

### 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 constructive possession of which has been taken by the Authorised Officer of **CHIKMAGALUR MAIN** Branch, Chikmagalur, of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **11.07.2023** for recovery of **Rs. 2,75,62,877.15 (Rupees Two Crores Seventy Five Lakhs Sixty Two Thousand Eight Hundred And Seventy Seven And Paise Fifteen Only)**, as on **30.06.2023 & further interest & costs/charges, and other liability if any** due to the **CHIKMAGALUR MAIN** Branch of Canara Bank from 1) M/s MALAND TEA TRADERS, I G ROAD, CHIKMAGALUR PARTNERS : 2) SRI.ABDUL SATTAR, S/O BADRUDDIN 3) SRI.NIZAMUDDIN B, S/O BADRUDDIN 4) SRI.MOHAMMED AKBAR M, S/O BADRUDDIN 5) SRI.MOHAMMAD MUSA.B, S/O BADRUDDIN 6) SRI.ABUDL REHMAN H A, S/O LATE HAJI H ABUSALAIH 7) SMT.ZULEKHA SHAHNAZ, W/O MOHAMMED AKBAR, ZAINAB MANZIL, OPP TO WATER TANK,VIJAYAPURA LAST CROSS, NEAR BADRIYA MASJID, VIJAYAPURA, CHIKMAGALUR-577101

The reserve price will be **Rs 180.63 Lakhs** for property I & **Rs 51.03 lakhs** for property II and the earnest money deposit will be **Rs 18.06 Lakhs** for property I & **Rs. 5.10 Lakhs** for property II. The Earnest Money Deposit shall be deposited on or before **28.07.2023** at 5 pm.

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

**PROPERTY 1 :**

All those part and parcel of the house building constructed on site bearing Municipal assessment No. 8540/6561[Old No. 165/8540/656],PID No 31-1-104-49A, situated at Ward no. 31,Neharu Nagara Extension, Chikkamagaluru City Measuring 78X60 feet = 4680 sq.feet, consisting of 2100 sq.feet RCC Ground floor and 1045 sq.feet first floor residential structure, bounded on the:-

East by: House property of Nishith,

West by: Property of N.Sameer ahmed,

North by: Property of Manjunath,

South by: 30 feet road.

**PROPERTY 2:**

#### SCHEDULE-A

All those part and parcel of the converted for the non- agricultural purpose bearing T. S No 113, R.S No. 511,measuring 00-17-50 Cents and T.S. No.113. R.S No.511, measuring 00-03-50 Cents in all measuring 00-21-00 Cents together with all other easementary rights of way and water appurtenant thereto, bounded on ;

North by : Sy. Line and T.S. No. 94

South by : Road

East by : Sy. Line and T.S. No.114

West by : Sy. Line and T.S. No. 96

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PRAMOD S. TAYADE  
S. R. No. 47087  


**SCHEDULE-B**

Residential Apartment ,Bearing No 403 on the 4<sup>th</sup> Floor, measuring 1550 Sq.feet, built up area of the building known as "ZARA ENCLAVE" together with undivided right in the Schedule 'A' Property and proportionate undivided right in the common areas and facilities and car park on the Ground Floor , Apartment No 403, 21<sup>st</sup> Attavara Village huge Bazaar, Property PID No 21-3-119-15, Subhash Nagara Road,Attavara, PIN - 575001, Managalore, together with undivided right In the common areas and facilities and car park on the Ground Floor.

BORROWER	PARTNERS	GUARANTOR
M/s MALAND TEA TRADERS I G ROAD , CHIKMAGALUR	SRI.ABDUL SATTAR S/O BADRUDDIN  SRI.NIZAMUDDIN B S/O BADRUDDIN  SRI.MOHAMMED AKBAR M S/O BADRUDDIN  SRI.MOHAMMAD MUSA.B S/O BADRUDDIN  SRI.ABUDL REHMAN H A S/O .LATE HAJI H ABUSALAI AH	SMT.ZULEKHA SHAHNAZ W/O MOHAMMED AKBAR, ZAINAB MANZIL, OPP TO WATER TANK,VIJAYAPURA LAST CROSS, NEAR BADRIYA MASJID, VIJAYAPURA, CHIKMAGALUR-577101

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, Canara Bank **CHIKMAGALUR MAIN** Branch, Ph. No. **8262230019/ 9449867383** during office hours on any working day.

Date: 14-07-2023  
Place: Chikmagalur

  
प्रमोद एस. वाजुडे  
Authorised Officer  
Canara Bank  
S. 1087

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14-07-2023**

1. Name and Address of the Secured Creditor : Canara Bank, **CHIKMAGALUR MAIN** Branch.
2. Name and Address of the Borrower : **1. M/s MALAND TEA TRADERS, I G ROAD, CHIKMAGALUR PARTNERS : 2) SRI.ABDUL SATTAR, S/O BADRUDDIN 3) SRI.NIZAMUDDIN B, S/O BADRUDDIN 4) SRI.MOHAMMED AKBAR M, S/O BADRUDDIN 5) SRI.MOHAMMAD MUSA.B, S/O BADRUDDIN 6) SRI.ABUDL REHMAN H A, S/O .LATE HAJI H ABUSALAIH 7) SMT.ZULEKHA SHAHNAZ, W/O MOHAMMED AKBAR, ZAINAB MANZIL, OPP TO WATER TANK,VIJAYAPURA LAST CROSS, NEAR BADRIYA MASJID, VIJAYAPURA, CHIKMAGALUR-577101**
3. Total liabilities as on : **Rs. 2,75,62,877.15 as on 14-07-2023 & further interest & costs/charges, and other liability if any**
4. (a) Mode of Auction : **On-line**
- (b) Details of Auction service provider : **M/s CANBANK COMPUTER SERVICES LTD**  
Email address - [ccsleauktion@gmail.com](mailto:ccsleauktion@gmail.com) / [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
- (c) Date & Time of Auction : **31-07-2023 11.30 am to 12.30 pm**
- (d) Place of Auction : **E Auction**
5. Reserve Price : **Rs. 180.63 Lakhs for property I & Rs 51.03 lakhs for property II**
6. Other terms and conditions:
  - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseauktion.com](http://www.indianbankseauktion.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, **CHIKMAGALUR MAIN** Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **CHIKMAGALUR MAIN** Branch, A/c No **209272434**, IFSC Code: **CNRB0000507** on or before 28-07-2023, 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 CANBANK COMPUTER SERVICES LTD  
Email address - [ccsleauktion@gmail.com](mailto:ccsleauktion@gmail.com)/ [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in). Contact No. 09832952602/ 08970191004.
  - f) After payment of the **EMD amount**, the intending bidders should submit a copy of the following documents/details on or **before 28.07.2023**, 5.00 pm to Canara Bank, **CHIKMAGALUR MAIN** Branch, Chikmagalur by hand or by email.

प्रमोद एस. तावडे  
PRANOD S. TAWARE  
S. P. No. 47037

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

ii) Bidders have to Produce 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.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. Email address - [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com) / [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) . Contact No. 09832952602/ 08970191004.

h) EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

i) Date & Time of E-Auction: Between **31-07-2023 11.30 AM to 12.30 AM** with unlimited extension of 5 minutes duration each, till conclusion of the sale. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10000. 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 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, TDS on sale proceeds, any taxes, 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 Chikmagalur or **CHIKMAGALUR MAIN** Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, **Mr. Vinay kumar S T** , Chief Manager, Canara Bank **CHIKMAGALUR MAIN** Branch Chikmagalur District (Ph.No. **08266-235057/ 9449860999**) e-mail id: [cb0507@canarabank.com](mailto:cb0507@canarabank.com) OR the Authorised Officer (08262 229963) OR the service provider Email address - [ccsleauction@gmail.com](mailto:ccsleauction@gmail.com) / [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) . Contact No. 09832952602 / 08970191004.

**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: 14-07-2023  
Place: Chikmagalur

प्राणेश एस. तायडे  
PRADESH S. TAYADE  
S.P. No. 47087  
Authorised Officer  
Canara Bank