

REF: ARM/SDEC/2021

- BY RPAD -

DATE: 24.06.2022

Dear Sir,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8 (6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

As you are aware, I on behalf of Canara Bank, ARM branch II , Bangalore-560 001 have taken possession of the assets described in 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 Branch II, BANGALORE-560 001 of our Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the schedule of Sale Notice.

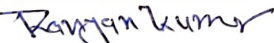
Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days 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 other law in force.

Yours faithfully,

कृते केनरा बैंक

For CANARA BANK



AUTHORIZED OFFICER

Enclosure: - Sale Notice

प्राधिकृत अधिकारी / Authorised Officer

आ. व. प्र. शाखा - II / ARM Branch - II

88, एम. जी. रोड, बंगलूरु - 560 001

88, M. G. Road, BENGALURU - 560 001

M/s.Vasundhara Builders,

1. Sri Anil G Manakame

1. Sri Anil G Manakame

2. Smt. Shubha Anil,

2. Smt. Shubha Anil,

No.286/A (New No.28)

9th Main, 7th Cross,

Hanumanthanagar,

Bangalore-560019

3. Mrs Roopa N Swamy,
W/o Late A C Nanjundaswamy Patel
4. Mr Shreyas N Patel,
S/o Late A C Nanjundaswamy Patel
5. Mrs Spoorthi N Patel,
D/o Late A C Nanjundaswamy Patel

No.3, 4, 5 are residing at:
No 120, Skanda, 20th Main Road,
Avalahally, Bangalore-560026

For CANARA BANK
कुल केन्द्रों का

88 M. C. Road, BENGALURU - 560 007
88 एम. सी. रोड, बंगलूरु - 560 007



ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25593070, 25310181 - e-mail - cb6298@canarabank.com

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 properties mortgaged /charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of ARM Branch II , Bangalore of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 15.07.2022, for recovery of Rs.20,94,46,499/- (Rupees Twenty Crores Ninety Four lakhs Forty Six thousand Four hundred Ninety Nine only) as on 31.05.2022, together with future interest, expenses and costs etc till realization due to ARM Branch II, Bangalore of Canara Bank from M/s.Vasundhara Builders & others.

The reserve price and the earnest money deposit will be as follows.

Reserve price of property	1. Rs 30,00,000/- for Flat No. 1004, A-Block, 2BHK, 10 th Floor, 1145 SFT
Earnest Money Deposit (EMD)	1. Rs 3,00,000/- for Flat No. 1004, A-Block, 2BHK, 10 th Floor, 1145 SFT

The Earnest Money Deposit shall be deposited on or before 13.07.2022 at 5.00pm.

Details and full description of the property:

One flat (as described in Schedule A) with proportionate undivided share on the land situated at Ring Road, Hoskerahalli, Bangalore BBMP ARD No.41 (Gali Anjaneya Temple Ward) PID No.41-207-75/2, Total measuring 1 Acre 02 Guntas or 48,738 SFT, converted to non-agriculture residential purpose vide OM No.ALN(s) sr (su) dated 19.09.2009 issued by the special deputy commissioner, Bangalore and bounded by:

North by: Sy No.75/1

South by: Road

East by: No.87

West by: Remaining Land of Sy No.75/2

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Schedule A-

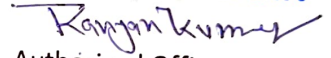
1. Flat No. 1004, A-Block, 2BHK, 10th Floor, 1145 SFT

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e., www.canarabank.com. or may contact Chief Manager, ARM Branch II Bangalore, Ph. No. 9483544116, 080-25593070, 25310181, during office hours on any working day.

Place: Bangalore

Date: 24.06.2022

कृते केनरा बैंक
For CANARA BANK



Authorised Officer, Canara Bank

प्राधिकृत अधिकारी / Authorised Officer
आ. व. प्र. शाखा - II / ARM Branch - II
86, एम. जी. रोड, बेंगलूरु - 560 001
86, M. G. Road, BENGALURU - 560 001

DETAILS

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch II, Bangalore-1.
2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s.Vasundhara Builders,

Managing Partners:

1. Sri Anil G Manakame

Partners:

2. Smt. Shubha Anil,

Office cum Residence Address of 1 & 2:

No.286/A (New No.28)
9th Main, 7th Cross,
Hanumanthanagar,
Bangalore-560019

Name of Surety/Co-Obligants:

1. Sri Anil G Manakame,
2. Mrs Shubha Anil

Both residing at No.286/A (New No.28)
9th Main, 7th Cross, Hanumanthanagar,
Bangalore-560019.

3. Mrs Roopa N Swamy,
W/o Late A C Nanjundaswamy Patel

4. Mr Shreyas N Patel,
S/o Late A C Nanjundaswamy Patel

5. Mrs Spoorthi N Patel,
D/o Late A C Nanjundaswamy Patel

No.3, 4, 5 are residing at:
No 120, Skanda, 20th Main Road,
Avalahally, Bangalore-560026

3. Total liabilities: Rs.20,94,46,499/- (Rupees Twenty Crores Ninety Four lakhs Forty Six thousand Four hundred Ninety Nine only) as on 31.05.2022, together with future interest, expenses and costs etc till realization.

4. (a) Mode of Auction : E - auction

(b) Details of Auction service provider: M/s.Canbank Computer Services Ltd, No.218, JP Royale, 1st floor, Sampige Road, Malleswaram, Bangalore 560003. e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

(c) Date & Time of Auction : 15.07.2022 - 11.30 A M to 12.30 Noon

(d) Place of Auction : Bangalore

5. Reserve Price: The reserve price and the earnest money deposit will be as follows.

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25593070, 25310181 - e-mail - cb6298@canarabank.com



Reserve price of property	1. Rs 30,00,000/- for Flat No. 1004, A-Block, 2BHK, 10 th Floor, 1145 SFT
Earnest Money Deposit (EMD)	1. Rs 3,00,000/- for Flat No. 1004, A-Block, 2BHK, 10 th Floor, 1145 SFT

The Earnest Money Deposit shall be deposited on or before 13.07.2022 at 5.00pm.

6. Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://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.

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 favouring Authorised officer, Canara Bank, ARM Branch II, Bangalore OR through online (RTGS/NEFT/Fund Transfer) to credit the account number 209272434, Canara Bank, ARM Branch II, Bangalore RTGS/NEFT CODE CNRB0006298 on or before 13.07.2022 - 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, Bangalore - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 13.07.2022 - 5.00 PM, to Canara Bank, ARM Branch II Bangalore 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.

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iv) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at service provider M/s.Canbank Computer Services Ltd, Bangalore 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, Bangalore - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

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.50,000/-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. 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 (Rupees Fifty) lacs 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.

l) All charges for conveyance, stamp duty/GST registration charges, tax arrears, fee 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 Canara Bank ARM branch II who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Mr Ranjan Kumar, Chief Manager, Canara Bank , ARM Branch-2- (9483544116-080-25593070, 25310181) e-mail id - cb6298@canarabank.com OR the service provider M/s.Canbank Computer Services Ltd, Bangalore - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

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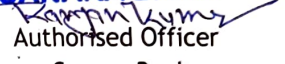
SPECIAL INSTRUCTION / CAUTION

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: Bangalore

Date: 24.06.2022

कृते केनरा बैंक
For **CANARA BANK**


Authorised Officer

Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

आ. व. प्र. शाखा - II / ARM Branch - II

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