

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref. No. 6926/10505/1395285003162/Sale/2022

Date: 09.11.2022

To,

Borrower:

Guarantor/Mortgager:

1. M/s Cubatic Engineers, Partnership firm represented by Partner 1 Sri Sandesh Dinakar Patil and Partner 2 Sri Nikhil Shirish Joshi, 3516/1 Nippani Nagar Palika, Nipani Karnataka 591237.	1. Sri Yuvaraj Babasaheb Nayakwade, Kasab Bawda, Karveer, Kolhapur, Maharashtra - 416006
2. Sri Sandesh Dinakar Patil, 178 Anant Bunglow, Ruikar Colony, Kolhapur, Maharashtra - 416006	2. Sri Arun Dinakar Desai, H No 19/2, Lingnur, Gadhinglaj, Dist: Kolhapur, Maharashtra - 416005.
3. Sri Nikhil Shirish Joshi, 28 E Ward Kawade Galli, Kasaba Bawada Kolhapur, Kolhapur, Maharashtra - 416006	3. Smt Ranjana Rajendra Desai, 259, Ulape Galli, Kasab Bawda, Kolhapur Dist, Maharashtra- 416006
	4. Sri Shirish Jagannath Joshi H No 178, Ruikar Galli, Kolhapur Dist, Maharashtra - 416006

Dear Sir,

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, 20021.

As you are aware, I on behalf of Canara Bank, Nippani branch have taken Symbolic 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 Nippani 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,

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.

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 Symbolic possession of which has been taken by the Authorised Officer of Nippani of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **12.12.2022**, for recovery of **Rs. 84,33,575.50 (Rupees Eighty Four Lakh Thirty Three Thousand Five Hundred Seventy Five and Paise Fifty Only)** and interest with charges there on due to the Nippani of Canara Bank from Borrower & Owner of the Property M/s Cubatic Engineers, Partnership firm represented by Partner1 Sri Sandesh Dinakar Patil and Partner 2 Sri Nikhil Shirish Joshi, Sri Yuvaraj Babasaheb Nayakwade, Sri Arjun Dinakarao Desai, Smt Ranjana Rajendra Desai and Sri Shirish Jagannath Joshi.

The reserve price will be **Rs 14,75,000/- (Rupees Fourteen Lakh Seventy Five Thousand Only)** and the earnest money deposit will be **Rs 1,47,5000/-**. The Earnest Money Deposit shall be deposited on or before **11.12.2022** at 3.00 pm.

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

1. All that part and parcel of the property bearing All that part and parcel of property consisting of R Sy No 22/2 out of open plot no 7 measuring 2562 Sq ft Yarnal Road, Nippani, bounded by
East: Plot area 3000 Sq ft(other part of Plot no 7 belonging to Yuvaraj Babasaheb Nayakwade.
West: Property of Patil and Humaji
North: 20 ft Raod & Plot No 6&8
South: Land of Koli

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 Nippani II Branch or Chief Manager, Regional Office Canara Bank Chikodi, Ph. No. 08333-265045 during office hours on any working day.

Date: 09.11.2022

Place: Nippani

कुते केनरा बँक
For CANARA BANK
Authorised Officer
प्रबंधक / Manager
निपपानी-591237 CANARA BANK
NIPPANI (Belgaum Dist.)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.11.2022

1	Name and Address of the Secured Creditor	Canara Bank, Nippani (Branch)
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2	Name and Address of the Borrower(s)/ Guarantor(s)	Borrower: <ol style="list-style-type: none"> 1. M/s.Cubatic-Engineers, Partnership firm represented by Partner1 Sri Sandesh Dinakar Patil and Partner 2 Sri Nikhil Shirish Joshi, 3516/1 Nippani Nagar Palika ,Nipani Karnataka 591237. 2. Sri sandesh Dinakar Patil, 178 Anant Bunglow, Rulkar Colony, Kolhapur, Maharashtra – 416006 3. Sri Nikhil Shirish Joshi, 28 E Ward Kawade Galli, Kasaba Bawada Kolhapur, Kolhapur, Maharashtra – 416006 Guarantor/ Mortgager: <ol style="list-style-type: none"> 4. Sri Yuvaraj Babasaheb Nayakwade, Kasab Bawda, Karveer, Kolhapur, Maharashtra – 416006 5. Sri Arun Dinakar Desai, H No 19/2, Lingnur, Gadhinglaj, Dist: Kolhapur, Maharashtra - 416005. 6. Smt Ranjana Rajendra Desai, 259, Ulape Galli, Kasab Bawda, Kolhapur Dist, Maharashtra- 416006 7. Sri Shirish Jagannath Joshi H No 178, Rulkar Galli, Kolhapur Dist, Maharashtra - 416006
4	Total liabilities as on (a) Mode of Auction (b) Details of Auction service provider (c) Date & Time of Auction (d) Place of Auction	Rs. 84,33,575.50 as on 09.11.2022 Online Electronic Bidding. M/S Canbank Computer, service Ltd., No: 218, J P, Royale, 1 st Floor, Sampige road, Malleshwaram, Bengaluru- 560003, WebSite: www.indianbankseauction.com 12.12.2022 and 11.30am to 12.30pm Nippani
5	Reserve Price (Please note to mention separately for each property)	Rs 14,75,000/- (Rupees Fourteen Lakh Seventy Five Thousand Only)
6	Other terms and conditions:	<ol style="list-style-type: none"> a) 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. b) The property can be inspected, with Prior Appointment with Authorized Officer, on 11.12.2022, 10AM (Date and time mention here).

- 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 Authorized Officer, Canara Bank, Nippani II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Nippani Branch, Collection A/c No 10505209272434 IFSC Code: CNRB0010505 on or before 11.12.2022 (Date mention here) 3.00pm.
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 11.12.2022 (date) 3.00 PM, to Canara Bank, Nippani II 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.Indianbankseaauction.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 Service Ltd, No. 218. J. P. Royale, 1st Floor, Sampige Road, Malleshwaram Bengaluru 560003, Contact Sri Pakhare D-D: 9480691777 & Sri Ramesh T H : 8553643144.
- 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. 10,000.00 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 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 favour 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- n) For sale proceeds of Rs. 50 (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.

- o) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- p) Authorised 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 Regional Office Nippani or Nippani II branch who, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact Regional Office Nippani (Ph.No 08338-274594/9449860958) e-mail id rockdrec@canarabank.com , or Canara Bank, Nippani II Branch (Ph. No- 08333-265045/9449860504) e-mail id cb10505@canarabank.com OR the service provider M/s Canbank Computer Service Ltd, No: 218, J P Royale, 1st Floor, Sampige Road, Malleshwaram Bengaluru 560003 Contact Sri Pakhare DD: 9480691777 & Sri Ramesh T H: 8553643144.

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: Nippani
Date: 09.11.2022

कुले केनरा बैंक
For CANARA BANK
प्रबंधक/Manager
निपपानी-591237 (बेलगुल-डिव.)
NIPPANI (Belgaum Div.)
Authorised Officer
Canara Bank

FOR CASH
JAN 2 1967
F. B. I.
RECEIVED