

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable / movable 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 / movable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of **Canara Bank N R Road branch, 3rd Floor, New City Complex, 4th Cross, N R Road**, will be sold "As is where", "As is what is" and "Whatever there is" on **24.05.2023, 11:00 AM TO 12:00 PM**, for recovery of ₹ **6,15,45,264/- (Rupees Six Crore Fifteen Lakh Forty five Thousand two Hundred and sixty four Only)** with further interest/charges due to the Canara Bank N R Road Branch, Bengaluru of Canara Bank from

BORROWER (S)

1. **M/S JAVEED STEEL** AT-Shop No.30, NEW BAMBOO BAZAR, CITY MARKET BANGALORE 560002, represented by its proprietor **Sri. MOHAMMED AAQIB JAVEED**

GUARANTOR (S) / MORTGAGOR (S)

1. **Sri MOHAMMED IRFAN JAVEED** S/o A S JAVEED, AT - NO 301 THIMMAIAH ROAD BROAD WAY ROAD, SHIVAJINAGAR BENGALURU NORTH 560041
2. **Smt FAHMIDA BEGUM (ALIAS) NISHATH BEGUM** W/O MOHD IRFAN JAVEED, NO 301, 301 THIMMAIAH ROAD BROAD WAY ROAD, SHIVAJINAGAR BENGALURU NORTH 560041

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **22.05.2023** by **5.00 PM** by way of DD favouring Authorized Officer Canara Bank N R Road Branch or through online payment to Account No. **209272434** (IFS Code **CNRB00000410**), the description of the property is as under.



HEAD OFFICE :: BENGALURU
BRANCH OFFICE :: NARASIMHARAJA ROAD (N R ROAD)

| Lot | Description of the immovable/ movable assets: | Reserve Price | (Rs.) EMD |
|-----|---|---------------------|------------------------|
| 1 | All that part and parcel of the Site & Residential Building site & Residential building No:301 (Old No:21/F) located at Timmaiah Road Civil Station Shivajinagar Bangalore, in the Name of Fahmida Begum East by - Site No: 21/E West by - Site No: 22 North by - Thimmaiah Road South by - Conservancy | Rs 2,96,25,000/- | Rs 29,62,500/- - |
| 2 | All that part and parcel of the Site & Residential Building located at New Bamboo Bazar Bangalore in the name of Mohammed Irfan East by - NR Road First Cross West by - Private Property North by - New Bamboo bazaar main road South by - Shop Premises/ Mehaboob Pasha | Rs 81,98,000/- | Rs 8,19,800/- |

The incremental value of the properties mentioned above will be in multiples of Rs.1,00,000/- (Rupees One Lakh Only).

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 or may contact Chief Manager, N R Road, Bengaluru, Ph No 080-22132737, Ph. No. 9900410111, during office hours on any working day.

Date: 17.04.2023

Place: Bengaluru

कृते केनरा बैंक / For CANARA BANK

Authorized Officer
मंडली प्रबंधक / Divisional Manager
केनरा बैंक / Canara Bank
क्षेत्रीय कार्यालय / Regional Office Centre
बेंगलूरु - 560 001



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17.04.2023

| | |
|---|---|
| 1. Name and Address of the Secured Creditor : | Canara Bank N R Road Branch, Bengaluru |
| 2. Name and Address of the Borrower(s) / Guarantor(s) : | <p><u>BORROWER (S)</u></p> <p>1. M/S JAVEED STEEL AT-Shop No.30, NEW BAMBOO BAZAR,CITY MARKET BANGALORE 560 002, represented by its proprietor Sri. MOHAMMED AAQIB JAVEED</p> <p><u>GUARANTOR (S) / MORTGAGOR (S)</u></p> <p>1. Sri MOHAMMED IRFAN JAVEED S/o A S JAVEED, AT - NO 301 THIMMAIAH ROAD BROAD WAY ROAD, SHIVAJINAGAR BENGALURUNORTH560041</p> <p>2. Smt FAHMIDA BEGUM (ALIAS) NISHATH BEGUM W/O MOHD IRFAN JAVEED, NO301, 301 THIMMAIAH ROAD BROAD WAY ROAD, SHIVAJINAGAR BENGALURU NORTH 560041</p> |
| Total liabilities: | ₹ 6,15,45,264/- (Rupees Six Crore Fifteen Lakh Forty five Thousand two Hundred and sixty four Only) along with further Interest and cost thereon due to the N R Road branch of Canara Bank Bengaluru respectively. |
| 2. (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: manohar.s@antaressystems.com) |
| (c) Date & Time of Auction | 24.05.2023, 11.00 AM to 12.00 PM |
| (d) Place of Auction | Online. |
| 3. Reserve Price / EMD :- | <p>1. The reserve price of first property: Rs. 2,96,25,000/- (Rupees Three Crore Ninety six Lakh twenty five Thousand only). The earnest money deposit is Rs. 29,62,500/- (Rupees Twenty nine lakhs sixty two thousand five hundred only)</p> <p>2. The reserve price of Second property: Rs. 81,98,000 /- (Rupees Eighty One Lakh ninety eight Thousand only). The earnest money deposit is Rs. 8,19,800 /-(Rupees Eight Lakh nineteen Thousand eight Hundred only)</p> |



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BRANCH OFFICE :: NARASIMHARAJA ROAD (N R ROAD)

4. Other terms and conditions:

- a) Auction / bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.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 **19/05/2023** during office hours.
- 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 DD favoring Authorised Officer, Canara Bank, N R Road branch OR through online (RTGS/NEFT/Fund Transfer) to the credit of the account number Account No. 209272434 Canara Bank, N R Road branch of Canara Bank Bengaluru RTGS/NEFT CODE (IFSC Code CNRB0000410), on or before **22/05/2023 - 5:00 PM**
- 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 Antares Systems Ltd. Bangalore (Contact no.9686196756/020-49352000, e-mail:manohar.s@antaressystems.com).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23/05/2023 - 4:00 PM** to N R Road branch of Canara Bank Bengaluru - 560 002, by hand or by e-mail.
 - 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 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.9686196756/020-49352000, e-mail: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. 1,00,000/- (Rupees One Lakh Only) for the properties mentioned above. 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



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BRANCH OFFICE :: NARASIMHARAJA ROAD (N R ROAD)

bidder and the balance on or before 15th 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) 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.
- 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 N R Road branch of Canara Bank Bengaluru who, as a facilitating center, shall make necessary arrangements.
- o) For further details contact Canara Bank, N R Road branch, e-mail id cb0410@canarabank.com, The Chief Manager, Canara Bank Mob No. 9900410111, N R Road branch, OR the service provider M/s Antares Systems Ltd. Bangalore (Contact no. 9686196756/020-49352000, e-mail: 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: 17.04.2023

Place: Bengaluru

कृते केनरा बैंक For CANARA BANK

Authorized Officer
मंडल प्रबंधक / Divisional Manager
क्षेत्रीय कार्यालय केंद्रीय / Canara Bank Regional Office Central
बेंगलूरु - 560 001

HEAD OFFICE :: BENGALURU
BRANCH OFFICE :: NARASIMHARAJA ROAD (N R ROAD)

Ref: NRR/EA-410/2022/AUG/04-2

Date: 17.04.2023

To,

BORROWER (S)

1. **M/S JAVEED STEEL** AT-Shop No.30, NEW BAMBOO BAZAR, CITY MARKET BANGALORE
560 002, represented by its proprietor **Sri. MOHAMMED AAQIB JAVEED**

GUARANTOR (S) / MORTGAGOR (S)

1. **Sri MOHAMMED IRFAN JAVEED** S/o A S JAVEED, AT - NO 301 THIMMAIAH ROAD BROAD WAY
ROAD, SHIVAJINAGAR BENGALURU NORTH 560041
2. **Smt FAHMIDA BEGUM (ALIAS) NISHATH BEGUM** W/O MOHD IRFAN JAVEED, NO301, 301
THIMMAIAH ROAD BROAD WAY ROAD, SHIVAJINAGAR BENGALURU NORTH 560041

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, N R Road branch - Bengaluru 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 N R Road Branch Bengaluru 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, **For CANARA BANK**

Authorised officer

Canara Bank Bengaluru

Encl: Sale Notice