



## CANARA BANK

## COVERING LETTER TO SALE NOTICE

Ref. No. 6926/10505/140.260/VDK/2023

Date: 27.03.2024

To,

1. M/s Vishwas Industries Prop: Mrs Sushma Vishwas Patil 283, Arjuni Village, Kagal Taluk, Kolhapur Dist: 416235	2. Mrs. Sushma Vishwas Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237
3. Mr. Vishwas Maruthi Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	4. Mr. Chandrakanth B patil Plot No 10, Manik Nagar, Opposite Post Office, Nippani, Belagavi Dist- 591237
5. Mr. Maruthi Hari Patil 679, Ashok Nagar, Nippani, Belagavi Dist- 591237	

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, 20021.

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As you are aware, I on behalf of Canara Bank, Nippani II branch have taken Symbolic 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 Nippani II 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 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,

*ANIL Y PATIL*  
ANIL Y PATIL  
Authorised Officer, Canara Bank  
39693

ENCLOSURE – SALE NOTICE

[Note: 1. In case of movable assets, Rule 6 (2) of the Security Interest (Enforcement) Rules, 2002 is to be mentioned instead of Rule 8(6). Further, the word 'immovable' is to be modified as 'movable' wherever it occurs including in the heading.

Internal





**NIPPANI-II, BRANCH (BIC 10505),  
Ashirwad building, Ashok Nagar, Nippani, Pin – 591237,  
Dist – Belagavi, Ph- 08338-220018  
(A GOVERNMENT OF INDIA UNDERTAKING)**

### 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/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of **Nippani-II** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.04.2024**, for recovery of **Rs 24,04,885.24/- (Rupees Twenty Four Lakhs Four Thousand and Eight Hundred and Eighty Five And Twenty Four Paise Only)** and interest there on due to the **Nippani** of Canara Bank from Borrower & Owner of the Property **Mrs Sushma Vishwas Patil Prop of M/s Vishwas Industries.**

The reserve price will be **Rs 38,10,000- (Rupees Thirty Eight Lakhs Ten Thousand Only)** and the earnest money deposit will be **Rs 3,81,000/-**. The Earnest Money Deposit shall be deposited on or before 29.04.2024 at 3.00 pm.

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

1. All that part and parcel of property comprised bearing R Sy No 283, Gat No 1 measuring 2628 Sq ft situated at Arjuni Village, Taluka Kagal, Dist: Kolhapur, Maharashtra owned by Mrs Sushma Vishwas Patil Prop of M/s Vishwas Industries. bounded by :  
North : Open space belonging to Devchand College  
South : Plot No 1 out of Gat No 183  
East : 30' Road  
West : 30' Road

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 Nippani II Branch or Chief Manager, Regional Office Canara Bank Nippani, Ph. No. 7996010505 during office hours on any working day.

Date: 27.03.2024

Place: Nippani

*ABW*  
Authorised Officer  
REGIONAL MANAGER  
CANARA BANK  
7996010505

Internal



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.03.2024**

<b><u>1</u></b>	Name and Address of the Secured Creditor	Canara Bank, Nippani II(Branch)
<b><u>2</u></b>	Name and Address of the Borrower(s)/ Guarantor(s)	<b>Borrower:</b> 1. M/s Vishwas Industries Prop: Mrs Sushma Vishwas Patil, 283, Arjuni Village, Kagal Taluk, Kolhapur Dist: 416235 <b>Guarantor:</b> 2. Mrs. Sushma Vishwas Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237 3. Mr. Vishwas Maruthi Patil, 679, Ashok Nagar, Nippani, Belagavi Dist- 591237 4. Mr. Chandrakanth B patil Plot No 10, Manik Nagar, Opposite Post Office, Nippani, Belagavi Dist- 591237 5. Mr. Maruthi Hari Patil 679, Ashok Nagar, Nippani, Belagavi Dist- 591237
<b><u>4</u></b>	Total liabilities as on	<b>Rs 24,04,885.24/- (Rupees Twenty Four Lakhs Four Thousand and Eight Hundred and Eighty Five And Twenty Four Paise Only)</b>
	(a) Mode of Auction	Online Electronic Bidding.
	(b) Details of Auction service provider	M/S Canbank Computer, service Ltd., No: 218, J P, Royale, 1 <sup>st</sup> Floor, Sampige road, Malleshwaram, Bengaluru- 560003, WebSite: www.indianbankseauction.com
	(c) Date & Time of Auction	30.04.2024 and 11.30am to 12.30pm
	(d) Place of Auction	Nippani
<b><u>5</u></b>	Reserve Price (Please note to mention separately for each property)	Rs 38,10,000/- (Rupees Thirty Eight Lakh Ten Thousand Only)
<b><u>6</u></b>	<b>Other terms and conditions:</b>  a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankseauction.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 29.04.2024, 10AM (Date and time mention here).	

Internal



- 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, Nippani II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, A/c No 209272434 IFSC Code: CNRB0006926** on or before 29.04.2024 (Date mention here) 3.00pm.
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 29.04.2024 (date) 3.00 PM, to Canara Bank, Nippani II Branch, by hand or by email.
- f) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- g) 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.
- h) Bidders Name. Contact No. Address, E Mail Id.
- i) Bidder's A/c details for online refund of EMD.
- j) 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, No. 218. J. P. Royale, 1<sup>st</sup> Floor, Sampige Road, Malleshwaram Bengaluru 560003, Contact Pratap Kantilal - 9832952602 / 6294220147 & Sri Ramesh T H : 080 - 553643144.
- k) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- l) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00 (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 favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- m) 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. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any




	<p>notice and property shall forthwith be put up for sale again.</p> <p>n) <b>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.</b></p> <p>o) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.</p> <p>p) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.</p> <p>q) 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 Regional Office Nippani or Nippani II branch who, as a facilitating centre, shall make necessary arrangements.</p> <p>r) For further details contact Regional Office Chikodi (Ph.No 7996692613) e-mail id <a href="mailto:rockdrec@canarabank.com">rockdrec@canarabank.com</a> , or Canara Bank, Nippani II Branch (Ph. No-7996010505) e-mail id <a href="mailto:cb10505@canarabank.com">cb10505@canarabank.com</a> OR the service provider M/s Canbank Computer Service Ltd, No: 218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, Malleshwaram Bengaluru 560003 Contact Contact Pratap Kantilal - 9832952602 / 6294220147 &amp; Sri Ramesh T H : 080 - 553643144.</p>
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#### **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: Nippani  
Date: 27.03.2024

  
**Authorised Officer**  
**ANIL K. PATIL**  
**Canara Bank**  
**SP No 39693**

Internal