



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/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **BTM LAYOUT -2 BRANCH** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **31-10-2022** for recovery of **₹59,89,983/- (Rupees Fifty Nine Lakhs Eighty Nine Thousand Nine Hundred Eighty Three Only)** as on **31-08-2022** and unapplied interest and charges if any due to the **BTM LAYOUT-2 BRANCH** of Canara Bank from **Mr.ROYSTEN ADARSH SERRAO S/o MR.WILFRED SERRAO**.

The reserve price will be Rs.59,34,000/- (Rupees Fifty-Nine Lakhs thirty-four thousand Only) and the earnest money deposit will be Rs.5,93,400/- (Rupees Five Lakhs Ninety-three Thousand Four hundred only). The Earnest Money Deposit shall be deposited on or before 27-10-2022 at 4:00 pm.

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

Schedule A Property

All that piece and parcel of the immovable property bearing converted Survey No: 3, (Converted vide order no A.L.N(E)/SR(KRU.HO) 181/2008-09 dated 25-06-2009, issued by the Special Deputy Commissioner, Bangalore Dist., Bangalore), Present BBMP Katha No. 109, situated at Seegehalli Village, K.R. Puram Hobli, Bangalore East Taluk, totally measuring 0.11.08 (Eleven & Half) Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on
East by: Road,
West by: Remaining portion in the same Survey No: 3,
North by: Remaining portion in the same Survey No: 3,
South by: Road

Schedule B Property (Description of undivided share in the Schedule A property agreed to be sold)

397 square feet of undivided share, right, title, interest and ownership on land of the Schedule "A" property including proportionate share of common areas and other common rights.

Schedule C Property (Description of Apartment)

A Two bedroom Apartment/Flat bearing Flat No : 005 in the Ground floor, in the residential complex known as "CASA FELIZ" constructed on the Schedule A property, measuring super built up area of about 1450 square feet, which is inclusive of floors, ceiling and walls and including proportionate share of all common areas



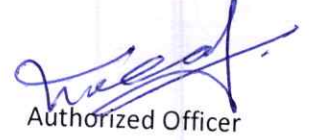
staircase, lifts, open space and other common rights, together with one car parking space in Basement floor and with 397 square feet of undivided share of interest in the Schedule "A" property.

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 Manager of Canara Bank, BTM Layout-2 branch # 15, 100FT RING ROAD, 2nd STAGE BTM LAYOUT, Bangalore -560076. Ph. No.080-26689319 mob. No.7564056977 during office hours on any working day.

Date: 30-09-2022

Place: Bangalore




Authorized Officer

Canara Bank

एस. मधु S. MADHU
मुख्य प्रबंधक / CHIEF MANAGER
ह.अ.सं. / S. P. No. 49017

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30/09/2022

1. Name and Address of the Secured Creditor: **Canara Bank, BTM LAYOUT-2 BRANCH**

2. Name and Address of the Borrower:

1) MR. ROYSTEN ADARSH SERRAO

S/o Shri. Wilfred Serrao

No 10, 9th Main, 7th cross, Gangnam Nilaya

Rajajinagar, Bengaluru - 560010

2) Sri Wilfred Serrao (Co-obligant and GPA Holder of Roysten Adarsh Serrao)

S/o Lawrence Serrao

No 10, 9th Main, 7th cross, Gangamma Nilaya

Rajajinagar, Bengaluru - 560010

3. Total liabilities as on **31-08-2022** is ₹ **59,89,983/-** (**Rupees Fifty-Nine Lakhs Eighty-Nine Thousand Nine Hundred Eighty-Three Only**) and unapplied interest and charges if any

4. (a) Mode of Auction: E-auction

(b) Details of Auction service provider: M/s Antares Systems Limited

(c) Date & Time of Auction: 31-10-2022 between 11:00 AM to 12:00 PM

(d) Place of Auction: E-auction

5. Reserve Price: Rs.59,34,000/- (Rupees: Fifty-Nine lakhs thirty-four thousand Only)

6. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://www.bankeauctionwizard.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, on or before 25/10/2022 between 3:00 PM TO 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, **BTM LAYOUT BRANCH-2** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, BTM LAYOUT BRANCH-2 Branch, **A/c No 209272946 IFSC Code: CNRB0010652** on or before 27-10-2022, 4:00 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 Antares systems Limited, having its registered address at No. 24, 3rd Stage, 4th Block, Basaveshwarnagar, Bangalore-560079, e-mail address: manohar.s@antaressystems.com, contact no: Land Line: 080-40482000/2100, Mobile: 9686196755/756

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(date) 4:00 PM, to Canara Bank, BTM LAYOUT-2 branch, Bangalore by hand or by email.



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(date) 4:00 PM, to Canara Bank, BTM LAYOUT-2 branch, Bangalore 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 <http://www.bankeauctionwizaed.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 Antares systems Limited, having its registered address at No. 24, 3rd Stage, 4th Block, Basaveshwarnagar, Bangalore-560079, e-mail address: manohar.s@antaressystems.com, contact no: Land Line: 080-40482000/2100, Mobile: 9686196755/756

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 multiples of Rs. 50,000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value). 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 (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.

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 Circle office or JAYANAGAR 3RD BLOCK branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Senior Manager, Canara Bank, BTM LAYOUT-2 Branch No # 15, 100FT RING ROAD, 2nd STAGE BTM LAYOUT, Bangalore -560076 (Ph. No: **7564056977**) e-mail id: cb10652@canarabank.com OR the service provider M/s Antares systems Limited, having its registered address at No. 24, 3rd Stage, 4th Block, Basaveshwarnagar, Bangalore-560079, e-mail address: manohar.s@antaressystems.com, contact no: Land Line: 080-40482000/2100, Mobile: 9686196755/756



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: Bangalore

Date: 30-09-2022




Authorised Officer
Canara Bank

एस. मधु S. MADHU
मुख्य प्रबंधक / CHIEF MANAGER
ह.अ.सं. / S. P. No. 49017