



(A GOVERNMENT OF INDIA UNDERTAKING)

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) & 9 read with Rule6(2) 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 possession of which has been taken by the Authorised Officer Car Street **Branch**, Mangalore, of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.10.2022** for recovery of **Rs.1,49,16,366.85 (Rupees One Crore Forty Nine Lakh Sixteen Thousand Three Hundred Sixty Six and Paise Eighty Five Only.)** being the amount due as on 26.09.2022 along with further interest thereon w.e.f 27.09.2022 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Car Street Branch of Canara Bank from **M/s. Padav Trading Corporation** [Borrower],# 9 16 T 622 13, Noor Supreme, Azizuddin Road Bunder,Mangalore, Karnataka-575001. and **Mr. P Balakrishna Shenoy** [Borrower], S/O Padav Venkataraya Shenoy,#6-16-674/30, B2056, Vrindavan Apartments,2nd Floor, Mission Gori Road,Gandhinagar, Mangalore,Karnataka-575003 and **Mrs. Shanthi B Shenoy** [Guarantor],W/O.P Balakrishna Shenoy,#6-16-674/30, B2056, Vrindavan Apartments, 2nd Floor, Mission Gori Road,Gandhinagar, Mangalore, Karnataka-575003.

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

All that part and parcel of Residential Apartment (Apartment No.2056), bearing Door No. 6-16/674/30, in Wing-B on the Second Floor of "VRINDAVAN" apartments building measuring 3113 Sq.ft super built up area (gross saleable area) along with the 1.7429% undivided right in the common areas and amenities/facilities of the 'VRINDAVAN' apartments building and along with the 1.7429% undivided interest in the property situated at 90A Bolor village of Mangalut Taluk, within Mannagudda ward of Mangaluru City, within Mangaluru City Corporation limits and within Mangaluru City Registration Sub-District of D.K District and comprised in:

Item No	T.S No	R.S No	Kissam	Extent (A-C)	Portion
1	696-2B [as per RTC]	122	Converted	0-27.00	Eastern
2	690-1A	116-1	Converted	0-10.00[as per RTC 0-11]	Full
3	690-2	116	Converted	0-28.00	Full
4	693-1	119	Converted	0-19.00	Full
5	693-3A	119-3	Converted	0-13.00[as per RTC 0-14]	Full
6	690-1B	116-1B	Converted	0-10.00	Full
7	689-1	115-1	Converted	0-17.00	Full
8	689-2 [as per sketch 689-2P1]	115-2	Converted	0-09.65	Eastern
9	689-2 [as per sketch 689-2P2]	115-2	Converted	0-03.00	Middle
10	689-2 [as per sketch 689-2P]	115-2	Converted	0-09.35	Western
11	688-1 [as per sketch 688-1P]	114	Converted	0-05.00	Eastern
12	690-1C	116-1C	Converted	0-07.50	Eastern out of 9 cents
13	690-1C	116-1C	Converted	0-01.50	South Western out of 9 cents
14	693-2A	119-2	Converted	0-08.00	Northern portion out of 23 cents



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Items No. 1 to 14 from one compact block of 168 cents touching one another together with all easementary rights appurtenant there to etc.

Item No. 2 to 5 is one block

Item No. 8 to 11 is one block

Together With All Easementary and mamool rights of way, water, etc. appertaining thereto.

The schedule properties are situated at Gandhinagar, Mannagudda, Mangaluru.

The reserve price will be **Rs.109.00 lakhs [Rupees One Crore Nine lakhs]** and the earnest money deposit will be **Rs.10.9 Lakh [Rupees Ten Lakh Ninety Thousand Only]** . The Earnest Money Deposit shall be deposited on or before 27.10.2022 at 5.00 pm.

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, Canara Bank Regional Office, Ph. No. 0824-2863208/ 9141014604/9448759358 during office hours on any working day.

Date: 27.09.2022

Place: Mangalore

Authorised Officer

Canara Bank



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.09.2022

1. Name and Address of the Secured Creditor : Canara Bank, Car Street Branch.
2. Name and Address of the Borrower
 - 1) **M/s. Padav Trading Corporation [Borrower]**
9 16 T 622 13, Noor Supreme,
Azizuddin Road Bunder, Mangalore
Karnataka-575001.
 - 2) **Mr. P Balakrishna Shenoy [Borrower]**
S/O. Padav Venkataraya Shenoy
#6-16-674/30, B2056, Vrindavan Apartments
2nd Floor, Mission Gori Road
Gandhinagar, Mangalore, Karnataka-575003
 - 3) **Mrs. Shanthi B Shenoy [Guarantor]**
W/o.P Balakrishna Shenoy,
#6-16-674/30, B2056, Vrindavan Apartments
2nd Floor, Mission Gori Road
Gandhinagar, Mangalore, Karnataka-575003.
3. Total liabilities as on 26.09.2022 : **Rs.1,49,16,366.85 (Rupees One Crore Forty Nine Lakh Sixteen Thousand Three Hundred Sixty Six and Paise Eighty Five Only.)**
4. (a) Mode of Auction : On-line
- (b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD
Email address – eauction@ccsl.co.in
- (c) Date & Time of Auction : **28.10.2022 10.30 am to 11.30 am**
- (d) Place of Auction : E Auction
5. Reserve Price : **Rs:109 Lakh (Rupees One Crore Nine Lakh Only)**
6. 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.



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- b) The property can be inspected, with Prior Appointment with Authorised Officer.
- 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, Car Street Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of GL account of Canara Bank, Regional Office, Mangalore GL A/c No:209272434 IFSC Code:CNRB0008349 on or before 27.10.2022, 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, Bangalore Email address - eauction@ccsl.co.in Contact No. 9480691777 / 8553643144.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.10.2022, 5.00 pm to Canara Bank Regional Office, Mangalore 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, Bangalore. Email address - eauction@ccsl.co.in Contact No. 9480691777 / 8553643144.
- 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 10000. 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.



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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 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.

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 Mangalore or Canara Bank Car Street Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Mr. B R Rakesh , Divisional Manager, Canara Bank Regional Office, Mangalore (Ph. No.0824-2863208 / 9141014604/9448759358)e-mail id:rlromlr@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD, Bangalore. Email address-eauction@ccsl.co.in Contact No. 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: Mangalore

Date: 27.09.2022

Authorised Officer
Canara Bank