

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: 10613/SN/KPF

Date: 26-12-2023

M/s.. Karthik Poultry Farm (Borrower) Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no: 9845515606	Mr.P.H. Umesh. (Partners) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606
Mr. P.H.Subramanya (Partners) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9900750973	Smt.P.Laxmi (Partners/ Mortgagor) W/o P.H.Umesh Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka
Smt.P.H.Leelavathi (Partners/ Mortgagor) W/o Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606	Mr.P.H. Umesh. (Gurrantor) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606
Mr. P.H.Subramanya (Gurrantor) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9900750973	Smt.P.Laxmi (Gurrantor/ Mortgagor) W/o P.H.Umesh Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka
Smt.P.H.Leelavathi (Gurrantor/ Mortgagor) W/o Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka	Mr.Shivakumar (Gurrantor) S/o Subramani House no:134,14 th Ward Near Maramma temple,KHB Colony Sandur,pin code-583119,Sandur Taluk,Ballary District.

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) Rules, 2002

As you are aware, I on behalf of Canara Bank, Sandur (10613)-Branch 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 Sandur (10613) Branch 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 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.

Yours faithfully,

कृते केनरा बैंक For CANARA BANK

अधिकारी अफसर/Authorised Officer
संडूर/SANDUR.

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING):SANDUR BRANCH {10613}, BALLARI

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 possession of which has been taken by the Authorized Officer of **SANDUR BRANCH** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" **on 29-01-2024**, for recovery of **₹. 5,08,19,016.04 /- (Rupees Five Crore Eight Lakh Nineteen Thousand Sixteen Rupees and Four Paise Only)**,as on 30.11.2023 plus interest thereon due to the **SANDUR BRANCH** of Canara Bank from

Borrowers:	Guarantors:
<ol style="list-style-type: none"> M/s.. Karthik Poultry Farm (Borrower) Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no: 9845515606 Mr.P.H. Umesh. (Partners) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606 Mr. P.H.Subramanya (Partners) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9900750973 Smt.P.Laxmi (Partners/ Mortgagor) W/o P.H.Umesh Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Smt.P.H.Leelavathi (Partners/ Mortgagor) W/o Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606 	<ol style="list-style-type: none"> Mr.P.H. Umesh. (Gurrantor) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606 Mr. P.H.Subramanya (Gurrantor) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9900750973 Smt.P.Laxmi (Gurrantor/ Mortgagor) W/o P.H.Umesh Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Smt.P.H.Leelavathi (Gurrantor/ Mortgagor) W/o Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Mr.Shivakumar (Gurrantor) S/o Subramani House no:134,14th Ward Near Maramma temple,KHB Colony Sandur,pin code-583119,Sandur Taluk,Ballary District.

The reserve price will be

For Property 1.

Reserve Price -Rs. 57,00,000/- (Rupees Fifty Seven Lakhs only)

Earnest Money Deposit- Rs 5,70,000/- (Five Lakhs Seventy Thousand Only) (10% of Reserve Price)

For Property 2.

Reserve Price -Rs. 2,02,00,000/- (Rupees Two Crore Two Lakhs Only)

Earnest Money Deposit- Rs 20,20,000/- (Twenty Lakhs Twenty Thousand Only)(10% of Reserve Price)

For Property 3.

Reserve Price -Rs. 51,00,000/- (Rupees Fifty One Lakhs Only)

Earnest Money Deposit- Rs 5,10,000/- (Five Lakhs Ten Thousand Only). (10% of Reserve Price).

For Property 4.

Reserve Price -Rs. 62,00,000/- (Rupees Sixty Two Lakhs Only)

Earnest Money Deposit- Rs 6,20,000/- (Rupees Six Lakh Twenty Thousand only) (10% of Reserve Price).

Last date to deposit EMD- on or before 25-01-2024.

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

SCHEDULE:

SI No	Immovable property	Name of Title holder
1.	<p>EMT with SRM All the part and parcel of the residential building situated at E Property no:12-18-15 Door no:147 (Old Door no 13 LIG),Assessment no 2111, 14TH WARD, CMC,SANDUR, Sandur Taluk, Ballari District.</p> <p><u>Measurement:</u> East-West : 60 SQFT, North-South : 40 SQFT Total : 2400 SQFT</p> <p><u>Boundaries:</u> East : Road , West : Plot no 12-501-24 North : PLOT NO 12-18-19 , South : PLOT no 12-18-11</p>	Smt.P.Laxmi
2.	<p>EMT with SRM of land and poultry building unit situated at SY No:255,Measuring 3.39 acres situated at Agrahara village,Chornur Hobli,Sandur Taluk,Ballary District.</p> <p><u>Boundaries:</u> East: Land of Dodda Thippanna West:Land of Huchhenahalli Siddappa North:Land of Anjinappa South: Land of Kalingeri Marappa</p>	Smt.P.H.Leelavathi

3.	<p>EMT with SRM of land and Residential building situated at Door no: 10, Khata No: 10, situated at Agrahara Village, Chornur Hobli, Sandur Taluk, Ballary District.</p> <p><u>Measurement:</u> East to West: 50 ft , North to South: 50 ft, Total : 2500 sq ft</p> <p><u>Boundaries:</u> East: Road , West: House of S. Basappa, North: Road , South: House of Ajjaiah</p>	Smt.P.H.Leelavathi
4.	<p>EMT with SRM of land and poultry building unit situated at SY No: 257/1, Measuring 2.50 acres situated at Agrahara village, Chornur Hobli, Sandur Taluk, Ballary District.</p> <p><u>Boundaries:</u> East: Land of Bheemappa West: Land of Dodda Thippanna North: Land of Gundu Rao South: Land of Hullema</p>	Smt.P.H.Leelavathi

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, Sandur Branch, BALLARI (Branch name) Canara Bank , Mob. No.9449860613 during office hours on any working day.

कृते केनरा बैंक For CANARA BANK


अधिकारी अफसर/Authorized Officer
संदूर/SANDUR.

Authorized Officer
Canara Bank

Date: 26-12-2023
Place: Sandur

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.12.2023:

1.	NAME AND ADDRESS OF THE CREDITOR	CANARA BANK SANDUR
2.	NAME AND ADDRESS OF THE BORROWER AND GUARANTOR	<p>Borrower:</p> <p>1. M/s.. Karthik Poultry Farm (Borrower) Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no: 9845515606</p> <p>2. Mr.P.H. Umesh. (Partners) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606</p> <p>3. Mr. P.H.Subramanya (Partners) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9900750973</p> <p>4. Smt.P.Laxmi (Partners/ Mortgagor) W/o P.H.Umesh Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka</p> <p>5. Smt.P.H.Leelavathi (Partners/ Mortgagor) W/o Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606</p> <p>Guarantor:</p> <p>1. Mr.P.H. Umesh. (Gurrantor) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9845515606</p> <p>2. Mr. P.H.Subramanya (Gurrantor) S/O Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka Ph no:9900750973</p> <p>3. Smt.P.Laxmi (Gurrantor/ Mortgagor) W/o P.H.Umesh Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka</p>

		<p>4. Smt.P.H.Leelavathi (Gurrantor/ Mortgagor) W/o Late J.E.Hanumanthappa Genathikatte Village,Agrahara Post Sandur Taluk, Pin Code- 583128 Ballari District,Karnataka</p> <p>5. Mr.Shivakumar (Gurrantor) S/o Subramani House no:134,14th Ward Near Maramma temple,KHB Colony Sandur,pin code-583119,Sandur Taluk,Ballary District Sandur,Ballari District,Karnataka Pin Code- 583119</p>
3	TOTAL LIABILITIES	₹ 5,08,19,016.04/- (Rupees Five Crore Eight Lakh Nineteen Thousand Sixteen Rupees and Four Paisa Only),Plus interest and charges
4	(a) MODE OF AUCTION	Online Electronic Bidding
	(b) DETAILS OF THE AUCTION SERVICE PROVIDER	M/S CanBank Computer Service Ltd. No 218, J P Royale, 1 st Floor. Sampige Road, Malleshwaram, Bangalore -560003. Web Site: www.indianbankseaauction.com
	(c) DATE & TIME OF AUCTION	29-01-2024 (10 AM – 2 PM)
	(d) PLACE OF ACUTION	ONLINE
5	RESERVER PRICE	<p>Property 1. 57,00,000/- Property 2. 2,02,00,000/- Property 1. 51,00,000/- Property 2. 62,00,000/-</p>

Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeaauctionwizad.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorized Officer, on or before 25-01-2024.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Sandur Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Sandur branch, Ballari, GL No 209272434 IFSC Code:CNRB0010613 on or before 25-01-2024, 4 PM
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 25-01-2024 (date) 4PM, to Canara Bank, Sandur Branch, Ballari by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- 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.
- Bidders Name. Contact No. Address, E Mail Id.
- Bidder's A/c details for online refund of EMD.

- j) 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.
- k) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- l) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00 (The amount can be decided by the Authorized 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- m) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- n) 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.
- o) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- p) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- q) 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 cantonment branch ballari who, as a facilitating centre, shall make necessary arrangements.
- r) For further details contact The Manager, Canara Bank, Sandur Branch (Ph. No. 9449860613) e-mail id:cb10613@canarabank.com OR the service provider M/s Canbank Computer Service Ltd, No: 218, J P Royale, 1st Floor, Sampige Road, Malleshwaram Bengaluru 560003 Contact Sri Pakhare DD: 9480691777 & Sri Ramesh T H: 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: Sandur
Date: 26.12.2023

कृते केनरा बैंक For CANARA BANK

अधिकारी अफसर/Authorized Officer
SANDUR.
Authorized Officer
Canara Bank