

ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTA ROAD MANGALURU 575001
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Movable & 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(1) read with Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), mortgagors 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 Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.04.2025**, for recovery of **Rs. 43,18,12,862.92 (Rupees Fourty Three Crores Eighteen Lakhs Twelve Thousand Eight Hundred and Sixty Two and paise ninety two only)**, liability as on 31.03.2025 plus further interest from 01.04.2025 and costs due to the ARM Branch of Canara Bank, Circle Office Building, Mangaluru 575001 from **(I). M/s Saphthami Cashew Industries represented by:** (1)Mr D Ramaraya Kamath(partner) (2)Mr D Lakshmanaraya Kamath (partner)(3) Mr D Gopalakrishna Kamath(Guarantor)(4) Mr Manjunath Kamath (Guarantor)(5) Mr Bharath Kamath (Guarantor) (6) M/S Mangalore Cashew Industries (Guarantor)**(II) M/s Mangalore Cashew Industries represented by** (1) Sri D Gopalakrishna Kamath (Partner) (2) D Manjunath Kamath (Partner)(3) Bharth Kamath (Mortgager)(4) D Lakshmanaraya Kamath (Gaurantor)(5) D Ramaraya Kamath (Gaurantor)(6) M/s Saphthami Cashew Indutries (Corporate Gaurantor)

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

Property No1:

LOT1

EMT of all that part and parcel of the non-agricultural property consisting of a factory land measuring 1.57 acres at Sy No. 380/1 and building measuring 45351 sqft constructed on a non-agricultural site measuring 0.54 Acres at S. No. 380/1 of Siddapur Village, Kundapura Tq.t, within the Shankaranarayana sub-registration of Udupi ,with all mamool and easementary rights of way and water appurtenant thereto.

Boundaries of the property

North : Portion of S.No. 380-1

South : Portion of S.No. 380-1

East : Sy Line

West : Sy No. 187

The **Reserve Price** for the above property will be **Rs. 4,99,77,000.00** (Rupees Four crores Ninety Nine lakhs Seventy Seven Thousand only) and the **Earnest Money Deposit** will be **Rs.49,97,700.00** (Rupees Fourty Nine Lakhs Ninety Seven Thousand Seven Hundred only).

LOT2

All the hypothecated movable properties consisting of Equipments, Plant and Machineries installed in industrial building at S No 380/1 of Siddapur Village, Shankaranarayana, Kundapura Taluk, Udupi District , as listed below.

The **Reserve Price** for the above property will be **Rs. 45,20,000.00** (Rupees Fourty Five lakhs Twenty Thousand only) and the **Earnest Money Deposit** will be **Rs. 4,52,000.00**(Rupees Four lakhs fifty Two Thousand only).

The Earnest Money Deposit shall be deposited on or before **28.04.2025** at **5.00 pm**.

Lot No.1 will be sold only if a separate valid bid is received and successful in respect of item of Lot 2. However, parties may bid for both Lot - 1 & Lot - 2 and take both items.

The intending bidders for machineries are requested to contact ARM branch for physical verification of machineries before participating in auction.

Property No 2:

LOT1

EMT of all that part and parcel of the non-agricultural property consisting 1.00 Acre land and factory building measuring 13614.84 at Sy No. 40/3 (old Sy No. 19) situated in Mavinakoppa village, Kasaba Hobli, Hosanagara Tqsub district shimoga, with all mamool and easementary rights of way and water appurtenant thereto

Boundaries of the property

North : SY NO. 40-2 AND 40-1

South : Sy No. ROAD

East : Sy No. 19.

West : Sy no.35

The **Reserve Price** for the above property will be **Rs. 3,02,94,000.00** (Three Crores Two lakhs Ninety Four Thousand only) and the **Earnest Money Deposit** will be **Rs.30,29,400.00** (Rupees Thirty Lakhs Twenty Nine Thousand Four Hundred only).

LOT 2

All the hypothecated movable properties consisting of Equipments, Plant and Machineries installed in industrial building in Sy no 40/3 (Old Sy No 19) situated in Mavinakoppa Village, Kasaba Hobli, Hosanagara Taluk, Shimoga District, as listed below.

The **Reserve Price** for the above property will be **Rs. 26,97,000/-** (Twenty Six lakhs Ninety Seven Thousand only) and the **Earnest Money Deposit** will be **Rs.2,69,700.00** (Rupees Two Lakh Sixty Nine Thousand Seven Hundred only).

The Earnest Money Deposit shall be deposited on or before **28.04.2025** at **5.00 pm**.

Lot No.1 will be sold only if a separate valid bid is received and successful in respect of item of Lot 2. However, parties may bid for both Lot - 1 & Lot - 2 and take both items.

The intending bidders for machieries are requested to contact ARM branch for physical verification of machineries before participating in auction.

Property No 3:

EMT of all that part and parcel of the non-agricultural property consisting of a vacant land measuring 1.12 acres at Sy No. 380/1 Siddapur Village, Kundapura Tq.t, within the Shankaranarayana sub-registration of Udupi, with all mamool and easementary rights of way and water appurtenant thereto

Boundaries of the property

North : Portion of SY NO. 380-1

South : Portion of SY NO. 380-1

East : Survey line

West : Sy no.187

The **Reserve Price** for the above property will be **Rs. 1,64,43,000.00** (Rupees One Crore Sixty four Lakhs Fourty Three Thousand only) and the **Earnest Money Deposit** will be **Rs.16,44,300.00**(Rupees Sixteen lakhs Fourty Four Thousand Three Hundred only).

The Earnest Money Deposit shall be deposited on or before **28.04.2025** at **5.00 pm**.

Property 4

Lot1

Non Agricultural converted immoveable property situated at Senapura village of Nada Village Panchayath, Kundapura Taluk within Kundapura Sub Registration district of Udupi District and comprised in :

Item no	Survey No	KISSAM	EXTENT A-C	Portion
1	128-6	Converted	0.57	East Southern
2	128-5	Converted	0.29	South Eastern
3	124-5	Converted	0.23	North Middle
4	124-3 (Part)	Converted	0.50	North Eastern
	Total		1.59 acres	

With factory building measuring 11,400 Sq ft and with all easementary rights of way and water appurtenant thereto.

Boundaries:

Item no. 1:

North : Survey Line and property of Sadamma Shedthi

South : Portion of Same Survey No.

East : Portion of same S.D. and property of Saphami Cashew Industries

West : Portion of Same Survey No

Item no. 2:

North : Portion of Same Survey No.

South : Survey Line

East : Portion of Survey no. 128-6

West : Portion of Same Survey No

Item no. 3:

North : Portion of Same sub division

South : Survey Line

East : Survey Line

West : Portion of Same sub division

Item no. 4:

North : Property of Smt. Chandamma Shedthi

South : Remaining portion of same S. No.

East : Survey Line

West : Remaining portion of same S. No.

The **Reserve Price** for the above property will be **Rs. 2,84,31,000.00**(Rupees Two Crores Eighty Four lakhs Thirty one Thousand only) and the **Earnest Money Deposit**

will be **Rs.28,43,100.00** (Rupees Twenty Eight Lakhs Fourty Three Thousand One Hundred only).

Lot2

All the hypothecated movable properties consisting of Equipments, Plant and Machineries installed in industrial building situated in Sy.No. 128/6,128/5,124/5 & 124/3(Part), in Nada Village Panchayath, Shenapura Village, Kunadapur Taluk, Udupi District, as listed below.

The **Reserve Price** for the above property will be **Rs. 49,41,000.00** (Rupees Fouty Nine lakhs Fouty One Thousand only) and the **Earnest Money Deposit** will be **Rs.4,94,100.00**(Rupees Four lakhs Ninety Four Thousand One Hundred only).

Lot No.1 will be sold only if a separate valid bid is received and successful in respect of item of Lot 2. However, parties may bid for both Lot - 1 & Lot - 2 and take both items.

The intending bidders for machineries are requested to contact ARM branch for physical verification of machineries before participating in auction.

The Earnest Money Deposit shall be deposited on or before **28.04.2025** at 5.00 pm

For further details contact, Canara Bank, ARM Branch, Light House Hill road, Milagrees, Mangaluru (Phone No.0824-2863367, 8075756955,9482010646, 0824-2440469) e-mail id: cb6296@canarabank.com or/s **PSB Alliance Pvt. Ltd**), (ContactNo.7046612345/6354910172/8291220220/9892219848/8160205051, Email:Support.BAANKNET@psballiance.com).

Date: 03.04.2025
Place: MANGALURU

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03/04/2025

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Mangaluru
(Loan accounts transferred from Canara Bank,
Mangalore Mannagudda BranchBranch)
2. Name and Address of the Borrower(s) : **(1) M/S Sapthami Cashew Industries**
(2) M/S Mangalore Cashew Industries
3. Property in the name of :
Property 1 : **Lot1:**Mr. Manjunath Kamath, M/S
Mangalore Cashew Industries
Lot2: M/s Mangalore Cashew
Industries
Property 2 : **Lot1:**Mr. D Bharath Kamath.
Lot2: M/s Mangalore Cashew
Industries
Property 3 : Mr. Manjunath Kamath
Property 4 : **Lot1:**Mr. D Ramaraya Kamath,
M/s Sapthami CashewIndustries
Lot2: M/s Sapthami Cashew
Industries
- 4 Total liabilities as on : **Rs. 43,18,12,862.92** as on 31.03.2025 + future
interest from 01.04.2025 & costs, expenses etc.,
- 5 (a) Mode of Auction : Online Electronic Bidding(e auction)
(b) Details of Auction service provider : Auction/bidding shall be only through "Online
Electronic Bidding" through the website
<https://baanknet.com/>. Bidders are advised
to go through the website for detailed terms
before taking part in the e-auction sale
proceedings.
(c) Date & Time of Auction : **29.04.2025** - Time: 10.30 am to 11.30 am (with
unlimited extension of 5 minutes duration each
till the conclusion of the sale.)
(d) Place of Auction : website <https://baanknet.com/>
- 6 Reserve Price : **Property 1: LOT1: Rs. 4,99,77,000.00**
(Rupees Four crores Ninety Nine lakhs Seventy
Seven Thousand only)

EMD Rs.49,97,700.00 (Rupees Fourty Nine Lakhs Ninety Seven Thousand Seven Hundred only).

LOT2: Rs. 45,20,000.00 (Rupees Fourty five lakhs Twenty Thousand only)

EMD: Rs. 4,52,000.00(Rupees Four lakhs fifty Two Thousand only).

Property 2: LOT1: RP: Rs. 3,02,94,000.00 (Three Crores Two lakhs Ninety Four Thousand only).

EMD: Rs.30,29,400.00(Rupees Thirty Lakhs Twenty Nine Thousand Four Hundred only).

LOT2:RP: Rs. 26,97,000/- (Twenty Six lakhs Ninety Seven Thousand only)

EMD: Rs.2,69,700.00 (Rupees Two Lakh Sixty Nine Thousand Seven Hundred only).

Property 3: RP: Rs. 1,64,43,000.00 (Rupees One Crore Sixty four Lakhs Fourty Three Thousand only)

EMD: Rs.16,44,300.00(Rupees Sixteen lakhs Fourty Four Thousand Three Hundred only).

Property4:Lot1:

RP:Rs. 2,84,31,000.00(Rupees Two Crores Eighty Four lakhs Thirty one Thousand only)

EMD: Rs.28,43,100.00 (Rupees Twenty Eight Lakhs Fourty Three Thousand One Hundred only).

Lot2:RP: Rs. 49,41,000.00 (Rupees Fouty Nine lakhs Fouty One Thousand only)

EMD: Rs.4,94,100.00(Rupees Four lakhs Ninety Four Thousand One Hundred only).

7. Other terms and conditions:

a) The property will be sold in "as is where is and as is what is and whatever there is" basis including encumbrances, if any viz. Electricity dues, property tax dues, etc. Where the property is sold subject to encumbrances. The successful bidder has to deposit the money required to discharge the encumbrances and interest due thereon together with additional amount that may be sufficient to meet the contingencies or further cost and expenses (as per Rule 9(7) of SARFAESI Rules 2002). In such case, the successful bidder will be given the delivery of the property free from encumbrances (as per Rule 9(9) of SARFAESI Rules 2002). (However, there are no encumbrances to the knowledge of the Bank as on date. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD)).

- b) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings
- c) The property can be inspected, with Prior Appointment from Authorised Officer
- d) 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.
- e) **EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (baanknet)(<https://baanknet.com/>) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before 28.04.2025 by 5.00 p.m.**
- f) The intending bidders should register their names at portal <https://baanknet.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/s **PSB Alliance Pvt. Ltd), ContactNo.7046612345/6354910172/8291220220/9892219848/ 8160205051, Email:Support.BAANKNET@psballiance.com**
- g) EMD deposited by the unsuccessful bidder shall be refunded to their baanknet wallet. 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.1,00,000.00 (Rs. One Lakh only). 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 or such extended period as may be agreed upon in writing between the Secured Creditor and the Purchaser, in any case not exceeding three months. 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 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.**
- 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 A R M branch who, as a facilitating centre, shall make necessary arrangements.

n) For further details contact Canara Bank, ARM Branch, Circle Office building, Mangaluru (Phone No.0824-2863367, 8075756955, 0824-2440469) e-mail id: cb6296@canarabank.com or /s **PSB Alliance Pvt. Ltd**), (ContactNo.7046612345/6354910172/ 8291220220/9892219848/8160205051, Email:Support.BAANKNET@psballiance.com)

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: Mangaluru

Date: 03.04.2025

Authorised Officer

CANARA BANK