

केनरा बैंक Canara Bank

भारत सरकार का उद्योग

A Government of India Undertaking

सिंडिकेट Syndicate

KUNDAPUR VADERAHOBOLI BRANCH

(DP CODE: 10221)

Bhandarkars Arts and Science College Campus

Vaderahobli, Kundapura Taluk

Udupi District

Karnataka-576201

E-mail: cb10221@canarabank.com

Ref:50/ROU2/REC/2024

DT:11.03.2024

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 property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Regional Office-II, Udupi, Canara Bank for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.03.2024** for recovery of **Rs.14,26,44,095.27** (Rupees Fourteen Crore Twenty Six Lakh Forty Four Thousand Ninety Five and Paise Twenty Seven Only) due to the **Kundapur Vaderahobli Branch** of Canara Bank from **M/s. Kundapura Promoters And Devleopers** represented by its partners Mr Mahesh L Kotwal K, Mr.Prakash Lobo, Mr.Shivananda Poojary, Mr.Vittal Poojary, Mr.Avinash Pinto and Mrs.Charlotte Reena Lobo (Guarantor)

The Reserve Price will be **Rs.19,00,00,000/-** (Rupees Nineteen Crores Only) and the Earnest Money Deposit will be **Rs.1,90,00,000/-** (Rupees One Crore Ninety Lakh Only). The Earnest Money Deposit shall be deposited on or before **27.03.2024** at 5:00 pm.

Details and full description of the property.

All that part and parcel of Converted Land and Commercial Building named as "Coastal Crown" bearing property No.152600203900194475 in Sy.No. 297/3A3A measuring 74 cents situated at Koteswara Village, Kundapura Hobli, Kundapura Taluk, Udupi District

Bounded By:

North : Panchayath Road

South : Land belongs to Bhaskar Shet.

West : Land in SNo. 297/2A, 2B

East : Portion of same Sub Division.

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 Branch In Charge, Kundapur Vaderahobli Branch, Canara Bank, Ph. No. 9449860855, during office hours on any working day and E-mail: cb10221@canarabank.com or roudi2rec@canarabank.com.

प्रति केनरा बैंक For CANARA BANK

Date : 11.03.2024

Place : Kundapur Vaderahobli

अधिकृत अधिकारी
Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.03.2024

1. Name and Address of the Secured Creditor :	Canara Bank, Kundapur Vaderahobli Branch.
2. Name and Address of the Borrower(s)/ Guarantor(s)	<u>BORROWER(S)/ PARTNER(S):</u> 1)M/s.KUNDAPURA PROMOTERS AND DEVLEOPERS 1ST FLOOR, VANKARAMANA ARCADE, KUNDAPURA -576201 2)Mr MAHESH L KOTWAL K S/O LAXMAN KOTWAL 2/32-13 MAHTRUSHREE 1 CROSS ASHIRWAD, NAGARSAN THEKKATTE - 576105 3)Mr. PRAKASH LOBO S/O ALBERT LOBO OCTAVIA MANSION LOBO COMPOUND BENGERE ROAD, GUJJADI POST KUNDAPURA - 576247 4)Mr. SHIVANANDA POOJARY S/O CHIKKAYYA POOJARI 3/138 NANDI COMPOUND GANGOLLI - 576216 5)Mr. VITTAL POOJARY S/o. KUSTA POOJARY VIJAYA DURGA NILAYA ANGADIMANE ROAD MAVINKERE, KENCHANOOR POST KUNDAPURA - 576283 6)Mr AVINASH PINTO S/O THIMOTHY PINTO 1/210 9 BETHEL VIEW KAKKEBETTU KULASHEKAR MANGALORE - 575005 <u>GUARANTOR:</u> Mrs CHARLOTTE REENA LOBO W/O Mr PAKASH LOBO OCTAVIA MANSION LOBO COMPOUND BENGERE ROAD, GUJJADI POST KUNDAPURA - 576247
3. Total Contractual liabilities as on (11.03.2024):	Total <u>Rs.14,26,44,095.27</u> (Rupees Fourteen Crore Twenty Six Lakh Forty Four Thousand Ninety Five and Paise Twenty Seven Only) (plus un applied interest w.e.f 12.03.2024 and Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.
4. Mode of Auction	Online Electronic Bidding

5. Details of Auction service provider	M/s. CANBANK COMPUTER SERVICES LTD No.218, J P Royale, 1 st Floor, Sampige Road, 2 nd Main, Near-Market, Malleswaram, Bengaluru,Karnataka - 560003, Contact Mobile No. 9832952602,9480691777, 6294220147, e-mail: ccsleauction@gmail.com
6. Date & Time of Auction	28.03.2024, 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
7. Place of Auction	Online
8. Reserve Price	Rs.19,00,00,000/- (Rupees Nineteen Crores Only)

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.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 or before 27.03.2024 between 10.00 AM and 5.00 PM.
- 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 Demand draft in favour of Authorized Officer, Canara Bank, Regional Office-II, Udupi QR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of " CANARA BANK " , A/c No: 209272434 , IFSC Code : CNRB0010221 on or before 27.03.2024, 5:00 pm.
- 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, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka - 560003, Contact Mobile No.9832952602,9480691777, 6294220147, e-mail: ccsleauction@gmail.com
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.03.2024, 5:00 PM, to Canara Bank, Kundapur Vaderahobli 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 portal <https://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, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka - 560003, Contact Mobile No. 9832952602; 9480691777, 6294220147, e-mail: ccsleauction@gmail.com

- 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 multiplies of Rs.10,000/- (Rupees Ten Thousand Only). 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 Lakhs (Rupees Fifty lakhs) 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.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful bidder shall bear all statutory/non statutory dues, taxes, rates etc.
- 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 Regional Office - II, Udupi or Kundapur Vaderahobli who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Branch In Charge, Kundapur Vaderahobli, Canara Bank, Ph.No. 9449860894, e-mail id: cb10221@canarabank.com (OR) Regional Office-II, Udupi , Ph.No: 9448990966 , E-mail id: roudi2rec@canarabank.com (OR) the service provider M/s. CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near- Market, Malleswaram, Bengaluru, Karnataka - 560003, Contact Mobile No. 9832952602, 9480691777, 6294220147, e-mail: ccsleauktion@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.

कृते केनब बैंक For CANARA BANK

Date : 11.03.2024
Place : Kundapur Vaderahobli


Authorized Officer
CANARA BANK