

**CANARA BANK, SULTANPALYA BRANCH BANGALORE**

To

1. M/S SRI SAI OIL MILLS (BORROWER)  
No 2 Narasimhaiah Block,  
Nagawara Main Road,  
Venkateshpuram A C Post,  
Bengaluru 560045.
2. Smt. SUSHMITHA K S(Proprietor of M/S SRI SAI OIL MILLS)  
#8, 2<sup>nd</sup> Cross,  
Chenakeshava Layout,  
HRBR Layout,  
Off Hennur Main Ring Road,  
Keshava Nagar,  
Kacharakanahalli,  
Bengaluru 560084.
3. Sri. SHIVARAJU K S(GUARANTOR),  
S/O LATE Budde Gowda,  
#217, 1<sup>st</sup> Cross, 2<sup>nd</sup> Stage, Banmuru Road,  
Yaragonahalli,  
Mysore 570011.

Dear Sir,

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<sup>1</sup>.

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As you are aware ,I on behalf of Canara Bank, Sultanpalya 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 Sultanpalya 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 (e-auction 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,

  
**Authorised Officer, Canara Bank**  
*Authorised Officer Under  
Securitisation and Reconstruction  
of Financial Assets & Enforcement  
of Security Interest Act, 2002*

ENCLOSURE - SALE NOTICE

**CANARA BANK, SULTANPALYA BRANCH BANGALORE**

**SALE NOTICE**

**E-Auction Sale Notice for Sale of Immovable Assets 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 charged to the Secured Creditor, the **Physical possession** of which has been taken by the Authorised Officer of Sultanpalya Branch Bangalore of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" without any recourse on **30/04/2022**, for recovery of **Rs 1,89,16,782.37** (Rupees One Crore Eighty Nine Lakh Sixteen Thousand Seven Hundred eighty two and paisa Thirty Seven only) plus further interest and cost due to the Sultanpalya Branch of Canara Bank from Borrower M/s SRI SAI OIL MILLS Represented by its proprietor Smt. **SUSHMITHA K S W/O Sri VIKRAM C T**.

The reserve price of the property is mentioned here below and the earnest money deposit (EMD) is 10% of Reserve Price of the property.

RESERVE PRICE (LAKH RUPEES)	EARNEST MONEY DEPOSIT(LAKH RUPEES)
75 (whole market value)	7.5

The Earnest Money Deposit shall be deposited on or before **12.06.2022** up to **5.00 pm**.

Details and full description of the property (ies):

**Property- 1** All that Peace and parcel Site Bearing No 130, 5th Block 2nd Stage Nandini layout Mysore Dairy Employees House Building Co- Operative Society Ltd, Alanahalli Village Kasaba Hobli, Mysore Taluk, Mysore - 570028 Total Measuring 1200 Sqft and

Bounded on:

On the North by: Site No 131;

On the South by: Site No. 129;

On the East by: Site No. 174 & 175;

On the West by: Road.

**Property** – 2 All that piece and parcel Property Bearing No 617/570, Old No 15-1-504-122, Assessment No 617/5470, 10th Main road ( 4th main road 1st Cross Road) 1st Block Chandrashekar Layout (Teachers Layout) 3rd Division Ward No.15, Madduru Town, Kasaba Hobli Madduru Taluk Mandya - 571428 Measuring 120.8524 Sq.Mts and

Bounded on:

On the North by: 15-1-504-123 K S Krishne Gowda's house;

On the South by: 15-1-506-164 Sri Ravindra's house;

On the East by: 15-1-505 Road;

On the West by: 15-1-504-122A 15-1-504-122B site of Sri Devarajachari S and SS Rashmi

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Branch Manager through Sultanpalya Branch Bangalore, Canara bank , Ph. No. 9449860011 during office hours on any working day.

E-auction arranged by the service provider M/s Canbank Computer Service Ltd. through the website [www.indianbankseauction.com](http://www.indianbankseauction.com). Email [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

1. **Name and Address of the Secured Creditor** : Canara Bank, Sultanpalya Branch No.1, 2<sup>nd</sup> main Road, Atmananda Colony, Sultanpalya Bengaluru-560032.

1. Name and Address of the Borrowers :

1. M/S SRI SAI OIL MILLS (BORROWER)  
No 2 Narasimhaiah Block,  
Nagawara Main Road,  
Venkateshpuram A C Post,  
Bengaluru 560045.
2. Smt. SUSHMITHA K S (Proprietor of M/S SRI SAI OIL MILLS)  
#8, 2<sup>nd</sup> Cross,  
Chenakeshava Layout,  
HRBR Layout,  
Off Hennur Main Ring Road,  
Keshava Nagar,

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Bengaluru 560084.

3. Sri. SHIVARAJU K S(GUARANTOR),  
S/O LATE Budde Gowda,  
#217, 1<sup>st</sup> Cross, 2<sup>nd</sup> Stage, Banmuru Road,  
Yaragonahalli,  
Mysore 570011.

2. Total liabilities as on 25.05.2022 : Rs 1,92,62,130.8 as on  
25.05.2022 plus further interest and cost due to Sultanpalya Branch.

3. Last Date & Time of receipt of Earnest Money Deposit (EMD) i.e. 10% of Reserve  
Price) on or before : 12.06.2022 up to 5:00 p.m.

4. (a) Date & Time of Auction  
Date: 13.06.2022  
Time: 11:00 AM to 5:00 PM

(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

- (b) Portal of e- auction: [www.indianbankseauction.com](http://www.indianbankseauction.com).

#### Details of Property

**Property- 1** All that Peace and parcel Site Bearing No 130, 5th Block 2nd Stage Nandini layout  
Mysore Dairy Employees House Building Co- Operative Society Ltd, Alanahalli Village Kasaba  
Hobli, Mysore Taluk, Mysore - 570028 Total Measuring 1200 Sqft and

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Bounded on:

On the North by: 15-1-504-123 K S Krishne Gowda's house;

On the South by: 15-1-506-164 Sri Ravindra's house;

On the East by: 15-1-505 Road;

On the West by: 15-1-504-122A 15-1-504-122B site of Sri Devarajachari S and SS Rashmi

**Reserve Price: Rs 75 lacks; EMD amount Rs 7.5 lacks**

### **OTHER TERMS AND CONDITIONS**

- a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" without any recourse condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank).
- b. Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseauction.com](http://www.indianbankseauction.com). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property/ies will not be sold below the Reserve Price.
- d. The property can be inspected with Prior Appointment with Authorized Officer from 25.05.2022 to 12.06.2022 between 03:00 PM to 04:00 PM on any working day.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) as above, being 10 % of the Reserve Price, by way of Demand Draft(DD) favouring, Authorised Officer, Canara Bank, Sultanpalya Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Sultanpalya Branch, A/c No 209272434 IFSC Code: CNRB0010698 on or before 12.06.2022 up to 5:00 pm.
- f. 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 Service Ltd, Contact Person Mr. Pakhare DD/ Mr Ramesh T H, Contact no. 9480691777, 8553643144; email:

eauction@ccsl.co.in Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)

- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12.06.2022** up to 5:00 PM, to Canara Bank Sultanpalya Branch, by hand or by email.
- 1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
  - 2) 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.
  - 3) Bidders Name. Contact No. Address, E Mail Id.
  - 4) Bidder's A/c details for online refund of EMD.
  - 5) The intending bidders should register their names at portal [www.indianbankseauction.com](http://www.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 Service Ltd, Contact Person Mr Pakhare DD/ Mr Ramesh T H, Contact no. 9480691777, 8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).
- h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. 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.10,000/- the bidder who submits the highest bid (not below 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.
- j. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favor and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.



- l. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- m. Where the sale consideration, of the property to be transferred is Rs. 50 Lac and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS certificate to the Bank.
- n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- o. As per banks record, the outstanding dues of the Local Self Government against the property are not known to bank, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- p. For further details contact Mr. Suraj Kumar, Branch in charge, Canara Bank, Authorized Officer Sultanpalya branch (Ph.No 9449860011); email id [cb10698@canarabank.com](mailto:cb10698@canarabank.com) OR the service provider M/s Canbank Computer Service Ltd, Contact Person Mr Pakhare DD/ Mr Ramesh T H, Contact no. 9480691777, 8553643144; email: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) (Office Address: Canbank Computer Services Ltd, No. 218, J P Royal, 1st Floor, Sampige Road, Malleswaram) during office hours on any working day.

**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: 27.05.2022

  
**Authorized Officer Canara Bank**  
*Authorised Officer Under  
Securitisation and Reconstruction  
of Financial Assets & Enforcement  
of Security Interest Act. 2002*