

CREF: ARM-2/Nishi Forex /504D/2023

- BY RPAD -

DATE: 24/08/2023

Dear Sir,

**SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH
RULE 8 (6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

As you are aware, I on behalf of Canara Bank, ARM branch II, Bangalore-560 001 have 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 ARM Branch II, BANGALORE-560 001 of our 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 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 15 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 other law in force.

कुते केनरा बैंक
Yours faithfully, BANK



प्राधिकृत अधिकारी / Authorised Officer

आ. व. प्र. शाखा - II / ARM Branch - II

अ. व. प्र. शाखा - II / ARM Branch - II

86, M. G. Road, BENGALURU - 560 001

To:

1. M/s Nishi Forex & Leisure Pvt Ltd
No.536,Ground Floor
Amar Jyothi Layout,Domlur
100 feet Intermediate Ring Road
Bangalore-560071
2. Sri.Ramachandra K,Director-Guarantor
S/o Kuppanna
No.936,11th Main Road
HAL 2nd stahe,Indiranagar
Bangalore-560008

Also at:

No.46,Sorahunase Road,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087

Enclosure: - Sale Notice

3. Sri.Arjun A,Director-Guarantor/Mortgager
S/o Sri.Anantha
No.46,Sorahunase,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087
4. Sri-Anatha-Guarantor/Mortgagor
S/o Sri.Dodda Thippanna
No.46,Sorahunase,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087
5. Smt.Aruna A- Guarantor/Mortgagor
W/o Sri.Ramachandra K
No.46,Sorahunase,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087
6. Smt.Renuka- Guarantor/Mortgagor
W/o Sri.Anantha
No.46,Sorahunase,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087

केनरा बैंक
CANARA BANK
15, 16 & 17, 1st Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 creditors, the **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” basis on 14.09.2023 from 11.30 a.m. to 12.00 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs.36,91,57,244.80 /-(Rupees Thirty six crores Ninety one lakhs fifty seven thousand two hundred forty four and Paise Eighty only) as on 07.08.2023 plus further interest thereon and other expenses due to Canara Bank from M/s Nishi Forex & Leisure Pvt Ltd rep.by Directors/ Guarantors/ mortgagors (1.Sri.Ramachandra K, 2.Sri.Arjun A, 3.Smt.Aruna A, 4.Sri.Anantha,5.Smt.Renuka)

The reserve price of all three properties will be Rs.27,58,00,000/-and the total earnest money deposit will be Rs.2,75,80,000/-as per details mentioned below. The Earnest Money Deposit shall be deposited on or before 12.09.2023 at 5.00pm

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

SI No	Immoveable Property Details	Name of Title holder	Reserve Price	EMD amount	Encumbrance (s)
1.	All that piece and parcel of the land and building in Sy.No.57/5 to the extent of 2 Acres and 20 Guntas out of 3 Acres 13 Guntas in Sy.no.57,of Varthur Village,Varthur Hobli,Bengaluru East Taluk belonging to Sri.Arjun A.Out of 2 Acres and 20 Guntas of land,37 Guntas of land has been given for Joint Development with M/s CMRS Infrastructure Pvt Ltd and the balance land(property put for sale) measuring to an extent of 1 Acre 23 Guntas and bounded on: East by : Remaining portion of the land in Sy.No.57/5(given to M/s CMRS Infrastructure Pvt Ltd for Joint Development). West by :Remaining portion of the Land in Sy.No.57/4 North by :Land in Sy.No.56	Sri.Arjun A S/o Sri.Anantha	Rs.21,75,00,000/-	Rs.2,17,50,000/-	Not known to Bank

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ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

	South by :Land in Sy.No.58				
2.	All that piece and parcel of the land property measuring 0 Acres 09 Guntas out of total 3 Acres 19 Guntas ,extent 3 Acres 13 Guntas and together with Kharab 0 Acres 06 Guntas in Sy.No.57/1 of Varthur Village, Varthur Hobli, Bangalore East Taluk belonging to Sri.Anantha and Smt.Renuka,bounded on: East by :Portion of same number fallen to the share of Smt.Aruna A West by :Rajakaluve North by :Land of Krishnappa South by :Land of Jayarama Reddy.	Sri.Anantha and Smt.Renuka W/o Sri.Anantha	Rs.3,09,00,000/-	Rs.30,90,000/-	Not known to Bank
3.	All that piece and parcel of the land property measuring 0 Acres 08 Guntas out of total 3 Acres 19 Guntas ,extent 3 Acres 13 Guntas and together with Kharab 0 Acres 06 Guntas in Sy.No.57/2 of Varthur Village, Varthur Hobli, Bangalore East Taluk belonging to Smt.Aruna A,bounded on: East by :Portion of same number fallen to the share of Smt.Archana West by : Portion of same number fallen to the share of Sri.Anantha & Smt.Renuka, North by :Land of Krishnappa South by :Land of Jayarama Reddy.	Smt.Aruna A D/o Sri.Anantha	Rs.2,74,00,000/-	Rs.27,40,000/-	Not known to Bank
	TOTAL		Rs.27,58,00,000 /-	Rs.2,75,80,000 /-	


The EMD should be deposited on or before 12.09.2023 up to 5.00 pm.

The property will not be sold below the Reserve Price

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Chief Manager, ARM Branch II Bangalore, Canara Bank, Ph. No.9483544116, 080-25310181, during office hours on any working day.

Place: Bangalore

Date: 24-08-2023

कृते केनरा बैंक
For CANARA BANK

Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer
आ. व. प्र. शाखा - II, ARM Branch - II
86, एम. जी. रोड, बेंगलूरु - 560 001
86, M. G. Road, BENGALURU - 560 001

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

DETAILS

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch II Bangalore-1.

2. Name and Address of the Borrower(s)/ Guarantor(s) :

BORROWER

M/s Nishi Forex & Leisure Pvt Ltd
No.536,Ground Floor
Amar Jyothi Layout,Domlur
100 feet Intermediate Ring Road
Bangalore-560071

GUARANTORS

1. Sri.Ramachandra K,Director-Guarantor
S/o Kuppanna
No.936,11th Main Road
HAL 2nd stahe,Indiranagar
Bangalore-560008

Also at:
No.46,Sorahunase Road,Varthur
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2. Sri.Arjun A,Director-Guarantor/Mortgager
S/o Sri.Anantha
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W/o Sri.Ramachandra K
No.46,Sorahunase,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087
5. Smt.Renuka: Guarantor/Mortgagor
W/o Sri.Anantha

No.46,Sorahunase,Varthur
Adjacent to Grandeur Park Apartments
Bangalore-560087

3. Total liabilities: of Rs.36,91,57,244.80 /-(Rupees Thirty six crores Ninety one lakhs fifty seven thousand two hundred forty four and Paise Eighty only) as on 07.08.2023 plus further interest thereon and other expenses due to Canara Bank from M/s Nishi Forex & Leisure Pvt Ltd rep.by Directors/ Guarantors/ mortgagors (1.Sri.Ramachandra K, 2.Sri.Arjun A, 3.Smt.Aruna A, 4.Sri.Anantha,5.Smt.Renuka)

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

(b) Details of Auction service provider: M/s.Canbank Computer Services Ltd, No.218, JP Royale, 1st floor, Sampige Road, Malleswaram, Bangalore 560003. e- mail: eauction@ccsl.co.in
Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

(c) Place, Date & Time of Auction: Bangalore - 14.09.2023 - 11.30 A M to 12.00 Noon

5. The reserve price:

Item at SINo.1 above Rs.21,75,00,000/- (Rupees Twenty One Crores Seventy five Lakhs only)

Item at SINo.2 above Rs.3,09,00,000/- (Rupees Three Crores Nine Lakhs only)

Item at SINo.3 above Rs.2,74,00,000/- (Rupees Two Crores Seventy Four Lakhs only)

Total three properties will be Rs.27,58,00,000/- (Rupees Twenty Seven Crores Fifty Eight Lakhs only)

The earnest money deposit:

Item at SINo1 above Rs.2,17,50,000/- (Rupees Two Crores Seventeen Lakhs Fifty Thousand only)

Item at SINo2 above Rs.30,90,000/- (Rupees Thirty Lakhs Ninety Thousand only)

Item at SINo3 above Rs.27,40,000/- (Rupees Twenty Seven Lakhs Forty Thousand only)

The Earnest Money Deposit shall be deposited on or before 12.09.2023 - 5.00 pm.

6. Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 DD favouring Authorised officer, Canara Bank, ARM Branch II, Bangalore OR through online

(RTGS/NEFT/Fund Transfer) to credit the account number 209272434, Canara Bank, ARM Branch II, RTGS/NEFT IFSCCODE CNRB0006298 on or before 12.09.2023- 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, Bangalore - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12.09.2023 - 5.00 PM, to Canara Bank, ARM Branch II Bangalore 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 service provider M/s.Canbank Computer Services Ltd, Bangalore 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 - e- mail: eauction@ccsl.co.in Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 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 multiplies 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 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.50.00 lacs (Rupees Fifty Lacs 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, tax arrears, other charges, dues 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 Canara Bank ARM branch II who, as a facilitating centre, shall make necessary arrangements.

o For further details contact Ranjan Kumar, Chief Manager, Canara Bank, ARM Branch-2- (9483544116-080-25310181) e-mail id or the service provider M/s.Canbank Computer Services Ltd, Bangalore - e- mail:eauction@cctl.co.in Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 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: Bangalore
Date: 24/08/2023

कृते केनरा बैंक
For CANARA BANK

Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer
आ. व. प्र. शाखा - II / ARM Branch - II
86, एन. जी. रोड, बंगलूरु - 560 001
86, M. G. Road, BENGALURU - 560 001