

ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTA ROAD MANGALURU 575001
(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) & 9 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 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 **26.03.2024**, for recovery of **Rs.23,04,41,592.92 (Rupees Twenty Three Crores Four lakhs Forty One Thousands and Five Hundred Ninety Two and Paise Ninety Two only)** liability as on 31.01.2024 with further interest from 01.02.2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the A R M Branch of Canara Bank, Circle Office Building, Mangaluru 575001 from **M/s. Vishal Enterprises** represented by its Proprietor: **Mr. Vivek Pius Fernandes**.

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

All that piece and parcel of **1 Acres 26 cents** of land in Survey No.114-1 and **60 cents** of land in Survey No.115-1A(P) of Muchoor Village, Mangalore Taluk, D.K District together with building constructed thereon, the above said two items of land are adjacent to each other and commonly bounded on:

Boundaries:

North: Survey No.138, 151 and Survey Line.

South: Survey No.114, Survey No.115/2 and Survey Line.

East: Portion of Survey No.115/1.

West: Survey Line.

The **Reserve Price** for the property will be **Rs.45,00,000/-** (Rupees Forty Five Lakhs only) and the **Earnest Money Deposit** will be **Rs.4,50,000/-** (Rupees Four Lakhs Fifty Thousand only).

The **Earnest Money Deposit** shall be deposited on or before **25.03.2024** at **5.00 pm**.

There are no encumbrances on the above property affecting the title of the auction purchaser to the best of our knowledge.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com / www.indianbankseuction.com) or may contact Chief Manager, A R M Branch Canara Bank, Circle Office Building, Balmatta Road, Mangaluru 575001, Ph. No.0824 2440469, 9901574353, 0824 2863367 during office hours on any working day.

Date: 20.02.2024
Place: Mangaluru

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.02.2024

1. Name and Address of the Secured Creditor : Canara Bank, ARM Branch, Mangaluru (Loan accounts transferred from Canara Bank, Kodialbail Branch)
2. Name and Address of the Borrower(s) : **M/s. Vishal Enterprises** represented by Proprietor: Mr. Vivek Pius Fernandes, No.4-3-305/5, ASSISI Complex, Near Pinto's bakery, Bejai church road, Mangaluru - 575 004
3. Property in the name of : Mr. Vivek Pius Fernandes
4. Total liabilities as on date : **Rs.23,04,41,592.92** as on 31.01.2024 plus future interest from 01.02.2024 and costs, expenses etc.,
5. (a) Mode of Auction : Online Electronic Bidding
M/s Canbank Computer services Ltd.,
(b) Details of Auction service provider : No.218. J P Royale, 1st Floor, Sampige Road, (Near 14th Cross) 2nd Main, Malleswaram Bengaluru - 560003,
email id : eauction@ccsl.co.in,
ccsleauction@gmail.com
web site www.indianbankseaauction.com
(c) Date & Time of Auction : **26.03.2024** 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 : Canara Bank ARM Branch, Circle Office Building, Mangaluru - 575001
6. Reserve Price : **Rs.45,00,000/-** (Rupees Forty Five Lakhs only) &
EMD Rs.4,50,000/- (Rupees Four lakh Fifty Thousand only)
7. Other terms and conditions:
 - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.indianbankseaauction.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 Authorised Officer, on **11.03.2024**, at 10.00 am.

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 Authorised Officer, Canara bank, A R M Branch Mangaluru OR shall be deposited through RTGS / NEFT / Fund transfer to credit of account of Canara Bank, A.R.M. Branch, Mangaluru A/c No. **209272434** IFSC: **CNRB0006296** on or before **25.03.2024** by 5.00 p.m.

e) 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, I Floor, Sampige Road, (Near 14th Cross), 2nd Main, Malleswaram Bengaluru 560003, Contact Sri Pratap Kanjilal & Sri DD Pakhare : 9832952602/ 9911293517 /8898418010 / 080-23469665 / 9480691777, email id: eauction@ccsl.co.in, ccsleauktion@gmail.com.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.03.2024** - 5.00 PM, to Canara Bank, A R M Branch, Mangaluru by hand or by email.

- 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.indianbankseauktion.com and get their User ID and password free of cost. Prospective bidder may avail online training on E- auktion from the service provider M/s Canbank Computer Services Ltd, No. 218. J. P. Royale, 1st Floor, Sampige Road (Near 14th Cross), 2nd Main, Malleswaram, Bengaluru 560003, Contact Sri Pratap Kanjilal & Sri DD Pakhare : 9832952602 / 9911293517 /8898418010 / 080-23469665 / 9480691777, email id: eauction@ccsl.co.in, ccsleauktion@gmail.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.10,000/- (Rupees Ten Thousands only). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auktion 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), 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.

k) For sale proceeds of Rs.50 lacs (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) Authorised 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 A R M branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Mr Jaleesh Dinakaran, Canara Bank, ARM Branch, Circle Office building, Mangaluru (Ph No 0824-2863367, 9901574353, 0824-2440469) e-mail id: cb6296@canarabank.com or the service provider M/s Canbank Computer Services Ltd, No. 218. J. P. Royale, 1st Floor, Sampige Road, (Near 14th Cross) 2nd Main, Malleswaram Bengaluru 560003; Contact Sri Pratap Kanjilal & Sri D D Pakhare: 9832952602 / 9911293517/ 8898418010 / 080-23469665 / 9480691777, email id: eauction@ccsl.co.in, ccsleauuction@gmail.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: 20.02.2024

Authorised Officer
CANARA BANK