

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: 10611/SN/Zahedulla

Date: 06-08-2024

FROM
The Authorized officer
Canara Bank, Kampli (10611) Branch

TO

BORROWER	GUARANTOR
K ZAHEDULLAH S/O AMEER ASDULLAH 2 ND WARD ADONI STREET KAMPLI PIN: 583132	A SYED LUKMAN HAKEEM S/O SYED ALAM SAHEB WARD NO 9 NEAR OLD BUSTAND KAMPLI PIN: 583132

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) Rules, 2002

As you are aware, I on behalf of Canara Bank, Kampli (10611) Branch 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 Kampli (10611) Branch 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 containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

For CANARA BANK

Authorised Officer

Authorised Officer, Canara Bank
ENCLOSURE - SALE NOTICE



(KAMPLI (10611) BRANCH)
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 Constructive possession of which has been taken by the Authorized Officer of Kampli (10611) Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 11-09-2024 for recovery of **Rs 22,47,694.51/-**-(Rupees Twenty Two Lakhs Forty Seven Thousand Six Hundred Ninty Four Rupees and Fifty One Paisa Only) (Liability as on 03.08.2024 + interest and charges there on) to the Kampli (10611) Branch of Canara Bank from Sri K Zahedullah S/o Ameer Asadullah (hereinafter referred to as "the Borrower"¹) and Mr Syed Lukman Hakeem (hereinafter referred to as "the Guarantor"¹)

The reserve price will be

Reserve Price -Rs. 16,75,000/- (Sixteen Lakhs Seventy Five Thousand Only)

Earnest Money Deposit- Rs 1,67,500/- (10% of Reserve Price)

Last date to deposit EMD- on or before 09-09-2024

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

All that part and parcel of the property consisting of open space bearing plot no.37 & 38 and Asst No.248 in Sy.No. 1290A2A, 1290A2B, 1291/1 and 1291/2 Situated in 10/21st ward, Kampli. Property in the name of Sri K Zahedullah S/o Ameer Asdullah

Total Measurement: 2400 Sq.ft

Boundaries of the Property:

East: Plot No.39

West: Colony Road

North: Colony Road

South: Plot No. 49 & 50

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 Authorized Officer, Kampli(10611) Canara Bank , Ph. No. 9449860611 during office hours on any working day.

Date: 06-08-2024

Place: Kampli



For CANARA BANK

Authorized Officer

Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06-08-2024

1	NAME AND ADDRESS OF THE CREDITOR	CANARA BANK KAMPLI (10611) BRANCH	
2	NAME AND ADDRESS OF THE BORROWER AND GUARANTOR	K ZAHEDULLAH S/O AMEER ASDULLAH 2 ND WARD ADONI STREET KAMPLI PIN: 583132 A SYED LUKMAN HAKEEM S/O SYED ALAM SAHEB WARD NO 9 NEAR OLD BUSTAND KAMPLI PIN: 583132	
3	TOTAL LIABILITIES	Rs 22,47,694.51/- (Rupees Twenty Two Lakhs Forty Seven Thousand Six Hundred Ninty Four Rupees and Fifty One Paise Only) (Liability as on 03.08.2024 + interest and charges there on)	
4	(a)	MODE OF AUCTION	Online Electronic Bidding
	(b)	DETAILS OF THE AUCTION SERVICE PROVIDER	M/s ANTARES SYSTEMS LTD HONGANASU, #137/3, Bangalore Mysore Road, Opposite Metro Pillar # P-696, Kengeri, Bengaluru- 560060 www.bankeauctionwizard.com
	(c)	DATE & TIME OF AUCTION	11-09-2024 (10AM - 2PM)
	(d)	PLACE OF AUCTION	ONLINE
5	RESERVE PRICE	Rs. 16,75,000/- (Sixteen Lakhs Seventy Five Thousand Only)	

Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, on or before 09-09-2024 04.00 pm.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, KAMPLI (10611) Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, KAMPLI (10611) branch, A/c No 209272434 IFSC Code: CNRB0010611 on or before 09-09-2024 4.00 PM.

After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09-09-2024 (date) 5PM, to Canara Bank KAMPLI (10611) Branch, by hand or by email.



- f) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- g) 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.
- h) Bidders Name. Contact No. Address, E Mail Id.
- i) Bidder's A/c details for online refund of EMD.
- j) The intending bidders should register their names at portal 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 System Lts., HONGANASU, #137/3, Bangalore Mysore Road, Opp. Metro Pillar # P-696, Kengeri, Bengaluru- 560060, Ms. Sushmitha B (Contact No. Cell- +91 8951944383), Helpdesk No. 08045982100, Email id: sushmitha.b@antaressystems.com.
- k) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- l) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000 /- (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000/- (Rupees Ten Thousand Only) as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- m) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- n) For sale proceeds of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) and above, the successful bidder will have to pay TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- o) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- p) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- q) 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 Kampli (10611) branch who, as a facilitating centre, shall make necessary arrangements.



- r) For further details contact The Authorized Officer, Canara Bank, Kampli (10611) Branch (Ph. No 9449860611) e-mail id: cb10611@canarabank.com or the service provider M/s Antares System Lts., HONGANASU, #137/3, Bangalore Mysore Road, Opp. Metro Pillar # P-696, Kengeri, Bengaluru- 560060, Ms. Sushmitha B (Contact No. Cell- +91 8951944383), Helpdesk No. 08045982100, Email id: sushmitha.b@antaressystems.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.

Date: 06-08-2024
Place: Kampli



For CANARA BANK

Authorized Officer
Authorized Officer 
Canara Bank