



(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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 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 Symbolic possession of property No. 1 which has been taken by the Authorised Officer of **Regional office, Mysuru** of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **20-03-2024** (10.00 AM to 2.00 PM), **for recovery of Rs.76,81,200/- as on 29-02-2024** with further interest and cost thereon due to the **Specialised Sme Branch, Mysuru Chamundipuram (V.Puram) Mysuru of Canara Bank** from 1. M/s Ghanveer Enterprises(Proprietor:Anil Kumar Nanjaiah),S/o K Nanjaiah, No.117/4b,Devaiana Hundi,Sriramapura Main Road,II stage Mysuru-570008,2.Ghanveer Enterprises,No.86 Kadakola Industrial Area,Mysuru Taluk-571311,3.K Nanjaiah,S/o Late Eraiah,Door No.33,Town Municipal Assessment Number 4118/3958,LIG HS Extension,Nanjangud Town,4.Anil Kumar Nanjaiah,S/o K Nanjaiah,No.117/4b,Devaiana Hundi,Sriramapura Main Road,IIInd Stage Mysuru,5.K Nanjaiah,S/o Late Eraiah,Door No.58,Ild Cross,Housing Board Colony,Ooty Road,Mysuru.

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **20-03-2024** at 4.00 pm.

	Description of the immovable assets:	Reserve Price	EMD
1	<p>All that piece and parcel of residential property bearing House No. 33,Assessment No.4118/3958,LIG HS Extension,Nanjangud Town,Mysore Dist. Dimension of the site:</p> <p>North to South :60 Feet</p> <p>East to West :40 Feet</p> <p>Property bounded by:</p> <p>East: House No.32 West: Road North: Vaccant Site of KHB and Road South: House No.28</p>	Rs.64.72 lakhs	Rs.6.50 lakhs

Known encumbrances, if any: Not to the knowledge of the Bank.

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 Chief Manager, **Sme Branch,**

Mysuru Chamundipuram (V.Puram) Mysuru, Canara Bank, Mobile No. 9483505537, during office hours on any working day.

Date: 29-02-2024

Place: Mysuru

Authorised Officer

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29-02-2024

1	Name and Address of the Secured Creditor	Sme Branch, Mysuru Chamundipuram (V.Puram)Canara Bank, , Mysuru
2	Name and Address of the Borrower(s)/ Guarantor(s):	<ol style="list-style-type: none"> 1. M/s Ghanveer Enterprises(Proprietor:Anil Kumar Nanjaiah), S/o K Nanjaiah, No.117/4b,Devaiana Hundi,Sriramapura Main Road,II stage Mysuru-570008 2. Ghanveer Enterprises,No.86 Kadakola Industrial Area,Mysuru Taluk-571311 3. K Nanjaiah,S/o Late Eraiah,Door No.33,Town Municipal Assessment Number 4118/3958,LIG HS Extension,Nanjangud Town-571311 4. Anil Kumar Nanjaiah,S/o K Nanjaiah,No.117/4b,Devaiana Hundi,Sriramapura Main Road,IIInd Stage Mysuru-570022 5. K Nanjaiah,S/o Late Eraiah,Door No.58,IIId Cross,Housing Board Colony,Ooty Road,Mysuru.-570022
3	Total Liabilities as on (29-02-2024)	Rs.76,81,200/- (Further interest and cost thereon)
4	1. (a) Mode of Auction :	E-Auction.
	(b) Details of Auction service provider	M/s Canara computer Services Ltd. (CCSL) , Bengaluru. Contact Number:98329-52602, 99112-93517, 88984-18010 , 94806- 080-23469665 e- mail: eauction@ccsl.co.in ccsleauction@gmail.com
	(c) Date & Time of Auction	20-03-2024 10.00 AM to 2.00 PM
	(d) Place of Auction	Online.
5	Reserve Price / EMD	Rs. 64.72 Lakhs (EMD amount Rs.6.50 Lakhs)

Description of the immovable assets:	Reserve Price	EMD
<p>All that piece and parcel of residential property bearing House No. 33,Assessment No.4118/3958,LIG HS Extension,Nanjangud Town,Mysore Dist. Dimension of the site:</p> <p>North to South :60 Feet,East to West :40 Feet</p> <p>Property bounded by:</p> <p>East: House No.32 West: Road</p> <p>North: Vaccant Site of KHB and Road South: House No.28</p>	Rs.64.72 lakhs	Rs. 6.50 lakhs

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 Chief Manager, **Sme Branch, Mysuru Chamundipuram (V.Puram)** Mysuru, Canara Bank, Mobile No. 9483505537 on or before 18-03-2024 .
- 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 favoring Authorised Officer, Canara Bank, **Sme Branch, Mysuru Chamundipuram (V.Puram)** Branch, OR through online (RTGS/NEFT/Fund Transfer) to the credit of the account number 1512201000739 Canara Bank, Nazarbada Branch, Mysuru RTGS/NEFT CODE CNRB0000565 on or before 18-03-2024 - 4.00 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 Canara computer Services Ltd. (CCSL) , Bengaluru. Contact Number:98329-52602, 99112-93517, 88984-18010 , 94806- 080-23469665 e- mail: eauction@ccsl.co.in ccsleauction@gmail.com After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 18-03-2024 – 4.00 p.m. to Canara Bank, **Sme Branch, Mysuru Chamundipuram (V.Puram)** Branch, or by hand or by e-mail (mysrec@canarabank.com)
 - 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 www.bankeauctionwizard.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 Canara computer Services Ltd. (CCSL) , Bengaluru. Contact Number:98329-52602, 99112-93517, 88984-18010 , 94806- 080-

23469665 e- mail: eauction@ccsl.co.in ccsleauction@gmail.com.

- 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.50,000/- (Rupees Fifty Thousand Only) for the property mentioned. 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), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j) **FOR IMMOVABLES: For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs Only) 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.**
- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Regional office, Mysuru or Canara Bank, **Sme Branch, Mysuru Chamundipuram (V.Puram)** Branch who, as a facilitating centre, shall make necessary arrangements.
- n) For further details contact Canara Bank, Regional Office, NO 26/A, First Floor, Guest House Road, Nazarabad, Mysuru-570010 (Ph. No. 0821 2528220, 0821 2528262) e-mail id mysrec@canarabank.com OR the service provider M/s Canara computer Services Ltd. (CCSL) , Bengaluru. Contact Number:98329-52602, 99112-93517, 88984-18010 , 94806- 080-23469665 e- mail: eauction@ccsl.co.in ccsleauction@gmail.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.

Date: 29-02-2024

Place: Mysuru

Authorised Officer

CANARA BANK

Ref: MYS/RO/SALE NOTICE/Q4/7/2023-24

Date: 29-02-2024

"WITHOUT PREJUDICE"

TO:

1. M/s Ghanveer Enterprises(Proprietor:Anil Kumar Nanjaiah),
S/o K Nanjaiah, No.117/4b,Devaiana Hundi,Sriramapura Main Road,II stage Mysuru -
570008
2. Ghanveer Enterprises,No.86 Kadakola Industrial Area,Mysuru Taluk-571311
3. K Nanjaiah,S/o Late Eraiah,Door No.33,Town Municipal Assessment Number
4118/3958,LIG HS Extension,Nanjangud Town-571311
4. Anil Kumar Nanjaiah,S/o K Nanjaiah,No.117/4b,Devaiana Hundi,Sriramapura Main
Road,IInd Stage Mysuru-570022
5. K Nanjaiah,S/o Late Eraiah,Door No.58,Ild Cross,Housing Board Colony,Ooty
Road,Mysuru.-570022

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) RULE, 2002

As you are aware, I on behalf of Canara Bank, Sme Branch, Mysuru Chamundipuram (V.Puram) Branch-Mysuru have taken possession of the mortgaged assets described in the 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 Sme Branch, Mysuru Chamundipuram (V.Puram)- Branch Mysuru of 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 being published in the NEWS paper containing the 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 law in force.

Yours faithfully,

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Authorised officer

Encl: Sale Notice