

केनरा बैंक



Canara Bank

CREF: ARM-2/Friendly Auto /506C/2023

- BY RPAD -

DATE 25/08/2023

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, I on behalf of Canara Bank, ARM branch II, Bangalore-560 001 have 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 ARM Branch II, BANGALORE-560 001 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.

कृते केनरा बैंक

Yours faithfully,

For CANARA BANK

Rangan Kumar

प्राधिकृत अधिकारी / Authorised Officer

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

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

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

Enclosure: - Sale Notice

To:

1. M/S Friendly Automotive (India) Pvt Ltd
No 28 Lavelle Road, Ashok Nagar,
Begaluru-560001
Also at:
No.922, New Kantharaj Urs Road
Lakshmipuram, Mysore-570004
2. Sri Raghu Chaithanya Y. Nayak,
S/o Yashodhara G Nayak,
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002
3. Sri Yashodhara G. Nayak,
S/o Ganapa Nayak
No 252, 7th cross, 4th Main, 3rd Stage,

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

Gokulam, Mysuru-570002

4. Smt. Subha Nayak,
W/o Yashodhara G Nayak
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002
5. Smt. Bharathi Urs,[Guarantor]
W/o Late Nagaraj Urs,
25/64,Parijatha Lalitha Mahal Road,
Sidhartha Nagar, Mysuru-570011
6. Smt. Yashasvini Urs, ,[Guarantor]
W/o Sri Raghu Chaithanya Y Nayak,
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002



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 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 29.09.2023 from 11.30 a.m. to 12.00 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 41,49,01,628.73 (Rupees Forty one Crore Forty Nine lakhs One Thousand Six Hundred Twenty eight and Seventy Three Paise only)** as on 08.08.2023 plus further interest thereon and other expenses due to Canara Bank from M/s Friendly Automotive (India) Pvt Ltd rep.by Directors/ Guarantors/ mortgagors (1. Sri Raghu Chaithanya Y.Nayak, 2. Sri Yashodhara G. Nayak, 3. Smt. Subha Nayak, 4. Smt. Bharathi Urs, 5. Smt. Yashasvini Urs)

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before 27/09/2023 at 5.00 pm.

| Sl No | Description of the immovable assets: | Reserve Price | EMD | Encumbrance (s) |
|----------|---|---|--|--------------------------|
| 1 | Residential Property no 25/64, Corporation PID No.9777 measuring East to West 145 feet and North to South 150 feet along with residential house constructed thereon situated at Lalitha Mahal Road, Nazarbad Mohalla, Mysuru- Owned by Mrs Bharathi Urs and Mrs Yashaswini Urs East: Site owned by Mr Balakrishna Setty West: Area reserved for high tension line and | Rs. 25,07,80,000/- (Rupees twenty five crores seven lakhs eighty thousand) | Rs. 2,50,78,000 (Rupees two crore fifty lakhs seventy eight thousand) | Not known to Bank |

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



| | | | | |
|----|--|---|---|--------------------------|
| | also road leading to sites at the back North: Lalitha Mahal Road South: House No 25/64A belonging to Mrs Rajani Kikkeri | | | |
| 2. | Property site bearing No.21/22/23/24/26/27/28/29/32/51/52/61/62/63/98/99/100/102/103/105/118/119/120/121/122/123/131/132/133/134/135/136/137/138 and 139 -[35 sites]** at Srirangapatna Village, Kasaba Hobli, Mandya district- owned by Sri Ragu Chaithanya Nayak | Rs 7,08,10,000 (Rupees seven crore eight lakhs ten thousand) [Total 35 sites] | Rs 70,81,000 (Rupees seventy lakhs eighty one thousand) | Not known to Bank |

*** DETAILS OF 35 SITES:

| Sl | Site No. | East by | West by | North by | South by | Total area in mtrs | Reserve price (in Rs) | EMD (in Lakhs) |
|----|----------|-------------|----------|-------------|-------------|--------------------|-----------------------|----------------|
| 1 | 21 | Site no. 12 | 30' Road | Site no. 22 | Site no. 20 | 108 | 18,47,000 | 1,84,700 |
| 2 | 22 | Site no. 11 | 30' Road | Site no. 23 | Site no. 21 | 108 | 18,47,000 | 1,84,700 |
| 3 | 23 | Site no. 10 | 30' Road | Site no. 24 | Site no. 22 | 108 | 18,47,000 | 1,84,700 |
| 4 | 24 | ite no 9 | 0' Road | ite No.25 | ite.No.23 | 108 | 18,47,000 | 1,84,700 |
| 5 | 26 | Site no. 7 | 30' Road | Site no. 27 | Site no. 25 | 108 | 18,47,000 | 1,84,700 |
| 6 | 27 | Site no. 6 | 30' Road | Site no. 28 | Site no. 26 | 108 | 18,47,000 | 1,84,700 |
| 7 | 28 | Site no. 5 | 30' Road | Site no. 29 | Site no. 27 | 108 | 18,47,000 | 1,84,700 |
| 8 | 29 | Site no. 4 | 30' Road | Site no. 30 | Site no. 28 | 108 | 18,47,000 | 1,84,700 |



| | | | | | | | | |
|----|-----|------------|-----------|------------|-----------------------------|-----|-----------|----------|
| 9 | 51 | ite.No.46 | 0' Road | ite.No.52 | ite.No.50 | 108 | 18,47,000 | 1,84,700 |
| 10 | 52 | ite.No.45 | 0' Road | ite.No.53 | ite.No.51 | 108 | 18,47,000 | 1,84,700 |
| 11 | 61 | ite.No.36 | 0' Road | ite.No.62 | ite.No.60 | 108 | 18,47,000 | 1,84,700 |
| 12 | 62 | ite.No.35 | 0' Road | ite.No.63 | ite.No.61 | 108 | 18,47,000 | 1,84,700 |
| 13 | 63 | ite.No.34 | 0' Road | ite.No.64 | ite.No.62 | 108 | 18,47,000 | 1,84,700 |
| 14 | 118 | ite.No.129 | 0' Road | ite.No.117 | ite.No.119 | 108 | 18,47,000 | 1,84,700 |
| 15 | 119 | ite.No.128 | 0' Road | ite.No.118 | ite.No.120 | 108 | 18,47,000 | 1,84,700 |
| 16 | 120 | ite.No.127 | 0' Road | ite.No.119 | ite.No.121 | 108 | 18,47,000 | 1,84,700 |
| 17 | 121 | ite.No.126 | 0' Road | ite.No.120 | ite.No.122 | 108 | 18,47,000 | 1,84,700 |
| 18 | 122 | ite.No.125 | 0' Road | ite.No.121 | ite.No.123 | 108 | 18,47,000 | 1,84,700 |
| 19 | 123 | ite.No.124 | 0' Road | ite.No.122 | pace for Public facility | 108 | 18,47,000 | 1,84,700 |
| 20 | 132 | ite.No.153 | 0' Road | 0' Road | ite.No.133 | 108 | 18,47,000 | 1,84,700 |
| 21 | 133 | ite.No.152 | 0' Road | ite.No.132 | ite.No.134 | 108 | 18,47,000 | 1,84,700 |
| 22 | 134 | ite.No.151 | 0' Road | ite.No.133 | ite.No.135 | 108 | 18,47,000 | 1,84,700 |
| 23 | 135 | ite.No.150 | 0' Road | ite.No.134 | ite.No.136 | 108 | 18,47,000 | 1,84,700 |
| 24 | 136 | ite.No.149 | 0' Road | ite.No.135 | ite.No.137 | 108 | 18,47,000 | 1,84,700 |
| 25 | 137 | ite.No.148 | 0' Road | ite.No.136 | ite.No.138 | 108 | 18,47,000 | 1,84,700 |
| 26 | 138 | ite.No.147 | 0' Road | ite.No.137 | ite.No.139 | 108 | 18,47,000 | 1,84,700 |
| 27 | 139 | ite.No.146 | 0' Road | ite.No.138 | ite.No.140 | 108 | 18,47,000 | 1,84,700 |
| 28 | 32 | Site no. 1 | 30' Road | Main road | Site no. 31 | 210 | 35,99,000 | 3,59,900 |
| 29 | 98 | ite.No.99 | ite.No.97 | 0' Road | ite.No.113 | 135 | 23,09,000 | 2,30,900 |
| 30 | 99 | ite.No.100 | ite.No.98 | 0' Road | ite.No.112 | 135 | 23,09,000 | 2,30,900 |


| | | | | | | | | |
|-------|-----|------------|--------------|------------|-------------|------|-------------|-----------|
| 31 | 100 | ite.No.101 | ite No.99 | 0' Road | ite.No.111 | 135 | 23,09,000 | 2,30,900 |
| 32 | 102 | ite.No.103 | ite.No.101 | 0' Road | ite.No.109 | 135 | 23,09,000 | 2,30,900 |
| 33 | 103 | ite.No.104 | ite.No.102 | 0' Road | ite.No.108 | 135 | 23,09,000 | 2,30,900 |
| 34 | 105 | 40' Road | Site no. 104 | 30' Road | Site no.106 | 195 | 33,35,000 | 3,33,500 |
| 35 | 131 | 0' Road | ite No.116 | ite No.130 | 0' Road | 144 | 24,62,000 | 2,46,200 |
| Total | | | | | | 4140 | 7,08,10,000 | 70,81,000 |

The EMD should be deposited on or before 27.09.2023 up to 5.00 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: 25.08.2023

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आ. व. प्र. मण्डल - II / ARM Branch - II
86, एम. जी. रोड, बंगलुरु - 560 001
86, M. G. Road, BENGALURU - 560 001

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

**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 Friendly Automotive (India) Pvt Ltd
No 28 Lavelle Road, Ashok Nagar,
Begaluru-560001
Also at:
No.922, New Kantharaj Urs Road
Lakshmipuram, Mysore-570004
2. Sri Raghu Chaithanya Y. Nayak,
S/o Yashodhara G Nayak,
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002
3. Sri Yashodhara G. Nayak,
S/o Ganapa Nayak
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002
4. Smt. Subha Nayak,
W/o Yashodhara G Nayak
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002
5. Smt. Bharathi Urs, [Guarantor]
W/o Late Nagaraj Urs,
25/64, Parijatha Lalitha Mahal Road,
Sidhartha Nagar, Mysuru-570011
6. Smt. Yashasvini Urs, , [Guarantor]
W/o Sri Raghu Chaithanya Y Nayak,
No 252, 7th cross, 4th Main, 3rd Stage,
Gokulam, Mysuru-570002

3. Total liabilities: **Rs. 41,49,01,628.73 (Rupees Forty one Crore Forty Nine lakhs One Thousand Six Hundred Twenty eight and Seventy Three Paise only)** as on 08.08.2023 plus further interest thereon and other expenses due to Canara Bank from M/s Friendly Automotive

(India) Pvt Ltd rep.by Directors/ Guarantors/ mortgagors (1. Sri Raghu Chaithanya Y.Nayak, 2. Sri Yashodhara G. Nayak, 3. Smt. Subha Nayak, 4. Smt. Bharathi Urs,5. Smt. Yashasvini Urs)

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 - 29.09.2023 - 11.30 A M to 12.00 Noon

5. The reserve price for Property no 1 above Rs. 25,07,80,000/- (Rupees Twenty five crores seven lakhs eighty thousand) and the earnest money deposit will be Rs. 2,50,78,000 (Rupees two crore fifty lakhs seventy eight thousand only)

The reserve price for Property no 2 (35 sites) above Rs. 7,08,02,000/- (Rupees seven crore Eight lakhs Two thousand) and the earnest money deposit will be 70,80,200/- (Rupees seventy lakhs eighty thousand and two hundred).

Site wise Reserve price and Earnest money deposit as below

| Sl | Site No. | Reserve price (in Rs) | EMD (in Lakhs) |
|----|----------|-----------------------|----------------|
| 1 | 21 | 18,47,000 | 1,84,700 |
| 2 | 22 | 18,47,000 | 1,84,700 |
| 3 | 23 | 18,47,000 | 1,84,700 |
| 4 | 24 | 18,47,000 | 1,84,700 |
| 5 | 26 | 18,47,000 | 1,84,700 |
| 6 | 27 | 18,47,000 | 1,84,700 |
| 7 | 28 | 18,47,000 | 1,84,700 |
| 8 | 29 | 18,47,000 | 1,84,700 |



| | | | |
|----|-----|-----------|----------|
| 9 | 51 | 18,47,000 | 1,84,700 |
| 10 | 52 | 18,47,000 | 1,84,700 |
| 11 | 61 | 18,47,000 | 1,84,700 |
| 12 | 62 | 18,47,000 | 1,84,700 |
| 13 | 63 | 18,47,000 | 1,84,700 |
| 14 | 118 | 18,47,000 | 1,84,700 |
| 15 | 119 | 18,47,000 | 1,84,700 |
| 16 | 120 | 18,47,000 | 1,84,700 |
| 17 | 121 | 18,47,000 | 1,84,700 |
| 18 | 122 | 18,47,000 | 1,84,700 |
| 19 | 123 | 18,47,000 | 1,84,700 |
| 20 | 132 | 18,47,000 | 1,84,700 |
| 21 | 133 | 18,47,000 | 1,84,700 |
| 22 | 134 | 18,47,000 | 1,84,700 |
| 23 | 135 | 18,47,000 | 1,84,700 |
| 24 | 136 | 18,47,000 | 1,84,700 |
| 25 | 137 | 18,47,000 | 1,84,700 |
| 26 | 138 | 18,47,000 | 1,84,700 |
| 27 | 139 | 18,47,000 | 1,84,700 |
| 28 | 32 | 35,99,000 | 3,59,900 |
| 29 | 98 | 23,09,000 | 2,30,900 |
| 30 | 99 | 23,09,000 | 2,30,900 |

| | | | |
|----|-----|-----------|----------|
| 31 | 100 | 23,09,000 | 2,30,900 |
| 32 | 102 | 23,09,000 | 2,30,900 |
| 33 | 103 | 23,09,000 | 2,30,900 |
| 34 | 105 | 33,35,000 | 3,33,500 |
| 35 | 131 | 24,62,000 | 2,46,200 |

6. Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseuction.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 IFSCCODE CNRB0006298 on or before 27.09.2023- 5.00 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 27.09.2023 - 5.00 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 multiples 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.50.00 lacs (Rupees Fifty Lacs only) 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

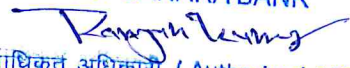
p) For further details contact Ranjan Kumar, Chief Manager, Canara Bank, ARM Branch-2- (9483544116-080-25310181) e-mail id or the service provider M/s.Canbank

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: 25-08-2023

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आ. व. प्र. शाखा - II / ARM Branch - II
86, एन. जे. रोड, बंगलूरु - 560 001
86, M. G Road, BENGALURU - 560 001
Canara Bank