

Ref: ARM-I/CR-426/133/2023/SP

Date: 29.04.2023

To,

1. M/s YGK Infra India Private Limited Represented by its Director Sri Keshavamurthy G having the unit at No. 61, Sanjeevappa Lane Avenue Road Cross Bangalore 560002

2. Sri Keshavamurthy G  
S/o Gangappa (Director & Guarantor)  
Anjanaganga Adarshnagar 1<sup>st</sup> Cross  
Belagumba Road Tumkur – 572103

3. Smt. Swetha Nagaraj  
W/o Sri Keshavamurthy (Director & Guarantor)  
Anjanaganga Adarshnagar 1<sup>st</sup> Cross  
Belagumba Road Tumkur – 572103

4. Sri Gangappa  
S/o Anjanappa (Guarantor)  
Anjanaganga Adarshnagar 1<sup>st</sup> Cross  
Belagumba Road Tumkur – 572103

5. Sri Sathyanarayanappa  
S/o Seetharamaiah (Guarantor),  
Seethakallu Urdigere Hobli  
Tumkur Taluk – 572140

6. Sundanamma T G  
W/o Sathyanarayanappa  
Seethakallu Urdigere Hobli  
Tumkur Taluk – 572140

7. Sri Appaiah Nagaraj  
S/o R Appaiah (Guarantor)  
No. 61, Sanjeevappa Lane  
Avenue Road Cross Bangalore – 560002

8. Sri Chikkabyranna  
S/o Veeranna (Guarantor)  
No. 30, Gokul Nilaya 2<sup>nd</sup> Cross  
Tumkur Town Tumkur – 572102

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, ARM- I Branch Bangalore - 560001 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 ARM-I Branch Bangalore 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,

कृते केनरा बैंक/For CANARA BANK

(Pawan Chaturvedi)

Chief Manager

आधिकृत अधिकारी / Authorised Officer

आसती नसुली एमएम शाखा-1, एम.जी. रोड, बंगलूर-560001

Asset Recovery Management Br.,-1. M.G. Road, Bengaluru-1

**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 possession of which has been taken by the Authorised Officer of ARM Branch-1, Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **06/06/2023 (1000 to 1030Hrs)**, for recovery of ₹. 13,28,08,976.15 plus further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. **M/s YGK INFRA INDIA PRIVATE LIMITED** Represented by its Director Sri Keshavamurthy G having the unit at No. 61, Sanjeevappa Lane Avenue Road Cross Bangalore 560002, 2. Sri Keshavamurthy G S/o Gangappa (Director & Guarantor) 3. Smt. Swetha Nagaraj W/o Sri Keshavamurthy (Director & Guarantor) 4. Sri Gangappa S/o Anjanappa (Guarantor) all 2, 3 & 4 reside at Anjanaganga Adarshnagar 1<sup>st</sup> Cross Belagumba Road Tumkur – 572103, 5. Sri Sathyanarayanappa S/o Seetharamaiah (Guarantor), 6. Sundanamma T G W/o Sathyanarayanappa both 5 & 6 residing at Seethakallu Urdigere Hobli Tumkur Taluk – 572140, 7. Sri Appaiah Nagaraj S/o R Appaiah (Guarantor) residing at No. 61, Sanjeevappa Lane Avenue Road Cross Bangalore – 560002 and 8. Sri Chikkabyranna S/o Veeranna (Guarantor) residing at No. 30, Gokul Nilaya 2<sup>nd</sup> Cross Tumkur Town Tumkur – 572102.

The Reserve Price, Earnest Money Deposits, Auction date, last date of submission of Bid details are as under. The Earnest Money shall be deposited by way of DD favouring Authorised Officer, Canara Bank, ARM Branch 1, Bangalore OR through online (RTGS/NEFT/Fund Transfer - IFSC CODE CNRB0002366) to the credit of the account number **209272434**, Canara Bank, ARM Branch 1, Bangalore on or before **05.06.2023 – 05.00PM:-**

| (In Lakhs) |  |               |            |                   |
|------------|--|---------------|------------|-------------------|
| Sl No      | Description of the immovable assets:   | Reserve Price | EMD Amount | Incremental value |
| 1          | Residential Land & Building at Site No.30 Khatha No.75/146/3081 Amarjyoti Nagar, Tumkur in the name of Sri Chikkabyranna. With GF 600 SFT and FF 600SFT on the total site measuring 2040 SFT ( East to West (48+54)/2 feet and North to South 40 Feet. | 50.97         | 5.97       | 1.00              |

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 Chief Manager, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.9483532366 during office hours on any working day.

Date: 29.04.2023  
Place: Bengaluru

कृते केनरा बैंक/For CANARA BANK

  
Authorised Officer

Canara Bank  
प्राधिकृत अधिकारी / Authorised Officer  
आन्ती वसूली प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूरु-560001  
Asset Recovery Management Br.-1, M.G. Road, Bengaluru-1

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29/04/2023**

|   |   |                  |               |
|---|---|------------------|---------------|
| 1. Name and Address of the Secured Creditor:              | Canara Bank, ARM-1 Branch Bengaluru   |                  |               |
| 2. Name and Address of the Borrower(s)/<br>Guarantor(s) : | <p>1. <b>M/s YGK Infra India Private Limited</b><br/>Represented by its Director Sri Keshavamurthy G<br/>having the unit at No. 61, Sanjeevappa Lane<br/>Avenue Road Cross Bangalore 560002,</p> <p>2. Sri Keshavamurthy G<br/>S/o Gangappa (Director &amp; Guarantor)</p> <p>3. Smt Swetha Nagaraj<br/>W/o Sri Keshavamurthy (Director &amp; Guarantor)</p> <p>4. Sri Gangappa<br/>S/o Anjanappa (Guarantor)<br/>All 2, 3 &amp; 4 reside at :<br/>Anjanaganga Adarshnagar 1<sup>st</sup> Cross<br/>Belagumba Road Tumkur – 572103,</p> <p>5. Sri Sathyanarayanappa<br/>S/o Seetharamaiah (Guarantor),</p> <p>6. Sundanamma T G<br/>W/o Sathyanarayanappa<br/>Both 5 &amp; 6 reside at : Seethakallu Urdigere Hobli<br/>Tumakuru Taluk – 572140,</p> <p>7. Sri Appaiah Nagaraj<br/>S/o R Appaiah (Guarantor)<br/>No. 61, Sanjeevappa Lane<br/>Avenue Road Cross Bangalore – 560002</p> <p>8. Sri Chikkabyranna<br/>S/o Veeranna (Guarantor)<br/>No. 30, Gokul Nilaya 2<sup>nd</sup> Cross<br/>Tumkur Town Tumkur – 572102</p> |                  |               |
| 3. Total liabilities:                                     | ₹. 13,28,08,976.15 (+ further interest and cost<br>thereon)   |                  |               |
| 4. (a) Mode of Auction :                                  | E-Auction.  |                  |               |
| (b) Details of Auction service provider                   | M/s Canbank Computer Services Ltd<br>218, JP Royale, Sampige Road, Malleshwaram,<br>Bangalore -3. e- mail: <a href="mailto:euaction@ccsl.co.in">euaction@ccsl.co.in</a><br>Contact Person & Number:- Ramesh TH / Pakhre<br>DD (8880531165 / 8898418010)   |                  |               |
| (c) Date & Time of Auction                                | 06/06/2023 / 1000 Hrs to 1030Hrs  |                  |               |
| (d) Place of Auction                                      | Online.   |                  |               |
| 5. Reserve Price / EMD                                    | (In Lakhs)  |                  |               |
| SI No   | Description of the immovable assets:  | Reserve<br>Price | EMD<br>Amount |
| 1   | Residential Land & Building at Site No.30 Khatha No.75/146/3081 Amarjyoti Nagar,<br>Tumkur in the name of Sri Chikkabyranna. With GF 600 SFT and FF 600SFT on the total<br>site measuring 2040 SFT ( East to West (48+54)/2 feet and North to South 40 Feet.  | 50.97            | 5.97          |

**6. Other terms and conditions:**

- Auction / bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseuction.com](http://www.indianbankseuction.com) Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, on 26.05.2023 - 10.00 AM to 2.00 PM.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of DD favouring Authorised Officer, Canara Bank, ARM Branch I, Bangalore OR through online (RTGS/NEFT/Fund Transfer) – (IFSC CODE CNRB0002366) to the credit of the account number **209272434, Canara Bank, ARM Branch I, Bangalore on or before 05.06.2023 - 5.00 p.m.**
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to

पुनर्निर्माण वसुली प्रबंधन। शाखा,  
नं 86, स्पेंसर टावर,  
एम जी रोड,  
बंगलूरु-560001

ARM BRANCH-I, 2<sup>nd</sup> FLOOR,  
CIRCLE OFFICE,  
SPENCER TOWERS,  
No.86, MG ROAD,  
BANGALORE-560 001

Phone: 080-25588002  
Email: [cb6298@canarabank.com](mailto:cb6298@canarabank.com)

**कृते केनरा बैंक/For CANARA BANK**



प्राधिकृत अधिकारी / Authorised Officer  
आस्ती वसुली प्रबंधन शाखा-1, एम.जी. रोड, बंगलूरु-560001



digital signature please contact the service provider M/s Canbank Computer Services Ltd. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -560003 e- mail: [evaction@ccsl.co.in](mailto:evaction@ccsl.co.in) Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)

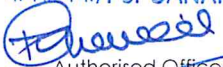
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **05.06.2023 – 5.00 p.m.** Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001, by hand or by e-mail.
- g) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- h) 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. (i) Bidders Name. Contact No. Address, E Mail Id. (ii) Bidder's A/c details for online refund of EMD.
- i) The intending bidders should register their names at portal [www.indianbankseaction.com](http://www.indianbankseaction.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. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore - 560003 e- mail: [evaction@ccsl.co.in](mailto:evaction@ccsl.co.in) Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)
- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. The incremental value shall be in multiples of Rs.1,00,000/- (Rupees One Lakh 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.
- l) 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.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) **FOR IMMOVABLES:** For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs Only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Circle office, Bangalore or Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating centre, shall make necessary arrangements.
- q) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No.9483532366) e-mail id [cb2366@canarabank.com](mailto:cb2366@canarabank.com); [pawanchaturvedi@canarabank.com](mailto:pawanchaturvedi@canarabank.com) OR the service provider the service provider M/s Canbank Computer Services Ltd. 218, JP Royale, Sampige Road, Malleshwaram, Bangalore - 560003 e- mail: [evaction@ccsl.co.in](mailto:evaction@ccsl.co.in) Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)

**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: Bengaluru  
Date : 29.04.2023

कृत केनरा बैंक/For CANARA BANK

  
Authorised Officer  
Canara Bank

प्राधिकृत अधिकारी / Authorised Officer

आस्ती वसूली प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूरु-560001  
Asset Recovery Management Br.-1, M.G. Road, Bengaluru-1