of the immovable assets:	Reserve Price	EMD Amount	Incremental value
1	RCC Roofed residential building having BBMP khatha No.1314/345/66(old khatha 345) constructed on site no.66, formed in Sy No.182/6, situated at Kodigenahalli Village, yelahanka Hobli, Bengaluru. Owner of the property: K H Krishna Reddy	214.22	21.42	1.00

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) or may contact Sr Manager, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.7483935007 and 9448507473 during office hours on any working day.

Date: 07.10.2023

Place: Bengaluru

Authorised Officer
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07/10/2023

1. Name and Address of the Secured Creditor:	Canara Bank, ARM-1 Branch Bengaluru		
2. Name and Address of the Borrower(s)/ Guarantor(s) :	<p>1. M/S. Krishnamruga Wine Yard Rep By its prop: Sri K H Krishan Reddy S/O Sri Henjarappa Survey No 122/P8,Maidanahalli Village, Kodigenahalli Hobil,Madhurugiri Taluka, Tumkur Karnataka.</p> <p>2. Mr K H Krishna Reddy, S/o Sri Henjarappa No 66 (Sy No 182/6)Laxmi House, 2nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension, Yelahanka Hobil, Bengaluru North taluk, Bengaluru560092</p> <p>3. Mr K H Krishna Reddy, S/o Sri Henjarappa 1609, B Block, 60 feet Road , behind Allahabad bank, sahakaranagar, Bengaluru 560092.</p> <p>4. Smt Nagarathna W/o Sri K H Krishna Reddy No 66 (Sy No 182/6)Laxmi House, 2nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension,Yelahanka Hobil, Bengaluru North taluk, Bengaluru 560092.</p> <p>5. Smt Nagarathna W/o Sri K H Krishna Reddy No 66 (Sy No 182/6)Laxmi House, 2nd Cross Tennis Village, Thindlu Main Road ,Kodigehalli Extension, Yelahanka Hobil, Bengaluru North taluk, Bengaluru 560092.</p> <p>6. Smt Nagarathna W/o Sri K H Krishna Reddy 1609, B Block, 60 feet Road , behind Allahabad bank, Sahakaranagar, Bengaluru 560092</p>		
3. Total liabilities: As on date 31.08.2023	₹. 289326778.83/-		
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: evaction@ccsl.co.in Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)		
(c) Date & Time of Auction	27/10/2023 10.30 Hrs to 11 Hrs		
(d) Place of Auction	Online.		
5. Reserve Price / EMD	(In Lakhs)		
SI No	Description of the immovable assets:	Reserve Price	EMD Amount
1	RCC Roofed residential building having BBMP khatha No.1314/345/66(old khatha 345) constructed on site no.66, formed in Sy No.182/6, situated at Kodigenahalli Village, yelahanka Hobli, Bengaluru. Owner of the property: K H Krishna Reddy	214.22	21.422
<p>6. Other terms and conditions:</p> <p>a) Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseuction.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.</p> <p>b) The property can be inspected, with Prior Appointment with Authorised Officer, on 21.10.2023 - 10.00 AM to 2.00 PM.</p> <p>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.</p> <p>d) EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised 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 26.10.2023 - 5.00 p.m.</p> <p>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,</p>			

Sampige Road, Malleshwaram, Bangalore -560003 e- mail: 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 **26.10.2023 – 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 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 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 multiples 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 15th 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 centre, 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.7483935007 and 9448507473) e-mail id cb2366@canarabank.com; the service provider the service provider M/s Canbank Computer Services Ltd. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -560003 e- mail: evaction@ccsl.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.

Place: Bengaluru
Date: 07.10.2023

Authorised Officer
Canara Bank



