

ANNEXURE - 14

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: BLRR/REC/RP/180720222/2022/KSS

Date:21.07.2022

1. MR SUDHAKARA SHETTY K  
S/O K JANARDHANA SHETTY  
NO 53 DODDAPPANAHALLI  
KANNAMANGALA POST  
DEVAMAHALLI TALUK  
BANGALORE RURAL DIST  
PIN-562110

2. SMT LATHA S SHETTY  
W/O SUDHAKARA SHETTY K  
NO 53 DODDAPPANAHALLI  
KANNAMANGALA POST  
DEVAMAHALLI TALUK  
BANGALORE RURAL DIST  
PIN-562110

AND ALSO AVAILABLE AT

MR SUDHAKARA SHETTY K  
S/O K JANARDHANA  
Flat No G09 in the Ground Floor  
Sy No 26/3 GARUDA PALACE  
THIRUMANAHALLI VILLAGE  
YELAHANKA HOBLI  
BANGALORE NORTH 563136

M/S KATEELESHWARI ENTERPRISES  
PROP-SUDHAKAR SHETTY K  
SY NO 2/6  
MUNESWARA BUIDING  
HENNUR VILLAGE  
BANGALORE 560043

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<sup>1</sup>.

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As you are aware, I on behalf of Canara Bank, Kannamangala 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 Kannamangala Branch of Canara Bank.

कृते केनरा बैंक/For CANARA BANK

मुख्य प्रबंधक / Chief Manager  
अवती-562164 (बेंगलूर ग्रामीण जिल्ला)  
Avathi-562164 (Bengaluru Rural Dist.)

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



मुख्य प्रबंधक / Chief Manager

अवधी-562164 (बेगलूर ग्रामीण जिल्ला)

Avadi-562164 (Bengaluru Rural Dist)

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

कृते केनरा बैंक/For CANARA BANK

मुख्य प्रबंधक / Chief Manager  
अवधी-562164 (बेगलूर ग्रामीण जिल्ला)  
Avadi-562164 (Bengaluru Rural Dist)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

## 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/physical possession of which has been taken by the Authorized Officer of Kannamangala Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on 29.08.2022, for recovery of Rs. 76,51,318.94 as on 21.07.2022+Interest and Expenses There on due to the Kannamangala Branch of Canara Bank from Mr Sudhakar Shetty and Mrs. Latha Shetty.

The reserve price will be Rs 45,19,000.00/- (Rupees Forty Five Lakhs Nineteen Thousand Only) and the earnest money deposit will be Rs 4,51,900 /- (Rupees Four Lakh Fifty One Thousand Nine Hundred only) .The Earnest Money Deposit shall be deposited on or before 25/08/2022 by 5 pm.

Details and full description of immovable property with known encumbrances, if any  
EMT with MODTD of flat No G09 in the GROUND floor of the building with a super built up area of 1160 sqft along with one car parking space and an undivided share equivalent to 345 sqft in the building being built by M/S GARUDA BUILDERS, Thirumenahalli village, Yelahanka Hobli, Bangalore on vacant converted property formed in Sy. No. 26/3 (old SY NO 26 Portion of present BBMP KATHA NO 78/26/3 ) and situated at Thirumenahalli Village, Yelahanka Hobli, Bangalore North Taluk., along with one covered car parking space.

EAST BY:- Remaining Portion of same Sy No 26/3

WEST BY:- Road

NORTH BY:- Road & Gramatana Property belonging to the owners & Presently House Property belonging to Sri. Kanthappa

SOUTH BY:- Chowdappa's Land

Known encumbrances, if any: Not to the knowledge of the Bank.

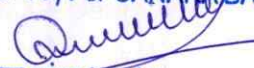
Details and full description of movable property-NA

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 Authorized officer, Canara Bank, Kannamangala Branch ,Devanahalli Taluk, Bangalore -562110(Ph.No 89045 11218, 94835 33800) during office hours on any working day.

Date:21.07.2022

Place: Kannamangala

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मुख्य प्रबंधक / Chief Manager  
अवती-562164 (बेंगलूर ग्रामीण जिल्ला)  
Avanti-562164 (Bengaluru Rural Dist.)  
Authorized Officer

CANARA BANK



## DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank, Kannamangala Branch

2. Name and Address of the Borrower(s)/ Guarantor(s) :

1. MR SUDHAKARA SHETTY K  
S/O K JANARDHANA SHETTY  
NO 53 DODDAPPANAHALLI  
KANNAMANGALA POST  
DEVAMAHALLI TALUK  
BANGALORE RURAL DIST  
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2. SMT LATHA S SHETTY  
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M/S KATEELESHWARI ENTERPRISES  
PROP-SUDHAKAR SHETTY K  
SY NO 2/6  
MUNESWARA BUIDING  
HENNUR VILLAGE  
BANGALORE 560043

3. Total liabilities as on 21.07.2022 : Rs.76,51,318.94 + Intrest There on

4. (a) Mode of Auction : E Auction  
(b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD, No 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, email id - eauction@ccsl.co.in, Contact Person - Mr.Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8880531165 / 080-23469661 / 62/ 64/ 65  
(c) Date & Time of Auction : 29/08/2022, 10:30 AM to 11:30 AM  
(d) Place of Auction : Bangalore

5. Reserve Price : Rs 45,19,000.00/-

EMD amount : Rs 4,51,900/-

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Ayathi-562164 (Bengaluru Rural Dist.)

6. Other terms and conditions:

a) 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.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on 22.08.2022 between 11:00 to 16:00 HRS.

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 favor of Authorized Officer, Canara Bank, Kannamangala Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Hoskote Branch Account No. 209272434 (IFSC CNRB0003800 ) on or before 25/08/2022, 5 p.m.

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 SERVICES LTD, No 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, email id - [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in), Contact Person - Mr. Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8898418010/ 8880531165 / 080-23469661 / 62/ 64/ 65

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26/08/2022, 5 PM, to Canara Bank, Kannamangala Branch by hand or by email [cb3800@canarabank.com](mailto:cb3800@canarabank.com).

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 [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 SERVICES LTD, No 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, email id - [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in), Contact Person Details


1) Exclusion for E-Auction: 080-23469665

2) Pakhare D D : 9480691777/8898418010

3) Pratap Kanjilal: 9832952602

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

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Avathi-562164 (Bengaluru Rural Dist.)



their offers in multiples of Rs 10000 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 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.

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 30 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.

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) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

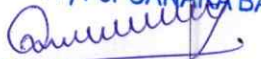
n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Smt Shruthi K M, , Canara Bank, Kannamangala Branch (Ph.No.8904511218), e-mail id cb3800@canarabank.com OR the service provider M/S CANBANK COMPUTER SERVICES LTD, No 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleswaram, email id - eauction@ccsl.co.in, Contact Person - Mr.Sathiathan K M / Mr. Ramesh T.H, Contact Number - 9480691777 / 8880531165 / 080-23469661 / 62/ 64/ 65, Pratap Kanjilal: 9832952602

#### **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.

कृते केनरा बैंक / For CANARA BANK



मुख्य प्रबंधक / Chief Manager

अवती-562164 (बेंगलूरु ग्रामीण जिल्ला)  
Avathi-562164 (Bengaluru Rural Dist.)

Place: Kannamangala Branch

Date: 21-07-2022

Authorised Officer

Canara Bank