



Belagavi Mahadwar Road(2537)
I Floor, Trimurthi Complex,
Mahadwar Road, Belagavi,
Karnataka-590001.
Ph No : 9052941002

(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 Sri. Khadarwadi Babalal @Lalasaheb Murtaja and Guarantor Sri. Ayub Imamsab Naik and also to the owner of the property Sri. Khadarwadi Babalal @Lalasaheb Murtaja that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank, Regional Office, Belagavi will be sold on 14-02-2024, "As is what is", and "Whatever there is" on 14-02-2024, for recovery of **Rs. 15,55,550.31 (Rupees Fifteen Lakh Fifty Five Thousand Five Hundred Fifty and Sixty Thirty One Paise only)** as on 30-06-2023 plus further interest and costs due to Mahadwar Road branch of Canara Bank from Sri. Khadarwadi Babalal @Lalasaheb Murtaja and Sri. Ayub Imamsab Naik.

The reserve price will be **Rs. 34,20,000 (Rupees Thirty Four Lakh Twenty Thousand only)** and the earnest money deposit will be **Rs 3,50,000 (Rupees Three Lakh Fifty Thousand only)**. The Earnest Money Deposit shall be deposited on or before 13-02-2024 till 5.00 pm.

Details and full description of the immovable property with known encumbrances, if any are as follows

All the Piece and Parcel of immovable Property bearing C.T.S No. 2073/A, having total area of 198.16 Sq. Mts situated at Kore Galli, Shahapur, Belagavi, within the limits of the city corporation Belagavi and within the Jurisdiction of Sub – Registrar, Belagavi and Bounded by

EAST : Property of CTS 2074
WEST : Property of CTS 2073/B
NORTH : By Service Road
SOUTH : By Property of CTS 2073/B

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 Branch Manager, Mahadwar Road branch Canara Bank, Ph: 9845952571 during office hours on any working day.

Date: 10-01-2024
Place: Belagavi




Authorised Officer
CANARA BANK
Authorised Officer
CANARA BANK
Regional Office,
BELAGAVI

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10-01-2024

1. Name and Address of the Secured Creditor : Canara Bank, Mahadwar Road Branch
2. Name and Address of the Borrower(s)/ Guarantor(s) : A. Borrowers
Sri. Khadarwadi Babalal @Lalasaheb
Murtaja,
CTS No : 2073/A, Kore Galli, Near Dak
Bungalow, Shahapur, Belagavi.

B. Guarantor
Sri. Ayub Imamsab Naik
H No : 1814,
Travellers Bungalow Compound,
Shahapur, Belagavi.
3. Total liabilities as on 31-12-2023 : Rs. 16,67,586.54
4. (a) Mode of Auction : Online Electronic Bidding.
(b) Details of Auction service provider : M/S Canbank Computer
Service Ltd., No: 218, J P
Royale, 1st Floor, Sampige
Road, Malleshwaram,
Bengaluru- 560003, Web Site:
www.indianbankseauction.com

(c) Date & Time of Auction : 14-02-2024 at 12.00 NOON with
Unlimited extension of 5 minutes
(Duration each till the conclusion of
the sale)

(d) Place of Auction : Belagavi
5. (a) Reserve Price : Rs. 34,20,000 (Rupees Thirty Eight
Lakh only)

(b) EMD amount : Rs 3,50,000 (Rupees Three Lakh Fifty
Thousand Only)
6. Other terms and conditions:
 - 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 13-02-2024 from 10.00 am.



- 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 Canara Bank Mahadwar Road Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Mahadwar Road, Transient A/c No 209272434, IFSC Code: CNRB0002537 on or before 13-02-2024 till 5.00 pm.
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 13-02-2024 till 5.00 PM, to Canara Bank, Mahadwar Road 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.indianbankseauction.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 Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000 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 lakhs 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) 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 Regional office or Mahadwar Road branch that, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact Canara Bank, Mahadwar Road branch (Ph. No 9052941002) e-mail id cb2537@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: Belagavi
Date: 10-01-2024



[Signature]
Authorised Officer
Canara Bank
Authorised Officer
CANARA BANK
Regional Office,
BELAGAVI