

REF: ARM/JP/2022

- BY RPAD -

DATE: 24.05.2022

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 .

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,

For CANARA BANK

AUTHORIZED OFFICER

Enclosure: - Sale Notice

To:

प्राधिकृत अधिकारी / Authorised Officer

आ. व. प्र. शाखा - M/s.JP Enterprises, & 2. Sri.Padma and 3. Sri.Jinesh D

88, एम. जी. रोड, बंगलूरु-560085, Near Ayyappa Temple,

88, M. G. Road, BANGALURU, 560 001, Ganesha Block, Nandini Layout Main Road, Nandini Layout, Bangalore 560085.

4. M/s.Jinesh Associates rep. by its proprietor Sri.D Jinesh, No.14/5, I floor, Near Ayyappa Temple, Ganesha Block, Nandini Layout Main Road, Nandini Layout, Bangalore 560086.

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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 the Authorised Officer of ARM Branch II, Bangalore of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on 13.06.2022, for recovery of Rs.6,84,29,688/- (Rupees Six crore Eighty Four lakhs Twenty Nine thousand Six hundred and Eighty Eight only) as on 24.05.2022, together with future interest, expenses and costs etc till realisation due to ARM Branch II, Bangalore of Canara Bank from M/s.JP Enterprises (Rs.3,96,69,410/-), M/s.Jinesh Associates (Rs.2,87,60,278/-) & others.

The reserve price will be Rs.3,84,29,000/- (Rupees three crore eighty four lakh twenty nine thousand only) and the earnest money deposit will be Rs.38,42,900/-. The Earnest Money Deposit shall be deposited on or before 09.06.2022 at 5.00pm.

Details and full description of the property:

1.All that piece and parcel of the property bearing site no.19 in Resurvey no.165 of Jarakabande Kaval Village now under limits of BBMP Bangalore, Khatha no.19/1/6, portion of amalgamated Khatha no.14/5 situated at Ganesha Block Main Road, Saraswathipuram, Bangalore ward no.12 measuring about East to West 65 feet and North to South 38 feet and bounded on the East by Road, West by Property bearing no.14, portion of amalgamated khatha no.14/5, North by Private property and South by Property belonging to Temple. Presently bearing no.14/5, PID no.12-1-15, Nandini Layout.

2.All that piece and parcel of the property bearing site no.14 in Resurvey no.165 of Jarakabande Kaval Village now under limits of BBMP Bangalore, Khatha no.1/165, portion of amalgamated Khatha no.14/5 situated at Ganesha Block Main Road, Saraswathipuram, Bangalore ward no.12 measuring about East to West 25 feet and North to South 38 feet and bounded on the East by site bearing nos 18 & 19, West by Site bearing no.15, North by Road and South by Site no.13. Presently bearing no.14/5, PID no.12-1-15, Nandini Layout.

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, Ph. No. 9483544116, 080-25310181, during office hours on any working day.

Place: Bangalore

Date: 24.05.2022

कृते केनरा बैंक
For CANARA BANK

Authorised Officer

[Signature]

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, BENGALURU - 560 001

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

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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.JP Enterprises,
No.14/5, I floor, Near Ayyappa Temple,
Ganesha Block, Nandini Layout Main Road,
Nandini Layout, Bangalore 560085.

2. Sri.Padma and 3. Sri.Jinesh D
No.14/5, I floor, Near Ayyappa
Ganesha Block, Nandini Layout Main Road
Nandini Layout, Bangalore 560086.

4. M/s.Jinesh Associates rep. by its proprietor Sri.D Jinesh, No.14/5, I floor, Near Ayyappa Temple, Ganesha Block, Nandini Layout Main Road, Nandini Layout, Bangalore 560086.

3. Total liabilities: Rs.6,84,29,688/- (Rupees Six crore Eighty Four lakhs Twenty Nine thousand Six hundred and Eighty Eight only) as on 24.05.2022, together with future interest, expenses and costs etc till realisation due to ARM Branch II, Bangalore of Canara Bank from M/s.JP Enterprises (Rs.3,96,69,410/-), M/s.Jinesh Associates (Rs.2,87,60,278/-) & others.

4. (a) Mode & Place of Auction : E - auction - at Bangalore.

(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) Date & Time of Auction: 13.06.2022 - 12.30 A M to 13.30 P M

5. Reserve Price: Rs. Rs.3,84,29,000/- (Rupees three crore eighty four lakh twenty nine thousand only) and (the earnest money deposit will be Rs.38,42,900/- on or before 09.06.2022 at 5.00pm)

Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseaauction.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 Authorized Officer, on 07.06.2022.

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 7952296000001, Canara Bank, ARM Branch II, Bangalore RTGS/NEFT CODE CNRB0006298 on or before 13.12.2021 - 5.00 p.m.

FOR CANARA BANK

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.

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



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f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.06.2022 - 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs.50 (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/revenue arrears, incidental expenses, fees etc., as applicable shall be borne by the successful bidder only.

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



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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) For further details contact 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: 24.05.2022

कृते केनरा बैंक
For CANARA BANK
Ranjan Kumar
Authorised Officer
प्रधिकृत अधिकारी / Authorised Officer
आ. व. प्र. शाखा - II / ARM Branch - II
86, एम. जी. रोड, बंगलुरु - 560 001
86, M. G. Road, BENGALURU - 560 001