

Ref: ARM-I/CR-480/592/2022-23/YR

Date: 30.08.2023

To,

1. Mrs. Nikita Patil W/o. Mr. Siddharta Patil H No.78, Swamy Vivekananda Layout Sagar Road, Shimoga – 577 201	2. Mrs. Nikita Patil No.684, 5 th Cross, North Block, Upkar Layout, Upkar Residency Bangalore – 560 056
3. Mr. Deepak C/o.Shankar Rao S-257, 13 th Main, 4 th Cross BEL Layout, Bharath Nagar Bangalore-560 091	4. Mr. Deepak No.36, 4 th Cross, Income Tax Layout BEL Layout 2 nd Stage, Bharat Nagar Bengaluru-560 091

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, ARM- I Branch Bangalore - 560001 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 ARM-I Branch Bangalore 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,

Authorised officer

Encl: Sale Notice



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 to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ARM Branch-1 (Earlier Cantonment Branch), Bengaluru of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **20/09/2023** for recovery of Rs. 60934609.72/- with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. Mrs. Nikita Patil, W/o. Mr.Siddharta Patil, H No.78, Swamy Vivekananda Layout, Sagar Road, Shimoga – 577 201, also residing at No.684, 5th Cross, North Block, Upkar Layout, Upkar Residency, Bangalore – 560 056, 2. Mr. Deepak C/o.Shankar Rao, S-257, 13th Main, 4th Cross, BEL Layout, Bharath Nagar, Bangalore-560 091 also residing at No.36, 4th Cross, Income Tax Layout, BEL Layout 2nd Stage, Bharat Nagar, Bengaluru-560 091

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **19/09/2023** at 5.00 pm by way of **DD favouring Authorized Officer Canara Bank ARM-1 Branch** or through online payment to **Account No.209272434 (IFSC CNRB0002366)** is as under.

(Rs. In lacs)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	<p>SCHEDULE `A`</p> <p>All that property bearing Municipal No.123 situated at Infantry Road, Municipal Ward No.78 of Vasanthanagar, Bengaluru and in all approximately measuring 10397 Sq.ft out of 12059 Sq.ft bounded by: East : Road; West: Private Property; North: Infantry Road and South: Private Property</p> <p>SCHEDULE `B`</p> <p>450 Sq.ft of undivided share, right, title, interest and ownership in Schedule `A` Property</p> <p>SCHEDULE `C`</p> <p>Residential Flat bearing No.701, comprising of 3BHK, in seventh floor of `PRISTINE VARA` being built in Schedule `A` Property and having Super built up area of 2500 Sq.ft and Carpet area measuring 1665 Sq.ft, and right to use common areas such as passages, lobbies, lifts, staircases and other areas of common usage and one covered car parking space in basement and bounded on: East: Private Property; West: Private Property; North: Road and South: Flat No.702</p>	₹.398.00	₹.39.80	1.00

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, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.9448507473 and 7483935007 during office hours on any working day.

Date: 30.08.2023

Place: Bangalore


 Authorised Officer
 Canara Bank


DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30/08/2023.

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru		
2. Name and Address of the Borrower(s)/ Guarantor(s) :	<p>1. Mrs. Nikita Patil, W/o. Mr.Siddharta Patil, H No.78, Swamy Vivekananda Layout, Sagar Road, Shimoga – 577 201, also residing at No.684, 5th Cross, North Block, Upkar Layout, Upkar Residency, Bangalore – 560 056,</p> <p>2. Mr. Deepak C/o.Shankar Rao, S-257, 13th Main, 4th Cross, BEL Layout, Bharath Nagar, Bangalore-560 091 also residing at No.36, 4th Cross, Income Tax Layout, BEL Layout 2nd Stage, Bharat Nagar, Bengaluru-560 091</p>		
3. Total liabilities: As on 28.08.2023	Rs. 60934609.72/-		
4. (a) Mode of Auction :	E-Auction.		
(b) Details of Auction service provider	M/s Canbank Computer Services Ltd. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -3 e- mail: euaction@ccsl.co.in . Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)		
(c) Date & Time of Auction	20/09/2023 10.30 to 11.00 AM		
(d) Place of Auction	Online.		
5. Reserve Price / EMD	In Lakhs		
Lot	Description of the immovable assets:	Reserve Price	EMD
1	<p style="text-align: center;">SCHEDULE `A`</p> <p>All that property bearing Municipal No.123 situated at Infantry Road, Municipal Ward No.78 of Vasanthanagar, Bengaluru and in all approximately measuring 10397 Sq.ft out of 12059 Sq.ft bounded by: East : Road; West: Private Property; North: Infantry Road and South: Private Property.</p> <p style="text-align: center;">SCHEDULE `B`</p> <p>450 Sq.ft of undivided share, right, title, interest and ownership in Schedule `A` Property</p> <p style="text-align: center;">SCHEDULE `C`</p> <p>Residential Flat bearing No.701, comprising of 3BHK, in seventh floor of 'PRISTINE VARA' being built in Schedule `A` Property and having Super built up area of 2500 Sq.ft and Carpet area measuring 1665 Sq.ft, and right to use common areas such as passages, lobbies, lifts, staircases and other areas of common usage and one covered car parking space in basement and bounded on: East: Private Property; West: Private Property; North: Road and South: Flat No.702</p>	₹.398.00	₹.39.80
<p>6. Other terms and conditions:</p> <p>a) Auction / bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaction.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.</p> <p>b) The property can be inspected, with Prior Appointment with Authorised Officer, on 08/09/2023 10.00 AM to 2.00 PM.</p> <p>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.</p> <p>d) EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised Officer, Canara Bank, ARM Branch I, Bangalore OR through online (RTGS/NEFT/Fund Transfer) to the credit of the Account No.209272434, Canara Bank, ARM Branch I, Bangalore RTGS/NEFT CODE CNRB0002366 on or</p>			

2nd Floor, C.O. Bldg., No.86, Spencer Towers, M G Road, Bangalore- 560 001.Telefax: 080-25310066, - email – cb2366@canarabank.com

