

Ref: CB/ARMB/HUB/F.No-1 /2022-23/KSS

Date: 09/11/2022

Covering letter to Sale Notice Dated 09/11/2022 in the account of M/s. N R Kulkarni NRK Construction Company

To,

M/s. NR Kulkarni NRK Construction Company , registered address at Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103.	Shri Narayan Ramakrishnarao Kulkarni resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103.
Smt Pushpa N Kulkarni , W/o Sri Narayan Ramakrishna Rao Kulkarni, resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103.	Shri. Achyut N Kualkarni , S/o Sri Narayan Ramakrishna Rao Kulkarni resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103.
Miss Kaveri N Kulkarni , D/o Narayan Ramakrishna Rao Kulkarni, resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103.	Smt Purnima K Bagalkot , W/o Kriran Bagalkot, residing at Navanagr, Bagalkot. - 587103.
Shri Dundappa H Yelemmi , S/o Hanunanthappa, residing at 420/A ward No 7 Halapet, Elemmi Galli, Bagalkot -587101.	Shri Chandrakanth M Joshi , S/o Manohar joshi, residing at Friends colony, Lingasugur-584122.
Shri Santhosh A Kundaragi , S/o Adivappa residing at House no. 250, Lingapur, S-R Gundanpally, Bagalkot Main, Biligi.	Shri Mahadevappa Irappa Yangi s/o Irappa yangi, residing at Basaveshwar Nagar, Biligi.
Sri Prabhakar R Kulkarni , S/o Rajendra Rao Kulkarni, residing at Navanagar Bagalkot 587103.	Sri Golappa H Gangannagouda , residing at Sector no. 57 Nava Nagar Bagalkot – 587103.

Madam/Dear Sir,

Subject: Notice issued 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, Authorised 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 Specialised Asset Recovery Management Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice dated 09/11/2022 containing 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.


Authorised Officer

Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

Telephone: 0836-2239410
E -mail: cb7261@canarabank.com
www.canarabank.com

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Date: 09/11/2022

Auction Sale Notice for Sale of Immovable Properties

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) & 9 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/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Specialised Asset Recovery Management Branch, Hubballi, Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" basis on **12/12/2022** , for recovery of the current Liability of Rs. 27,70,34,055.00 (Rupees Twenty Seven Crores Seventy Lakhs Thirty Four Thousand and Fifty Five only) plus further interest and cost/charges from 01/10/2022 due to the **Canara Bank, Specialised Asset Recovery Management Branch, Hubballi** from Borrower/guarantor (1) M/s. NR Kulkarni NRK Construction Company, registered address at Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (2) Shri Narayan Ramakrishnarao Kulkarni resident of Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (3) Smt Pushpa N Kulkarni , W/o Sri Narayan Ramakrisma Rao Kulkarni, resident of Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (4) Shri. Achyut N Kualkarni, S/o Sri Narayan Ramakrishna Rao Kulkarni resident of Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 , (5) Miss Kaveri N Kulkarni, D/o Narayan Ramakrishna Rao Kulkarni, resident of Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (6) Smt Purnima K Bagalkot, W/o Kriran Bagalkot, residing at Navanagr, Bagalkot. -587103, (7) Shri Dundappa H Yelemmi, S/o Hanunanthappa, residing at 420/A ward No 7 Halapet, Elemmi Galli, Bagalkot -587101, 8) Shri Chandrakanth M Joshi, S/o Manohar joshi, residing at Friends colony, Lingasugur- 584122, (9) Shri Santhosh A Kundaragi, S/o Adivappa residing at House no. 250, Lingapur, S-R Gundanpally, Bagalkot Main, Biligi (10) Shri Mahadevappa Irappa Yangi s/o Irappa yangi, residing at Basaveshwar Nagar, Biligi, (11) Sri Prabhakar R Kulkarni, S/o Rajendra Rao Kulkarni, residing at Navanagar Bagalkot 587103, and (12) Sri Golappa H Gangannagouda, residing at Sector no. 57 Nava Nagar Bagalkot – 587103

Details and full description of the immovable properties:

(Amount in lakhs)

Details of property	Boundary	Reserve Price	EMD
Property No 1 All that Part and parcel of land bearing RS No 259/1 measuring 3 acres situated at Teggi Village, Bagalkot district standing in the name of Mrs Pushpa N Kulkarni	East: Plot of Ramesh Kuchanur West: Plot of U M Khaji North: Khaji Yangi and Patil plots South: Plot of Siraddi	102.00	10.20
Property No 2 All that Part parcel of Open land bearing RS No 1243 measuring 2 acres and 28 guntas assessed at 1-73 of Shirur, Bagalkot District	East: Road West: Hill South: Property of Ramanna Maduragiri	99.18	9.92

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standing in the name of Mrs Pushpa N Kulkarni	North: Property of Ramanna Bidari		
Property No 3 All that part and parcel of Residential land and building situated at Plot No 63 and 64, Sy.No.117,Veerapur,Roopland,Vidyagiri,Bagalkot admeasuring 2700 Sq fts standing in the joint names of Sri Narayan Ramakrishna Rao Kulkarni and Smt Pushpa N Kulkarni	East:Plot No 65 West:PlotNo55 South:Road North: PlotNo56&57	180.37	18.04
Property No 4 All that part and parcel of Residential land and building bearing Sy No.124/2A/1,Plot No 18/2, admeasuring 1800 Sq.fts situated at Murnal Village, 8 th Cross, Vidyagiri, Bagalkot standing in the name of Sri Narayan Ramakrishna Rao Kulkarni	East:Sy.No.124/3A &3B/1 West:Road South:Plot No 20 North: PlotNo 18P&16	88.73	8.88
Property No 5 All that part and parcel of Residential land and building at Plot No 58 of Sy.No.1820/B admeasuring 1162 Sq.fts situated at Bilagi Village, Bagalkot district standing in the joint names of Sri Narayan Ramakrishna Rao Kulkarni and Smt Bindurao Kulkarni	East:Tanksali's Property West:Road South:Plot No 57 North: PlotNo 59	53.78	5.38
Property No 6 All that part and parcel of Residential land and building at Plot No 36 of Sy.No.125/1A/1 admeasuring 3500 Sq.fts situated at Murnal Village,11 th Cross, Vidyagiri, Bagalkot district standing in the name of Sri Narayan Ramakrishna Rao Kulkarni	East:Sy No.124/2+3 plots West:Road South:Plot No 39 North: PlotNo 33	136.51	13.66

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, Canara Bank Specialized Asset Recovery Management Branch, Hubballi, Phone No. (0836-2239410& 9480696809(m)) during office hours on any working day.


Authorised Officer

Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

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E-mail:cb7261@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09/11/2022

1	Name and Address of the Secured Creditor	Canara Bank Specialised Asset Recovery Management Branch, Gokul Road, Hubballi - 580030.
2	Name and Address of the Borrower(s)/ Guarantor	(1) M/s. NR Kulkarni NRK Construction Company, registered address at Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (2) Shri Narayan Ramakrishnarao Kulkarni resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (3) Smt Pushpa N Kulkarni, W/o Sri Narayan Ramakrishna Rao Kulkarni, resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (4) Shri. Achyut N Kulkarni, S/o Sri Narayan Ramakrishna Rao Kulkarni resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (5) Miss Kaveri N Kulkarni, D/o Narayan Ramakrishna Rao Kulkarni, resident of Laxmi Nivas, 8 th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587103 (6) Smt Purnima K Bagalkot, W/o Kriran Bagalkot, residing at Navanagr, Bagalkot. -587103 (7) Shri Dundappa H Yelemmi, S/o Hanunanthappa, residing at 420/A ward No 7 Halapet, Elemmi Galli, Bagalkot -587101, 8) Shri Chandrakanth M Joshi, S/o Manohar Joshi, residing at Friends colony, Lingasugur- 584122, (9) Shri Santhosh A Kundaragi, S/o Adivappa residing at House no. 250, Lingapur, S-R Gundanpally, Bagalkot Main, Biligi (10) Shri Mahadevappa Irappa Yangi s/o Lrappa yangi, residing at Basaveshwar Nagar, Biligi, (11) Sri Prabhakar R Kulkarni, S/o Rajendra Rao Kulkarni, residing at Navanagar Bagalkot 587103, and (12) Sri Golappa H Gangannagouda, residing at Sector no. 57 Nava Nagar Bagalkot - 587103
3	Total Liabilities as on 30/09/2022	Rs.27,70,34,055.00 (Rupees Twenty Seven Crores Seventy Lakhs Thirty Four Thousand and Fifty Five only) plus further interest and cost/charges from 01/10/2022 .
4(a)	Mode of Auction	Online Electronic Bidding
4(b)	Details of Auction service provider	M/S Canbank Computer Service Ltd. No: 218, J P Royale, 1 st Floor, Sampige Road Malleshwaram, Bengaluru- 560003, Web Site: www.indianbankseauction.com
4(c)	Date & Time of Auction	12/12/2022 Time : 11.30 am to 12.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale.)

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4(d)	Place of Auction	Online auction
5	Reserve Price	As per the Table in the auction Notice.

6. Other terms and conditions:

(a) 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.

(b) The property can be inspected, with Prior Appointment with Authorised Officer, from 01/12/2022 on Banks working days within working hours.

(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, Specialised Asset Recovery Management Branch, Hubballi OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Specialised Asset Recovery Management Branch, Hubballi, A/c No. 209272434 IFSC Code: CNRB0007261 (Please select interbank transfer option) on or before **09/12/2022** at 5.00 PM.

(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **09/12/2022** at 5.00 PM, to Canara Bank, Specialised Asset Recovery Management, by hand or by email (cb7261@canarabank.com)

(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.

(f) 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 Service Ltd, No. 218, J. P. Royale, 1st Floor, Sampige Road, Malleshwaram Bengaluru 560003, Contact Sri Pakhare D D: 9480691777 & Sri Ramesh T H : 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. 10,000.00. 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.

(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, 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 (Rupees Fifty) lacs 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.

(k) All charges for conveyance, stamp duty/GST registration charges, taxes etc., as applicable shall be borne by the successful bidder only.

(l) 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 Specialised Asset Recovery Management Branch, Hubballi who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, Specialised Asset Recovery Management Branch, Hubballi (08362239410/455 and 9980696809) e-mail id : cb7261@canarabank.com OR the service provider M/S Canbank Computer Service Ltd. No: 218, J P Royale, 1st Floor, Sampige Road Malleshwaram, Bengaluru- 560003, Web Site: www.indianbankseaauction.com Contact Sri Pakhare DD : 9480691777 & Sri Ramesh TH : 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.


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