



ARM BRANCH MANIPAL

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL)
UDUPI -576104

Ph: 0820-2575412; Mob:9449862135
Email: cb7280@canarabank.com

REF: ARM/7280/SALENOTICE/284/2023-24DATE: 19.01.2024

- BY RPAD -

To,

M/s. KIMS CASHEW INDUSTRIES ALBADY VILLAGE 9TH MILE STONE ,ARDI KUNDAPURA TALUK UDUPI (DIST)- 576212	SRI.ABDUL SATTAR S/O.ISMAIL ABBANNA BEARY D NO. 1 96, NERAMBALLI KOTESHWARA, KUNDAPURA UDUPI - 576217
SRI.ISMAIL ABBANNA BEARY S/O.ABBANNA BEARY D NO.1 96, NERAAMBALLI KOTESHWARA, KUNDAPURA UDUPI - 576217	SRI.ANWAR HUSSAIN S/O.ABDUL SAHEB ALBADY 9TH MILESTONE ARDY, KUNDAPURA UDUPI - 576212

Dear Sir/Madam,

**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, Authorized Officer of Canara Bank 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 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.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE – SALE NOTICE

एआरएमशाखा / ARM Branch Manipal

SRD Building, Head Office Annex (Manipal), Udupi – 576 104

ARM BRANCH MANIPAL

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL)
UDUPI -576104

Ph: 0820-2575412; Mob:9449862135
Email: cb7280@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 properties mortgaged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on “As is Where is, As is What is” and “Whatever there is” on **26.02.2024** for Recovery of **Rs.2,08,57,426.49 (Rupees Two Crore Eight Lakhs Fifty Seven Thousand Four Hundred Twenty Six and Forty Nine Paise Only)** Plus further interest thereon from **01.01.2024** along with suit expenses and other legal charges due to MANIPAL ARM Branch of Canara Bank from the Borrower **M/s Kims Cashew Industries**, Albady Village, 9th Milestone, Ardi, Kundapura Taluk, Udupi – 576 212 represented by its Partners & Guarantors **Mr. Abdul Sattar S/o Ismail Abbanna Beary**, D. No. 1 96, Neramballi, Koteshwara village, Kundapura Taluk, Udupi – 576 217, **Mr. Ismail Abbanna Beary S/o Abbanna Beary**, D. No. 1 96, Neramballi, Koteshwara village, Kundapura Taluk, Udupi – 576 217, & **Mr. Anwar Hussain S/o Abdul saheb**, Albady, 9th Milestone, , Ardi, Kundapura Taluk, Udupi – 576 212.

Details and full description of the immovable property with known encumbrances if any.

All that part and parcel of Industrial converted land measuring 1.00 Acre (100 Cents) along with Cashew Processing Industrial building in Sy No. 307/2, 9th Milestone, Albady Village, Ardi Post, Belve Panchayath, Kundapura Taluk, Udupi District in the name of M/s Kims Cashew Industries.

Boundaries of the Property.

North : Sy No 183, Government Land Panchayath Road.
South : Sy No 39 Prema Shetty Land.
East : Portion of same SD Line.
West : Sy No 299, Land belonging to Jose Cherian.

The reserve price of Property will be **Rs.80,00,000.00 (Rupees Eighty Lakhs Only)** and the EMD will be **Rs.8,00,000.00 (Rupees Eight Lakhs Only)**. The EMD shall be deposited on or before 23.02.2024 at 5.00 PM.

For Detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank Website (www.canarabank.com) or may contact Chief Manager, ARM Branch, Manipal, mail id : cb7280@canarabank.com, Ph: 9449862135.

Date: 19.01.2024

Place: Manipal Authorized Officer

CANARA BANK

एआरएमशाखा / ARM Branch Manipal

SRD Building, Head Office Annex (Manipal), Udupi – 576 104



ARM BRANCH MANIPAL

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL)
UDUPI - 576104

Ph: 0820-2575412; Mob:9449862135
Email: cb7280@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: **Canara Bank SPLSD Arm Branch, Manipal.**
SRD Building, HEAD OFFICE ANNEXE (MANIPAL) **Udupi-**
576104

2. Name and Address of the Borrowers /Guarantors:

M/s. KIMS CASHEW INDUSTRIES ALBADDY VILLAGE 9TH MILE STONE ,ARDI KUNDAPURA TALUK UDUPI (DIST)- 576212	SRI.ABDUL SATTAR S/O.ISMAIL ABBANNA BEARY D NO. 1 96, NERAMBALLI KOTESHWARA, KUNDAPURA UDUPI - 576217
SRI.ISMAIL ABBANNA BEARY S/O.ABBANNA BEARY D NO.1 96, NERAAMBALLI KOTESHWARA, KUNDAPURA UDUPI - 576217	SRI.ANWAR HUSSAIN S/O.ABDUL SAHEB ALBADDY 9TH MILESTONE ARDY, KUNDAPURA UDUPI - 576212

3. Total liabilities as on **31.12.2023** : **Rs.2,08,57,426.49 (Rupees Two Crore Eight Lakhs Fifty Seven Thousand Four Hundred Twenty Six and Forty Nine Paise Only)**

4. (a) **Mode of Auction** : **Online**

(b) Details of Auction Service Provider: **M/s Canbank Computer Services Ltd.,**
No.218, J P Royale, 1st Floor, Sampige Road,
Malleswaram Bengaluru 560003
Contact no:080 -23469665, 9832952602/9480691777
E-mail address: eauction@ccsl.co.in

(c) Date & Time of e-auction : **26.02.2024 between 11.30 AM and 12.30PM (With unlimited extension of 5 minutes duration each till sale is concluded)**

(d) Portal of E Auction : **www.indianbankseaauction.com**

5. Last Date for receipt of Tender Documents (**Online/ Offline**): **23.02.2024 till 5.00 PM**

6. Address in which the tender document to
To be submitted : **Canara Bank SPLSD Arm Branch, Manipal.**
SRD Building, HEAD OFFICE ANNEXE (MANIPAL)
Udupi-576104

7. Reserve Price : **Rs.80,00,000.00 (Rupees Eighty Lakhs Only)**

8. Earnest Money Deposit (EMD)
and last date of receipt of EMD : **Rs.8,00,000.00**

(Rupees Eight Lakhs Only)

The EMD shall be deposited on or before 23.02.2024 at 5.00 PM.

एआरएमशाखा / ARM Branch Manipal

SRD Building, Head Office Annex (Manipal), Udupi - 576 104

ARM BRANCH MANIPAL

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL)
UDUPI -576104

Ph: 0820-2575412; Mob:9449862135
Email: cb7280@canarabank.com

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following condition.

- a. The property will be sold in “as is where is and as is what is” basis including encumbrances, if any viz. Electricity dues, property tax dues, etc. Where the property is sold subject to encumbrances, the successful bidder has to deposit the money required to discharge the encumbrances and interest due thereon together with additional amount that may be sufficient to meet the contingencies or further cost and expenses (as per Rule 9(7) of SARFAESI Rules 2002). In such case, the successful bidder will be given the delivery of the property free from encumbrances (as per Rule 9(9) of SARFAESI Rules 2002). (However, there are no encumbrances to the knowledge of the Bank as on date. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD)).
- b. 'Auction / bidding shall be only through “Online Electronic Bidding” through the website www.indianbankseuction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM on or before **23.02.2024**.
- d. The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.
- 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., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal** (Contact no. Cell - +91 9832952602/9480691777) Email id: eauction@ccsl.co.in. The bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature).
- f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.02.2024 upto 5.00 PM**, to Canara Bank, ARM Branch, Manipal by hand or by email.
 - a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - b. 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.
 - c. Bidders Name. Contact No. Address, E Mail Id.
 - d. Bidder's A/c details for online refund of EMD.
- g. The intending bidders should register their names at portal www.indianbankseuction.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., No.218, J P Royale, I st Floor, Sampige Road, Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal** (Contact no. Cell : +91 9832952602/9480691777), e-mail address: eauction@ccsl.co.in.
- h. EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Manipal OR shall be deposited through RTGS/ NEFT/ Fund transfer to credit of account of **Canara Bank, ARM Branch Manipal, A/c No. 209272434 IFSC code: CNRB00072800** on or before **23.02.2024 upto 5.00 pm**.

एआरएमशाखा / ~~Internal~~ ARM Branch Manipal

ARM BRANCH MANIPAL

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL)
UDUPI -576104

Ph: 0820-2575412; Mob:9449862135
Email: cb7280@canarabank.com

- =====
- i. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.
 - j. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.1,00,000.00**. 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.
 - k. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
 - l. ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***
 - m. All charges for conveyance, stamp duty/ GST and registration charges and TDS etc., as applicable shall be borne by the successful bidder only.
 - n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
 - o. In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Circle Office or ARM Branch Manipal who, as a facilitating centre, shall make necessary arrangements.
 - p. For further details ARM Branch Manipal(Ph. No. 9449862135) may be contacted during office hours on any working day, e-mail id cb7280@canarabank.com OR M/s Canbank Computer Services Ltd., No.218, J P Royale,I st Floor,Sampige Road,Malleswaram Bengaluru 560003 **Mr. Pratap Kanjilal** (Contact no. Cell - +91 9832952602/9480691777)Email id:eauction@ccsl.co.in. Website: www.indianbankseuction.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.

Place: Manipal
Date: 19.01.2024