

Ref: CB2501/sale/TALHA TRADERS/2022

Date: 25/11/2022

To,

Borrowers:-

1. M/s TALHA TRADERS  
Prop. Sri. SYED TALHA  
S/o Syed Moosa,  
APMC Yard,Hassan 573201

Guarantors:-

1.Sri ASEEM S,  
S/o Syed Moosa,  
House 65,ward no 6,  
K R Puram ,Hassan 573201

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 ) RULE, 2002**

As you are aware, I on behalf of Canara Bank, **B M Road Branch** ,Hassan Dist have taken possession of the mortgaged assets described in the 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 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 being published in the NEWS paper containing the 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 within 30 days from the date of this notice, and reclaim the assets which has 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 law in force.

Yours faithfully,

Authorised officer

Encl: Sale Notice

**SALE NOTICE**

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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of B M road Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" **on 27/12/2022** (10.30 AM to 11.00 PM), for recovery of Rs. **80,67,706/-** (Rs. Eighty Lakh Sixty Seven Thousand Seven Hundred and Six Only with further interest and cost thereon due to the B M Road Branch, Hassan District of Canara Bank from Borrower 1. M/s TALHA TRADERS Prop. Sri. SYED TALHA S/o Syed Moosa , APMC Yard , Hassan 573201 and guarantor Sri ASEEM S, S/o Syed Moosa, House 65, ward no 6, K R Puram ,Hassan 573201.

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **23/12/2022** at 5.00 pm by way of DD favouring Authorized Officer Canara Bank Regional Office Hassan or through online payment (NEFT, RTGS, Fund Transfer) to Account No. 209272434 (IFSC CNRB0008346). (₹. in lacs)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	All that part and parcel of the property site no 36, B class situated at APMC yard, B M Road Hassan measuring 30 X 80 feet, totally measuring 2400 Sq.ft, owned by Sri Syed Talha. Bounded by :- North- road 3 rd cross South -road 4 th cross East - Site 35 West - site 37	70.00	7.00	0.50

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

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 Authorised Officer, Canara Bank, Regional Office, Hassan, Ph. No. 9677436687 or, Senior Manager, B M Road Branch, Ph No. 9860247554 during office hours on any working day.

Date: 25/11/2022  
Place: Hassan

Authorised Officer  
Canara Bank

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.11.2022.**

1. Name and Address of the Secured Creditor :		Canara Bank, B M Road Branch Hassan	
2. Name and Address of the Borrower(s)/ Guarantor(s) :		Borrowers:-  1. M/s TALHA TRADERS Prop. Sri. SYED TALHA S/o Syed Moosa, APMC Yard,Hassan 573201  Guarantors:-  1.Sri ASEEM S, S/o Syed Moosa, House 65,ward no 6, K R Puram ,Hassan 573201.	
3. Total liabilities:		Rs. 80,67,706/- with further interest and cost thereon.	
4. (a) Mode of Auction :		E-Auction.	
(b) Details of Auction service provider		M/s Antares Systems Ltd, Bangalore (Contact no 9686196756 / 080-49352000, e- mail: <a href="mailto:manohar.s@antaressystems.com">manohar.s@antaressystems.com</a> ).	
(c) Date & Time of Auction		27/12/2022 10.30 AM to 11.00 PM	
(d) Place of Auction		Online.	
5. Reserve Price / EMD		<b>In Lakhs</b>	
Lot	Description of the immovable assets:	Reserve Price	EMD
1	All that part and parcel of the property site no 36, B class situated at APMC yard,B M Road Hassan measuring 30 X80 feet, measuring 2400 Sq.ft, owned by Sri Syed Talha. Bounded by :- North- road 3 rd cross South –road 4 th cross East - Site 35 West – site 37	70.00	7.00
<b>6. Other terms and conditions:</b> <ol style="list-style-type: none"> <li>Auction / bidding shall be only through "Online Electronic Bidding" through the website <a href="http://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.</li> <li>The property can be inspected, with Prior Appointment with Authorised Officer, on 20/12/2022 10.00 AM to 2.00 PM.</li> <li>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.</li> <li>EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised Officer, Canara Bank, Regional Office ,Hassan OR through online (RTGS/NEFT/Fund Transfer) to the credit of the Account No.209272434, Canara Bank, Regional Office IFSC CODE CNRB0008346 on or before 23/12/2022 before 5.00 p.m</li> <li>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 Antares Systems Ltd, Bangalore (Contact no 9686196756 / 080-49352000, e- mail: <a href="mailto:manohar.s@antaressystems.com">manohar.s@antaressystems.com</a> )</li> <li>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23/12/2022 before 5.00 p.m. to Canara Bank, Regional Office , Hassan by hand or by e-mail.</li> </ol>			

- 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.bankeauctionwizard.com](http://www.bankeauctionwizard.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 Antares Systems Ltd, Bangalore (Contact no 9686196756 / 080-49352000, e- mail: [manohar.s@antaressystems.com](mailto:manohar.s@antaressystems.com)).
- 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 their offers in multiplies of Rs.50,000/- (Rupees Fifty Thousand 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.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15<sup>th</sup> day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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) 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.
- (g) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach auctioning Branch who, as a facilitating centre, shall make necessary arrangements.

For further details, may contact Authorised Officer, Canara Bank, Regional Office, Hassan, Ph. No. 9677436687 or, Senior Manager, B M Road Branch, Ph No. 9860247554 during office hours on any working day. e-mail id [cb2501@canarabank.com](mailto:cb2501@canarabank.com); OR the service provider M/s Antares Systems Ltd, Bangalore (Contact no 9686196756 / 080-49352000, e- mail: [manohar.s@antaressystems.com](mailto:manohar.s@antaressystems.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.

Date: 25/11/2022

Place: Hassan

Authorised Officer

CANARA BANK