

(A GOVERNMENT OF INDIA UNDERTAKING)  
**ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,**  
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001  
Email: cb6298@canarabank.com

Ref: ARM II: CR:SARFAESI SALE KARTHIK GRANITES/01 -I:2023  
To,

Date: 06.10.2023

M/s Karthik Granites No.16 Elacheguppe Jettipalya Magadi Road Bengaluru Karnataka 562130	Mr. Muniyappan Sivalingam, S/o.Mr. Shivalingam Pro.M/s Karthik Granites R/a No.59A, 2 <sup>nd</sup> A Cross, J C Nagar Bangalore North Karnataka 560086
Mrs.Ranjitha K S W/o.Mr. Muniyappan Sivalingam R/a No.59A, 2 <sup>nd</sup> A Cross, J C Nagar Bangalore North Karnataka 560086	

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) Rules, 2002.**

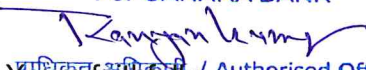
As you are aware, the Authorised Officer of Canara Bank, has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our ARM Branch II, BANGALORE-560 001 of our Bank.

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 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.

For CANARA BANK

  
Authorised Officer  
आ. व. प्र. शाखा - II / ARM Branch - II  
86, एम. जी. रोड, बेंगलूरु - 560 001  
86, M. G. Road, BENGALURU - 560 001

**Authorised Officer  
Canara Bank**



**ENCLOSURE – SALE NOTICE Annexure 13**

**Annexure 13**

**ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,  
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001**

**Email: [cb6298@canarabank.com](mailto:cb6298@canarabank.com)**

**SALE NOTICE**

**E-Auction sale notice for sale of Immovable property 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 07.11.2023 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.6,496,653.85 (Rupees Sixty Four Lakhs Ninety six Thousand Six Fifty Three and Paise Eighty Five only)** as on 30.09.2023 plus further interest thereon from 01.10.2023 and other expenses due to Canara Bank from M/s Karthik Granites and its partners/Guarantors/Directors- Mr. Muniyappan Sivalingam, S/o.Mr. Shivalingam and Mrs.Ranjitha K S, W/o.Mr. Muniyappan Sivalingam.

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

Outstanding Dues if any are as under:												
S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)								
1	<p>All that part and parcel of the Northern Portion of site No.23/1 in property No.23, Khatha No 45/3 situated at Valagere Hill Village, Kengeri Hobli, Bengaluru ,now within the limits of BBMP Ward No.159 and assigned as PID No. 46/3/23 as measuring east to west 60 feet and north to south 50 feet totally 3000 Sq Ft and Bounded on:</p> <table><tr><td>East by</td><td>Road</td></tr><tr><td>West by</td><td>Property of I B Layout</td></tr><tr><td>North by</td><td>Property bearing No 22</td></tr><tr><td>South by</td><td>Remaining southern portion of property</td></tr></table>	East by	Road	West by	Property of I B Layout	North by	Property bearing No 22	South by	Remaining southern portion of property	Rs.145.00	Rs.15.00 Lakhs	<b>Not known to Bank</b>
East by	Road											
West by	Property of I B Layout											
North by	Property bearing No 22											
South by	Remaining southern portion of property											

**The EMD should be deposited on or before 04.11.2023 up to 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](http://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: Bengaluru**

**Date: 06.10.2023**

**AUTHORISED OFFICER**

**CANARA BANK**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.10.2023**

1.Name and address of the Secured Creditor : **Canara Bank ARM II Branch Bengaluru**

2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

M/s Karthik Granites No.16 Elacheguppe Jettipalya,Magadi Road Bengaluru,Karnataka 562130	Mr. Muniyappan Sivalingam, S/o.Mr. Shivalingam Pro.M/s Karthik Granites R/a No.59A, 2 <sup>nd</sup> A Cross, J C Nagar,Bangalore North Karnataka 560086
Mrs.Ranjitha K S W/o.Mr. Muniyappan Sivalingam R/a No.59A, 2 <sup>nd</sup> A Cross, J C Nagar Bangalore North Karnataka 560086	

**3.Total liabilities :Rs. 6,496,653.85 (Rupees Sixty Four Lakhs Ninety six Thousand Six Fifty Three and Paise Eighty Five only)** as on 30.09.2023 plus further interest thereon from 01.10.2023 along with expenses, other charges, etc.

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

(c) **Date & Time of e- auction : Date 07.11.2023 Time 11.30 a.m. to 12.00 p.m**  
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

**5. Reserve Price:**

C. Reserve Price:										
S No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)						
1	<p>All that part and parcel of the Northern Portion of site No.23/1 in property No.23, Khatha No 45/3 situated at Valagere Hill Village, Kengeri Hobli, Bengaluru ,now within the limits of BBMP Ward No.159 and assigned as PID No. 46/3/23 as measuring east to west 60 feet and north to south 50 feet totally 3000 Sq Ft and Bounded on:</p> <table><tr><td>East by</td><td>Road</td></tr><tr><td>West by</td><td>Property of I B Layout</td></tr><tr><td>North by</td><td>Property bearing No 22</td></tr></table>	East by	Road	West by	Property of I B Layout	North by	Property bearing No 22	Rs.145.00	Rs.15.00 Lakhs	<b>Not known to Bank</b>
East by	Road									
West by	Property of I B Layout									
North by	Property bearing No 22									

	South by	Remaining southern portion of property			
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**6. Other terms and conditions:**

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website **www.indianbankseauctions.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 between **2.30 P.M to 5.00 P.M. on 03.11.2023**
- 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, Bangalore RTGS/NEFT CODE CNRB0006298 on or before 04.11.2023 - 3.00 PM.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04.11.2023 - 5.00 PM, to Canara Bank, ARM Branch - II Bangalore by hand.
  - 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. Bid Form.
- f. The intending bidders should register their names at portal **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.** e-mail: **eauction@ccsl.co.in** Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.
- 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/-**.The bidder who submits the highest bid (not below 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 within the period stated above, 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 Lakhs** (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable 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.

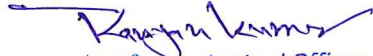


- I. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- m. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Canara Bank Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.
- n. 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.
- 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: Bengaluru**  
**Date: 06.10.2023**

कृते केनरा बैंक  
OF CANARA BANK  
  
अधिकारी / Authorised Officer  
शामला - II / ARM Branch - II  
**AUTHORISED OFFICER**  
**CANARA BANK**  
BENGALURU - 560 001

