

NILGIRIS DIOCESAN BLDG.CHARING CROSS,UDHAGAMANDALAM NILGIRIS 643 001

PIN: 643001; E Mail; cb16230@canarabank.com; Ph: 9442203589

Ref: 16230/SALE NOTICE /E-AUCTION/MOHA

Date: 17.02.2025

To

| LEGAL HEIRS OF BORROWER LATE SRI MOHAN BABU R | |
|--|---|
| MRS. UMA LAKSHMI M W/O MOHAN BABU SD 7 ACHI APARTMENT FERN HILL ROAD THEETUKAL OOTY THE NILGIRIS 643 004 | MR.M.JEGAN S/O MOHAN BABU SD 7 ACHI APARTMENT FERN HILL ROAD THEETUKAL OOTY THE NILGIRIS 643 004 |
| MS.THARIKA D/O MOHAN BABU SD 7 ACHI APARTMENT FERN HILL ROAD THEETUKAL OOTY THE NILGIRIS 643 004 | GUARANTOR MRS. UMA LAKSHMI M W/O MOHAN BABU SD 7 ACHI APARTMENT FERN HILL ROAD THEETUKAL OOTY THE NILGIRIS 643 004 |

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, 2002

As you are aware, the Authorized Officer, Canara Bank, had taken 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 **UDHAGAMANDALAM** Branch of Canara Bank. The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing 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 have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice. I am herewith sending the Sale Notice (e-auction 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,

**AUTHORISED OFFICER
CANARA BANK**

ENCLOSURE - SALE NOTICE

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SALE NOTICE

ANNEXURE - 13(Auction Sale Notice for Sale of Immovable Properties)

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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **UDHAGAMANDALAM Branch** of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 25.03.2025 (Time 11.30 a.m. to 12.30 p.m.) for recovery as on 31.01.2025 of Rs.69,61,503/- (Rs. Sixty nine lakh sixty one thousand five hundred and three only) due to the **UDHAGAMANDALAM Branch** of Canara Bank from

| LEGAL HEIRS OF BORROWER LATE SRI MOHAN BABU R | |
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Details of Property:

| S No | Immovable | Name of Title holder |
|------|--|----------------------|
| 1. | <p>The Nilgiris Registration District Ootacamund Joint I Registration Sub District, Ootacamund town Theetukal locality, Old RS No.32, RS No. G/I/43 in which 1/45th undivided share in the landed property measuring an extent of 0.30 acres land together with the building measuring 1156 sq ft together with the undivided share in the common area situated in Theetukal, Near Fern Hill Palace, having property assessment No.56207, Ward No.29, Electricity Connection No.03-403-013-446 hectare. Door No. 7D, II Floor, ACHI APARTMENT, Governorshola Road, Theetukal Road, Near Fern Hill Palace, Ooty 643 004</p> <p>Boundaries</p> <p>North: Governorshola road South: R S No.32 Land of L Thimmiah East: R S No.32 land of Dr and Mrs. Ramakrishnan West: R S NO.32 landof L Thimmiah</p> | Mr.R Mohan Babu |

Reserve price : Rs.28,00,000/- (Rs.Twenty eight lakh only)

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EMD Amount :Rs.2,80,000/- (Two lakh eighty thousand only)

The Earnest Money Deposit shall be deposited on or before **24.03.2025** till **4.00 pm.**

For detailed terms and conditions of the sale please refer the link “E-Auction” provided (<https://baanknet.com/>) or may contact **Manager, Canara Bank UDHAGAMANDALAM Branch** Ph. No.: 9442203589) during office hours on any working day.

Portal of E-Auction: <https://baanknet.com>

Date: 17.02.2025
Place: **UDHAGAMANDALAM**

**AUTHORISED OFFICER
CANARA BANK**

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Name and Address of the Secured Creditor: Canara Bank UDHAGAMANDALAM Branch

Name and Address of the Borrower

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Total liabilities as on 31.01.2025 : Rs.69,61,503/- (Rs. Sixty nine lakh sixty one thousand five hundred and three only) with further interest and other incidental charges thereto incurred by the Bank.

4. (a) Mode of Auction : Online Auction (E-Auction)

| | |
|----------------|--|
| Auction Agency | M/S PSB ALLIANCE LTD (ebkray) |
| Website | https://baanknet.com/ |
| Address | Corporate office: Unit 1, 3 rd floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai 400037 |
| Email | support.baanknet@psballiance.com ; |
| Help Desk No. | 8291220220 |

(c) Date & Time of Auction : 25.03.2025 (Time 11.30 a.m. to 12.30 p.m.)

(d) Portal of E-Auction : <https://baanknet.com/>

5. Reserve price

Rs.28,00,000/- (Rs. Twenty eight lakh only)

EMD Amount :Rs.2,80,000/- (Rs. Two lakh eighty thousand only)

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OTHER TERMS AND CONDITIONS

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://baanknet.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 branch and Authorized Officer, from 18.02.2025 till 24.03.2025 between 10.00 a.m. to 4.00 p.m.
- 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 is to be paid through BAANKNET portal.
- e) The intending bidders should register their names at portal <https://baanknet.com/> get their User ID and password free of cost.
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.50,000/- 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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 notice and property shall forthwith be put up for sale again.
- i) 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.
- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, UDHAGAMANDALAMBranch who, as a facilitating centre, shall make necessary arrangements.

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m) For further details contact, Canara Bank, Udhagamandalam Branch (Ph.: 9442203589)
E-mail: cb16230@canarabank.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: UDHAGAMANDALAM

Date: 17.02.2025

AUTHORISED OFFICER

CANARA BANK