

**COVERING LETTER TO SALE NOTICE**

**Ref: ARMB/510375/575/2023-24/PN**

**Date: 21/02/2024**

To,

**Smt Chandravathi  
Subhash Kharvi  
W/o Subhash khavri  
418/2, Belambar Ankola,  
Uttar Kanndada District  
Karnataka – 581 353**

**Sri Ramachandra N  
Gaonkar  
S/o Sri Narayan  
Gaonakar, Agsur  
Ankola, Uttar  
Kannada District  
Karnakata-581 357**

**Sri Deepak Kharvi  
S/o Sri Thaku Kharvi  
52/1, Uttar  
Kharviwada,  
Belambar Ankola  
Uttar Kannada  
District,  
Karnataka-581 353**

**Shri Subhash Vishnu  
Kharvi  
S/o Sri Vishnu Kharvi,  
418/2, Belambar  
Ankola, Uttar Kannda  
District,  
Karnataka-581 353**

**Dear Sirs,**

**Sub: Notice under Section 13(4) of the Securitization 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, 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 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,  
  
Canara Bank

प्रधिकृत अधिकारी / Authorised Officer  
**Authorised Officer,  
Canara Bank**



**ENCLOSURE – SALE NOTICE**

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भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING  
प्रधानकार्यालय: बेंगलूर/HEAD OFFICE : BENGALURU 560002

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Ref: ARMB/510375/575/2023-24/PN

Date: 21/02/2024

## **SALE NOTICE**

**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 provision 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 to the Secured Creditor, **Symbolic Possession** of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27/03/2024 from 11:00 AM to 11:30 AM**, for recovery of **Rs.1,26,93,336.77 (Rupees One Crore Twenty Six Lakhs Ninety Three Thousand Three Hundred Thirty Six and Paise Seventy Seven Only)** due to the Canara Bank as on 31/12/2023 and further interest plus other expenses/charges etc from 01/01/2024 due to the Canara Bank from **Mrs Chandravathi Subhash Kharvi, Sri Ramachandra N Gaonkar, Sri Deepak Kharvi and Shri Subhash Vishnu Kharvi**

The reserve price of the Property will be **Rs.27,50,000.00/- (Rupees Twenty Seven Lakhs Fifty Thousand Only)** and the earnest money deposit for the property will be **Rs.2,75,000.00 (Rupees Two Lakh Seventy Five Thousand Only)**

The Earnest Money Deposit shall be deposited on or before 26/03/2024 at 5:00 PM. Bidders shall improve the bidding offer in multiples of Rs. 20,000.00/- (Rupees Twenty Thousand Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaction.com>, on **27/03/2024 from 11:00 AM to 11:30 AM**.

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

NA Land bearing Sy No 88 Hissa 2A2 admeasuring 0-30-00(Acre-Gunta-Anna) situated in Kogre Village, Ankola Taluk, Uttar Kannada, district, Karnataka owned by Sri Ramachandra Nararayan Gaonkar and bounded by:

East: Block No.88 Hissa 3

West: Block No.88 Hissa 2A1 & 2A3

North: Basgod to samshan road

South: Block No.88 Hissa 2B1.

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No: 209272434, Name: Authorised Officer, Canara Bank, ARM Branch, Panaji, IFSC Code: CNRB0005103 on or before 26/03/2024 at 05:00 PM.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager/Senior Manager/Manager, ARM Branch, Canara Bank, Ph. No. 0832 – 2420056, M: +91 7722039869/7353372266/8999196024 OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr. Pratap Kanjilal, Contact No: 9480691777/9832952602/8898418010, कृत Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) during office hours on any working day.

Date: 21/02/2024

Place: Panaji



Authorised Officer  
CANARA BANK  
ARM Branch, Panaji, Goa  
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आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001  
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001  
दूरभाष PH: 0832 2420647 • M • 77220 39869 ई मेल E Mail- [ch5103@canarabank.com](mailto:ch5103@canarabank.com)

Internal





भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING  
प्रधानकार्यालय: बेंगलूर/HEAD OFFICE : BENGALURU 560002

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Ref: ARMB/510344/564/2023-24/PN

Date: 21/02/2024

D) EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No: 209272434, Name: Authorised Officer, Canara Bank, ARM Branch, Panaji, IFSC Code: CNRB0005103 on or before 26/03/2024, 05:00 PM.

E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26/03/2024 05:00PM, to Canara Bank, ARM Branch, 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.
- iv) Bidder's A/c details for online refund of EMD.

F) The intending bidders should register their names at portal <https://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 Services Ltd. Contact person: Mr Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602, Email id: eauction@ccsl.co.in

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

H) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 20,000/- (Rupees Twenty Thousand Only). 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.

I) 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.

J) For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh only) and above, the successful bidder will have to deduct TDS at the rate 0.75% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.



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