



(A GOVERNMENT OF INDIA UNDERTAKING)

BANASHANKARI 3<sup>RD</sup> STAGE BRANCH,

#34, 1<sup>ST</sup> MAIN, 3<sup>RD</sup> PHASE, 4<sup>TH</sup> BLOCK, BANASHANKARI 3<sup>RD</sup> STAGE, Bengaluru-560085

Email: cb2513@canarabank.com

Ref: BSKIII/SN/01/2024-25

Date: 01.01.2025

To,

M/S BANASHANKARI INSTITUTE No.55, T Block Bhavani HBCS Layout, Kathriguppe Banashankari 3 <sup>rd</sup> stage Banagalore- 560085  Represented by President: Mr. M Anjanappa Secretary: Mr. S T Govindaraju Treasurer: Mr. V Nagaraju	Sri M Anjanappa S/o Late Muniyappa No. 38/1, 14 <sup>th</sup> Cross 20 <sup>th</sup> Main, Padmanabhanagar Bengaluru- 70	Sri S T Govinda Raju S/o Late Thimmaiah No11, 13 <sup>th</sup> cross, Kathriguppe Main Road, Ashok Nagar, Bengaluru- 50	Sri Nagaraju v No 632, 24 <sup>th</sup> Cross 19 <sup>th</sup> Main Road, Banashankari 2 <sup>nd</sup> Stage, Bengaluru
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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, the Authorised Officer of Canara Bank has 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 BSK 3<sup>RD</sup> STAGE BRANCH, BANGALORE-560 085 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,

Authorised Officer  
Canara Bank

ENCLOSURE – SALE NOTICE Annexure 13

कृते केनरा बैंक / For CANARA BANK

मुख्य प्रबंधक / Chief Manager  
बनशंकरी III स्टेज शाखा, बेंगलूरु - 560 085  
Banashankari III Stage Branch, Bengaluru - 560 085



# Annexure 13

BANASHANKARI 3<sup>RD</sup> STAGE BRANCH,

#34, 1<sup>ST</sup> MAIN, 3<sup>RD</sup> PHASE, 4<sup>TH</sup> BLOCK, BANASHANKARI 3<sup>RD</sup> STAGE, Bengaluru-560085

Email: cb2513@canarabank.com

## SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, the possession of which has been taken by the Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 16.01.2025 from 11.30 a.m. to 12.30 p.m. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of Rs. 8,46,54,947.84/- (Rupees Eight crores Forty Six lakhs Fifty Four thousand Nine Hundred Forty Seven and Eighty Four Paisa Only) plus further interest thereon from 01.10.2024 and other expenses due to Canara Bank from M/s Banashankari Institute.

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

(Amount in Lakhs)

S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)
1	<p>All the piece and parcel of the property bearing site No. 55 and 55/A, situated at T Block, in the layout formed by the Bhavani Housing Co Society Limited Kathriguppe, BSK 3<sup>rd</sup> stage, Bangalore -560085 measuring East to West 50 feet and North to South 48 Feet totally measuring to an extent of 2400 sq feet with a building thereon and bounded by</p> <p>East by: Road West By: BDA Land North By: Site No. 54 South by: Site No 56</p> <p>All the piece and parcel of the property bearing site No. 53 and 54 situated at T Block, in the layout formed by the Bhavani Housing Co- operative Society Limited, Kathriguppe, BSK 3<sup>rd</sup> Stage, Bangalore- 560085 within the jurisdiction of Ward No. 56, having BBMP PID No 56-239-53,54, measuring East to West 50 feet and North to South 57.5Feet totally measuring to an extent of 2875 sq feet with a building thereon and bounded by</p> <p>East by: Road West by: BDA Property</p>	Rs. 775.00	Rs. 77.5	Not known to Bank





South by: Site No. 55				
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**The EMD should be deposited on or before 15.01.2025 up to 4.00 pm**

**The property will not be sold below the Reserve Price.**

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](http://www.canarabank.com). or may contact Chief Manager, BSK III STAGE BRANCH, Bangalore, Ph. No. 9177228020, 9483522513, during office hours on any working day.

Place: Bengaluru

Date: 01.01.2025

कृते केनरा बैंक / For CANARA BANK

AUTHORISED OFFICER

CANARA BANK Chief Manager

बनशंकरी III स्टेज शाखा, बंगलूरु - 560 085  
 Banashankari III Stage Branch, Bengaluru - 560 085

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.01.2025**

- 1.Name and address of the Secured Creditor : Canara Bank BSK III STAGE Branch Bengaluru  
 2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

<b>M/S BANASHANKARI INSTITUTE</b> No.55, T Block Bhavani HBCS Layout, Kathriguppe Banashankari 3 <sup>rd</sup> stage Banagalore- 560085  Represented by President: Mr. M Anjanappa Secretary: Mr. S T Govindaraju Treasurer: Mr. V Nagaraju	Sri M Anjanappa S/o Late Muniyappa No. 38/1, 14 <sup>th</sup> Cross 20 <sup>th</sup> Main, Padmanabhanagar Bengaluru- 70	Sri S T Govinda Raju S/o Late Thimmaiah No11, 13 <sup>th</sup> cross, Kathriguppe Main Road, Ashok Nagar, Bengaluru- 50	Sri Nagaraju v No 632,24 <sup>th</sup> Cross 19 <sup>th</sup> Main Road, Banashankari 2 <sup>nd</sup> Stage, Bengaluru
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3.Total liabilities : Rs. 8,46,54,947.84/- (Rupees Eight crores Forty Six lakhs Fifty Four thousand Nine Hundred Forty Seven and Eighty Four Paise Only) plus further interest thereon from 01.10.2024 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online E-Auction  
 (b) Details of Auction : M/s.PSB Alliance (E bkray) - e- mail:  
 service provider [support.ebkray@psballiance.com](mailto:support.ebkray@psballiance.com)

(c) Date & Time of e- auction : Date 16.01.2025 Time 11.30 a.m. to 12.30 p.m  
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)





5. Reserve Price:

S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)
1	<p>All the piece and parcel of the property bearing site No. 55 and 55/A, situated at T Block, in the layout formed by the Bhavani Housing Co Society Limited Kathriguppe, BSK 3<sup>rd</sup> stage, Bangalore -560085 measuring East to West 50 feet and North to South 48 Feet totally measuring to an extent of 2400 sq feet with a building thereon and bounded by</p> <p>East by: Road</p> <p>West By: BDA Land</p> <p>North By: Site No. 54</p> <p>South by: Site No 56</p> <p>All the piece and parcel of the property bearing site No. 53 and 54 situated at T Block, in the layout formed by the Bhavani Housing Co- operative Society Limited, Kathriguppe, BSK 3<sup>rd</sup> Stage, Bangalore- 560085 within the jurisdiction of Ward No. 56, having BBMP PID No 56-239-53,54, measuring East to West 50 feet and North to South 57.5Feet totally measuring to an extent of 2875 sq feet with a building thereon and bounded by</p> <p>East by: Road</p> <p>West by: BDA Property</p> <p>Nouth by: Site No. 49</p> <p>South by: Site No. 55</p>	Rs. 775.00	Rs. 77.50	Not known to Bank

6. Other terms and conditions:

- Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkcray.in/> 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 Authorised Officer .
- 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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkcray) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 15.01.2025 -5.00 PM, to Canara Bank, BSK III STAGE BRANCH Bangalore by hand OR Email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT Acknowledgement receipt thereof with UTR No.



Internal



- 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. Bid Form.

The intending bidders should register their names at portal <https://ebkcray.in/> 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.PSB Alliance (E bkcray) - e- mail: [support.ebkcray@psballiance.com](mailto:support.ebkcray@psballiance.com)

EMD deposited by the unsuccessful bidder shall be refunded to them The EMD shall not carry any interest.

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/-.The bidder who submits the highest bid (not below 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.
- g. 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. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank,BSK III STAGE Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, BSK III STAGE Branch, A/c. No. 209272434, IFSC Code: CNRB0002513.
- h. For sale proceeds of Rs.50.00 Lakhs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- k. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Canara Bank Circle office, Bengaluru or Canara Bank BSK III STAGE Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.
- l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
- m. For further details contact / S SURYA LATHA, Chief Manager, Canara Bank , BSK III STAGE BRANCH (9177228020, 9483522513) e-mail id – [cb2513@canarabank.com](mailto:cb2513@canarabank.com) OR the service provider M/s.PSB Alliance(E bkcray) - e- mail: [support.ebkcray@psballiance.com](mailto:support.ebkcray@psballiance.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.

Place: Bengaluru  
Date: 01.01.2025

AUTHORISED OFFICER  
CANARA BANK

कृते केनरा बैंक / For CANARA BANK

*[Signature]*

मुख्य प्रबंधक / Chief Manager

बनशंकरी III स्टेज शाखा, बंगलूरु - 560 085  
Banashankari III Stage Branch, Bengaluru - 560 085