

(A GOVERNMENT OF INDIA UNDERTAKING)

Navali Road, KARATAGI Branch, Tq- Gangavathi Dist-Koppal
Phone : 08533 275276, 274276 Email : cb0526@canarabank.com

COVERING LETTER TO SALE NOTICE

REF: MIS/CR/SALE/261.940/768.8993&8998/KRT/4

DATE: 25.04.2023

Regd post with AD

TO,

- 1) **M/s Amrutha Residency Boarding, Lodging Bar and Restaurant**
Plot No. 8-6-74, R.G Road, KARATAGI - 583 229
- 2) **Smt. Channamma (Legal Heir) w/o Late Sri. Sharanappa Kulagi**
J.P.Nagar, Karatagi-583 229
- 3) **Smt. Channamma w/o Late Sri. Sharanappa Kulagi,**
J.P.Nagar, Karatagi-583 229
- 4) **Sri .Rajasekhar Palled S/o.Nagaraj Palled**
J.P.Nagar, Karatagi-583 229
- 5) **Sri. Srikanth Gondule S/o. Hanumanthappa**
Ward No.2, Karatagi-583 229
- 6) **Smt. Shruthi Gondule W/o.Srikanth Gondule**
Ward No.2, Karatagi-583 229
- 7) **Smt.Basamma Palled W/o.Nagaraj – Personal Guarantee**
Near Sridevi Temple, J.P.Nagar, Karatagi-583 229

Dear Sir,

SUB: NOTICE ISSUED IN TERMS OF SEC.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

REF: MIS/CR/SALE/261.940/768.8993&8998/KRT/1 Dated 29.11.2021

REF: MIS/CR/SALE/261.940/768.8993&8998/KRT/2 Dated 11.01.2022

REF: MIS/CR/SALE/261.940/768.8993&8998/KRT/3 Dated 26.04.2022

As you are aware, I on behalf of Canara Bank, Karatagi 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 Karatagi_Branch of our 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed immediately from the date of this notice as already sufficient time is given, and reclaim the assets which have 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 other law in force.

Yours faithfully,


AUTHORIZED OFFICER
CANARA BANK
Enclosure - Auction Notice
KARATAGI (Koppal Dist)

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SALE NOTICE

(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) 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/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of Karatagi -I (Name of the Branch) of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **29.05.2023** for recovery of Rs. 2,78,78,933.11 (0526261000940, 0526768008993 & 0526768008998) due to the Karatagi -I of Canara Bank from Sri.Sharanappa Kulagi ,Smt. Channamma (Legal Heir Of Sharanappa Kulagi) Smt. Basamma Palled, Sri. Rajashekar Palled, Sri. Shrikanth Gondule and Smt. Shruthi Gondule partners of M/s Amrutha Residency Boarding, Lodging Bar and Restaurant

1. The reserve price will be Rs.3,26,80,000/- and the earnest money deposit will be Rs.32,68,000/- The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4:00 PM.

Details and full description of the immovable property with known encumbrances, if any. 1) All that part and parcel of the property consisting Hotel Building and Godown Bearing Plot No. 1, 2 and 56 in Sy. No. 28/2/1 and Bearing Panchayat No. 8-6-74/1, 8-6-74/2 and 8-6-74/56 and Extent of the site is 40,536 Sqfts and standing In Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Sri. Rajashekar S/o Nagappa Situated at Karatagi, Tq- Karatagi, Dist: Koppal

Bounded By For Plot No 1

North: Reliance petrol Bunk
East : Plot No 2

South: Plot Of H, Basavaraj
West : R G Road

Bounded By For Plot No 2

On the North by : Reliance petrol Bunk On the South by : 40 Feet Road

On the East by : 40ft Road and plot No. 56 On the West by :Plot No. 1&Plot Of Sri. H Basavaraj

Bounded By For Plot No 56

North : Property Of Mohan Rao
East by : Plot No. 55

South : 40ft Road
West : Plot No.2

- 2) The reserve price will be Rs.38,15,000/- and the earnest money deposit will be Rs.3,81,500/- The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4:00 PM.

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

All that part and parcel of the property consisting of Labour Shed Bearing Plot No. 3 to 6 in Sy. No. 28/2/1, Panchayat No. 8-6-74/3 to 8-6-74/6, Extent 9,060 Sq ft and Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kulagi & Rajashekar S/o Nagappa Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.

Bounded by

On the North by : 40 ft Road
On the East by : Plot No.7

On the South by : 40ft Road
On the West by : 40ft Road

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3) The reserve price will be Rs.33,96,000/- and the earnest money deposit will be Rs.3,39,600/- The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4:00 PM.

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

All that part and parcel of the property consisting of commercial Plots Bearing Plot No 7 to 10 in Sy. No. 28/2/1, Panchayath No. 8-6-74/7 to 8-6-74/10, Extent 9,060 Sq Ft and standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa, Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.

Bounded by:

On the North by: 40ft Road

On the East by : Plot No. 11

on the South by: 40ft Road

On the West by : Plot No.6

4) The reserve price will be Rs.61,65,000/- and the earnest money deposit will be Rs.6,16,500/- The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4:00 PM.

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

All that part and parcel of the property consisting Godown Bearing Plot Numbers 49 to 52 in Sy. No. 28/2/1, Panchayat No. 8-6-74/49 to 8-6-74/52, Extent 7,020 Sq Ft and Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.

Bounded by

On the North by : Property of Mohan Rao

On the East by : Plot No.48

On the South by : 40ft Road

On the West by: Plot No.53

5) The reserve price will be Rs.23,67,000/- and the earnest money deposit will be Rs.2,36,700/- The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4:00 PM.

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

All that part and parcel of the property consisting of Godown Bearing Plot No 53 and 54 in Sy. No. 28/2/1, Panchayat No. 8-6-74/53 & 8-6-74/54, Extent 3,510 Sq Ft and Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa, Situated at R.G. Road, Karatagi, Karatagi Taluk and Koppal District.

Bounded by:

On the North by : Property of Mohan Rao

On the East by : Plot No.52

On the South by : 40ft Road

On the West by: Plot No.55

6) The reserve price will be Rs.7,30,000/- and the earnest money deposit will be Rs.73,000/- The Earnest Money Deposit shall be deposited on or before 26.05.2023 at 4:00 PM.

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

All that part and parcel of the property consisting of Commercial Plot Bearing Plot No 55 in Sy. No. 28/2/1, Panchayat No. 8-6-74/55, Extent 1755 Sq Ft and Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.

Bounded by:

North : Property of N Mohanrao

East: 5ft Lane

South : 40ft Road

West : Plot No.2

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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, Karatagi Canara Bank, Ph. No.08533-275276, 275776, 274276 during office hours on any working day.

Date: 25.04.2023

Place: Karatagi

For CANARA BANK
Authorised Officer
मुख्य प्रबन्धक / Chief Manager
ಕರತಗಿ-583229 (ಕೊಪ್ಪಲ ಜಿಲ್ಲಾ)
KARATAGI (Koppal Dist)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.04.2023

1. Name and Address of the Secured Creditor : Canara Bank, Karatagi
2. Name and Address of the Borrower(s)/ Guarantor(s) : Borrower: M/s Amrutha Residency Boarding, Lodging Bar and Restaurant, Plot No. 8- 6-74, R.G Road, KARATAGI - 583 229
3. Total liabilities as on 25.04.2023 : Rs. 2,78,78,933,.11 (OD + TERM LOAN)
4. (a) Mode of Auction : Online Electronic Bidding
(b) Details of Auction service provider : M/s Canbank Computer service Ltd.
No.218, J.P Royale, 1st Floor, Sampige road, Malleshwaram, Bangalore -560003
(Website: www.indianbankeauction.com)
(c) Date & Time of Auction : 29.05.2023 & 11:00AM
(d) Place of Auction : Karatagi
5. Reserve Price : Rs.4,91,53,000/-

Sl.No	Description of the Property	Reserve Price (Rs.)
1	<p>All that part and parcel of the property consisting Hotel Building and Godown Bearing Plot No. 1, 2 and 56 in Sy. No. 28/2/1 and Bearing Panchayat No. 8-6-74/1, 8-6-74/2 and 8-6-74/56 and extent of site is 40,536 Sq ft standing In Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Sri. Rajashekar S/o Nagappa Situated at Karatagi, Tq- Karatagi, Dist: Koppal.</p> <p>Bounded By For Plot No 1 On the North by : Reliance petrol Bunk On the South by : Plot Of H, Basavaraj On the East by : Plot No 2 On the West by : R G Road</p> <p>Bounded By For Plot No 2 On the North by : Reliance petrol Bunk On the South by : 40 Feet Road On the East by : 40ft Road and plot No. 56 On the West by :Plot No. 1&Plot Of Sri. H Basavaraj</p> <p>Bounded By For Plot No 56 On the North by :Property Of Mohan Rao On the South by : 40ft Road On the East by : Plot No. 55 On the West by : Plot No.2</p>	3,26,80,000/-

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2)	<p>All that part and parcel of the property consisting of Labour Shed Bearing Plot No. 3 to 6 in Sy. No. 28/2/1, Panchayat No. 8-6-74/3 to 8-6-74/6, extent 9,060 Sq Ft and Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kulagi & Rajashekar S/o Nagappa Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.</p> <p>Bounded by On the North by : 40 ft Road On the South by : 40ft Road On the East by : Plot No.7 On the West by : 40ft Road</p>	38,15,000/-
3)	<p>All that part and parcel of the property consisting of commercial Plots Bearing Plot No 7 to 10 in Sy. No. 28/2/1, Panchayath No. 8-6-74/7 to 8-6-74/10, Extent 9,060 Sq Ft and standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa, Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.</p> <p>Bounded by: On the North by: 40ft Road on the South by: 40ft Road On the East by : Plot No. 11 On the West by : Plot No.6</p>	33,96,000/-
4)	<p>All that part and parcel of the property consisting Godown Bearing Plot Numbers 49 to 52 in Sy. No. 28/2/1, Panchayat No. 8-6-74/49 to 8-6-74/52, Extent 7,020 Sq Ft Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.</p> <p>Bounded by On the North by : Property of Mohan Rao On the South by : 40ft Road On the East by : Plot No.48 On the West by: Plot No.53</p>	61,65,000/-
5)	<p>All that part and parcel of the property consisting of Godown Bearing Plot No 53 and 54 in Sy. No. 28/2/1, Panchayat No. 8-6-74/53 & 8-6-74/54, Extent 3,510 Sq Ft Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa, Situated at R.G. Road, Karatagi, Karatagi Taluk and Koppal District.</p> <p>Bounded by: On the North by : Property of Mohan Rao On the South by : 40ft Road On the East by : Plot No.52 On the West by: Plot No.55</p>	23,67,000/-
6)	<p>All that part and parcel of the property consisting of Commercial Plot Bearing Plot No 55 in Sy. No. 28/2/1 , Panchayat No. 8-6-74/55, Extent 1755 Sq Ft, Standing In the Joint Names of Sri Sharanappa Kuligi S/o Amarappa kuligi & Rajashekar S/o Nagappa Situated at R G Road Karatagi, Karatagi Taluk and Koppal District.</p> <p>Bounded by: On the North by: Property of N Mohanrao On the South by: 40ft Road On the East by: 5ft Lane On the West by: Plot No.2</p>	7,30,000/-

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6. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.indianbankeauction.com (Mention the website). 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 26.05.2023
- 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 Karatagi Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Karatagi Branch, Canara Bank A/c No: 0526296000001, IFSC Code: CNRB0000526 on or before 26.05.2023 , 4.00PM.
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26.05.2023 (date) 4.00 PM, to Canara Bank, Karatagi Branch, Navali Road 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.
- f) The intending bidders should register their names at portal www.indianbankeauction.com (mention the website address of service provider) 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, No218, J.P Royale, 1st floor, Sampige Road, Bangalore – 560003, Contact Sri. Pakhare D Ph No: 9480691777 & Sri Ramesh T H Ph No: 8553643144
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies as given below.

S.No	Value of property	Bid Incremental amount
1	Up to Rs.10 lakh	Rs.10,000.00
2	Above Rs.10 lakh upto to Rs.50 lakh	Rs.25,000.00
3	Above Rs.50 lakh to 1.0 Crore	Rs.50,000.00
4	Above 1.0 Crore	Rs 1,00,000

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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 1 day 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 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 concerned Circle office or Canara Bank, Karatagi branch who, as a facilitating centre, shall make necessary arrangements.

n) For further details contact Chief Manager, Canara Bank, Karatagi Branch (Ph. No: 9480687802) e-mail id: cb0526@canarabank.com OR the service provider M/s M/s Canbank Computer Service Ltd, No218, J.P Royale, 1st floor, Sampige Road, Bangalore – 560003, Contact Sri. Pakhare D Ph No: 9480691777 & Sri Ramesh T H Ph No: 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: Karatagi
Date: 25.04.2023

ಕೆನರಾ ಬೆಂಕ್
Authorised Officer
For CANARA BANK

[Signature]
Chief Manager
ಕೆನರಾ ಬೆಂಕ್
ಕರಗಿ-583123 (ಕೊಪ್ಪಲ ಜಿಲ್ಲಾ)
KARATGI (Koppal Dist)