

REF: ARM-2/Coorg Traders/ 1345A/2023

- BY RPAD -

DATE: 13/10/2023

Dear Sir,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8 (6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

As you are aware, ARM -II Canara Bank, Bangalore has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of the relevant statutory provisions in connection with outstanding dues payable by you to our ARM Branch II BANGALORE 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 30 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.

कुते केनरा बैंक
Yours faithfully,
CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

आ. व. प्र. शाखा - II / ARM Branch - II

86, एम. जी. रोड, बेंगलुरु - 560 001

AUTHORIZED OFFICER
86, M. G. Road, BENGALURU - 560 001

Enclosure: - Sale Notice

To:

1.M/S COORG TRADERS
PROP M A ABDUL GAFFAR
PLOT NO.24/34 AND 24/35
KIADB INDUSTRIAL AREA
KUDLUR KUSHALNAGAR
KODAGU-571234

2.M A ABDUL GAFFAR
S/O-MOHAMMED
HOSPITAL ROAD
No.41,MADAPURA POST
JAMBURU VILLAGE KUMBUR
KODAGU KARNATAKA KODAGU 571251

3.RAZAK R M
S/O R MOHIDDIN,
NIZAMUDDIN LAYOUT, 1ST BLOCK,
KUSHALNAGAR TOWN,
SOMWARPET TALUK, BAICHANAHALLI
KODAGU -571234

4.M/s Nisarga Coffee Curing Works
Prop: M A Abdul Gaffar
PLOT NO.24/34 AND 24/35
KIADB INDUSTRIAL AREA
KUDLUR KUSHALNAGAR KODAGU-571234

5.Mrs Latheefa Gaffer
W/o- M A Abdul Gaffer
No.41, Hospital Road, MADAPURA POST
JAMBURU VILLAGE KUMBUR,
KODAGU KARNATAKA KODAGU 571251

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 possession of which has been taken by ARM -II Canara Bank, Bangalore will be sold on "As is where is", "As is what is", and " Whatever there is" on 21/11/2023, [with unlimited extension of 5 minutes duration each till the conclusion of sale],for recovery of (1) Rs 4,06,99,312.68/- from M/s Coorg Traders,(II) Rs 46,96,427.99 from M/s Nisarga Coffee Curing works,(III) Rs 70,65,037.46 from Mrs.Latheefa Gaffar -Total Rs 5,24,60,778.13 /-(Rupees Five crore twenty four lakhs sixty thousand seven hundred seventy eight and Paise Thirteen only) as on 30/09/2023 together with future interest, expenses and costs etc till realization

Details and full description of the property

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

S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD	Encumbrance (s)
1	All that piece of Land known as Plot 24/34 and 24/35 in Kushalnagar Industrial area, Kudlur which is situated in Survey No 24 of Kudlur Village,	Rs 238.00 Lakhs	23.80 Lakhs	Not known to Bank

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001. Telephone numbers 25310099, 080-25310181 - e-mail - cb6298@canarabank.com

<p>Kushalnagar Hobli, Somwarpet Taluk, Kodagu District containing admeasurement 4182.00 Sq.mtr together with a Corrugated A C Sheet roofed Gowdown consisting of 6400.00 sft and office premises of 450.00 sft RCC building and within the boundary which includes industrial A C sheet Roofing Building with RCC House measuring 558.16 sq mtrs situated at Kudlur Village,Kushalnagar Hobli ,Somwarpet Taluk,kodagu District -571234 and bounded on</p> <p>On the North by: Plot no 24/33 and 24/36</p> <p>On the South by :Road</p> <p>On the East by :Road</p> <p>On the west by:Road</p>			
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The Earnest Money Deposit shall be deposited on or before 18/11/2023 - 3.00 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. or may contact Chief Manager, ARM Branch II Bangalore, Canara Bank, Ph. No. 9483544116, 080-25310181, during office hours on any working day

Place: Bangalore
 Date:13/10/2023

कृते केनरा बैंक
 For CANARA BANK

 प्राधिकृत अधिकारी / Authorised Officer
 आ. व. प्र. शाखा - II / ARM Branch - II
 86, एम. जी. रोड, बेंगलूरु - 560 001
 86, M. G. Road, BANGALURU - 560 001
 Authorised Officer
 Canara Bank

DETAILS

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch II Bangalore-1.

2.Name and Address of the Borrower(s)/ Guarantor(s):

1.M/S COORG TRADERS
PROP M A ABDUL GAFFAR
PLOT NO.24/34 AND 24/35
KIADB INDUSTRIAL AREA
KUDLUR KUSHALNAGAR
KODAGU-571234

2.M A ABDUL GAFFAR
S/O-MOHAMMED
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No.41,MADAPURA POST
JAMBURU VILLAGE KUMBUR
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S/O R MOHIDDIN,
NIZAMUDDIN LAYOUT, 1ST BLOCK,
KUSHALNAGAR TOWN,
SOMWARPET TALUK, BAICHANAHALLI
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4.M/s Nisarga Coffee Curing Works
Prop: M A Abdul Gaffar
PLOT NO.24/34 AND 24/35
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W/o- M A Abdul Gaffar
No.41, Hospital Road, MADAPURA POST
JAMBURU VILLAGE KUMBUR,
KODAGU KARNATAKA KODAGU 571251

3. Total liabilities: 1) Rs 4,06,99,312.68/- from M/s Coorg Traders,(II) Rs 46,96,427.99 from M/s Nisarga Coffee Curing works,(III) Rs 70,65,037.46 from Mrs.Latheefa Gaffar -Total Rs 5,24,60,778.13 /-(Rupees Five crore twenty four lakhs sixty thousand seven hundred seventy

eight and Paise Thirteen only) as on 30/09/2023 together with future interest, expenses and costs etc till realization

4. (a) Mode of Auction: E - auction

(b) Details of Auction service provider: M/s.Canbank Computer Services Ltd, No.218, JP Royale, 1st floor, Sampige Road, Malleswaram, Bangalore 560003. e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

(c) Place, Date & Time of Auction : Bangalore 21/11/2023 - 11.30 A M to 12.00 Noon

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price: Rs.238 Lakhs and the earnest money deposit will be Rs.23,80,000/-. The Earnest Money Deposit shall be deposited on or before 18/11/2023/2023 - 3.00 pm.

6. Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 Authorised Officer

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 DD favouring Authorised officer, Canara Bank, ARM Branch II, Bangalore OR through online (RTGS/NEFT/Fund Transfer) to credit the account number 209272434, Canara Bank, ARM Branch II, RTGS/NEFT IFSC CODE CNRB0006298 on or before 18/11/2023- 3.00 p.m

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s.Canbank Computer Services Ltd, Bangalore - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 18/11/2023 - 3.00 PM, to Canara Bank, ARM Branch II Bangalore 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.

g) The intending bidders should register their names at service provider M/s.Canbank Computer Services Ltd, Bangalore 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, Bangalore - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

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

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-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.

j) 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.

k) For sale proceeds of Rs.50 lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST, registration charges, tax arrears, other charges, dues etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) 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 Canara Bank ARM branch II who, as a facilitating centre, shall make necessary arrangements.

o)) 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

P)For further details Ranjan Kumar, Chief Manager, Canara Bank, ARM Branch-2- (9483544116-080-25310181) e-mail id cb6298@canarabank.com or the service provider M/s.Canbank Computer Services Ltd, Bangalore - e- mail:eauction@ccsl.co.in Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 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: Bangalore
Date :13/10/2023

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आ. व. प्र. शाखा - II / ARM Branch - II
86, एम. जी. रोड, बंगलूरु - 560 001
86, M. G. Road, Bangalore - 560 001
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