



(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 read with Rule6(2) 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 Bejai II Branch, Mangalore, of the Canara Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **27.12.2022** for recovery of **Rs.27,521,184.32 (Rupees Two Crore Seventy Five Lakh Twenty One Thousand One Hundred Eighty Four and Paise Thirty Two Only)** being the amount due as on 23.11.2022 along with further interest thereon w.e.f 24.11.2022 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Bejai II Branch of Canara Bank from M/s. Navam Constructions, D No. 4-15/5, Suraksha, Kembar Road, Alape, Padil Post, Mangalore-575007 and Mr. Venkatesha G P (Borrower and Partner of M/s. Navam Constructions), S/o. G D Puppaiyah, D No. 2-82/5, Navam Kudla Hills Layout, Capitanio School road, Pumpwell, Mangalore, Karnataka-575002 and Mrs. Bindukala G V (Joint Borrower and Partner of M/s. Navam Constructions), W/o. Venkatesha G P, D No. 2-82/5, Navam Kudla Hills Layout, Capitanio School road, Pumpwell, Mangalore, Karnataka-575002 and Miss. Srinidhi G V (Partner of M/s. Navam Constructions), D/o. Mr. Venkatesha G P, D No. 2-82/5, Navam Kudla Hills Layout, Capitanio School road, Pumpwell, Mangalore, Karnataka-575002 and Mr. Nikhil G V (Partner of M/s. Navam Constructions), S/o. Mr. Venkatesha G P, D No. 2-82/5, Navam Kudla Hills Layout, Capitanio School road, Pumpwell, Mangalore, Karnataka-575002.

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

Non-Agricultural immovable Residential House situated at D No. 2-82/5 in Kankanady B village of Mangalore Taluk within Mangalore City Sub-registration District of D.K and comprised in

S No	Kissam	Extent(A-C)	Portion
24/3A1	Converted	0-8.66	Eastern Middle

Together with all improvements and easementary rights appurtenant thereto.

Boundaries

North Portion of same Survey No.
South Portion of same Survey No.
East Survey line.
West Portion of same Survey No and Road.

The reserve price will be **Rs. 205 lakhs [Rupees Two Crore Five Lakh Only]** and the earnest money deposit will be **Rs. 20.5 Lakh[Rupees Twenty Lakh Five Thousand Only]** . The Earnest Money Deposit shall be deposited on or before 26.12.2022 at 5.00 pm.

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, Canara Bank Regional Office, Ph. No. 0824-2863208/ 9141014604/9448759358 during office hours on any working day.

Date: 25.11.2022
Place: Mangalore

Authorised Officer



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Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.11.2022

1. Name and Address of the Secured Creditor : Canara Bank, Bejai II Branch.

2. Name and Address of the Borrower's/Guarantors:

1) M/s. Navam Constructions,
D No. 4-15/5, Suraksha,
Kembar Road, Alape,
Padil Post, Mangalore-575007

2) Mr. Venkatesha G P (
Borrower and Partner of M/s. Navam Constructions),
S/o. G D Pappaiah,
D No. 2-82/5, Navam Kudla Hills Layout,
Capitanio School road, Pumpwell,
Mangalore, Karnataka-575002

3) Mrs. Bindukala G V
(Joint Borrower and Partner of M/s. Navam Constructions),
W/o. Venkatesha G P,
D No. 2-82/5, Navam Kudla Hills Layout,
Capitanio School road, Pumpwell,
Mangalore, Karnataka-575002

4) Miss. Srinidhi G V
(Partner of M/s. Navam Constructions),
D/o. Mr. Venkatesha G P,
D No. 2-82/5, Navam Kudla Hills Layout,
Capitanio School road, Pumpwell,
Mangalore, Karnataka-575002

5) Mr. Nikhil G V
(Partner of M/s. Navam Constructions),
S/o. Mr. Venkatesha G P,
D No. 2-82/5, Navam Kudla Hills Layout,
Capitanio School road, Pumpwell,
Mangalore, Karnataka-575002

3. Total liabilities as on 23.11.2022 : **Rs. 27,521,184.32 (Rupees Two Crore Seventy Five Lakh Twenty One Thousand One Hundred Eighty Four and Paise Thirty Two Only)**

4. (a) Mode of Auction : On-line

(b) Details of Auction service provider : M/S CANBANK COMPUTER SERVICES LTD
Email address - eauction@csl.co.in



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- (c) Date & Time of Auction : 27.12.2022 10.30 am to 11.30 am
- (d) Place of Auction : E Auction
5. Reserve Price : Rs: 205 Lakh (Rupees Two Crore Five Lakh Only)

6. Other terms and conditions: a) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://indianbankseuction.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.

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, Bejai II Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of GL account of Canara Bank, Regional Office, Mangalore GL A/c No:209272434 IFSC Code:CNRB0008349 on or before 26.12.2022, 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 CANBANK COMPUTER SERVICES LTD, Bangalore Email address - eauction@csl.co.in Contact No. 9480691777 / 8553643144.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 26.12.2022, 5.00 pm to Canara Bank Regional Office, Mangalore 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 <https://indianbankseuction.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, Bangalore. Email address - eauction@csl.co.in Contact No. 9480691777 / 8553643144.

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 multiples of Rs 10000. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be



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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. 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 lakhs (Rupees Fifty lakhs) 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 Regional office Mangalore or Canara Bank Bejai II Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Mr. B R Rakesh , Divisional Manager, Canara Bank Regional Office, Mangalore (Ph. No.0824-2863208 / 9141014604/9448759358)e-mail id:rlromlr@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD, Bangalore. Email address- eauction@ccsl.co.in Contact No. 9480691777 / 8553643144.

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: Mangalore

Date:25.11.2022

Authorised Officer

Canara Bank