केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate

Ref: 423/GVP/SN/671/991/1444	Dt: 13.01.2025

To

Sri GERMAIN JULIUS M **S O MAYHIAS** **NO 873 1 SUSAIPALYAM** **ANDERSONPET** **ROBERTSONPET KGF** **KOLAR DIST-563113**	**Sri KAVIN** **MUSKAM E BLOCK SUSAIPALAYAM** **ANDERSONPET** **ROBERTSONPET KGF** **KOLAR DIST-563113**
Sri RAVI B **S/O BALASUBRAMANI** **TULASI COMPOUND** **4TH CROSS ROAD** **ROBERTSONPET KGF** **KOLAR DIST-563122**	

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) Rules, 2002.

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As you are aware, the **Authorised Officer, Canara Bank, ROBERTSONPET KGF Branch** has 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 them and 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.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

कृते केनरा बैंक/FOR, CANARA BANK

Yours faithfully,

AUTHORISED OFFICER
CANARA BANK
प्राधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, कोलार-563101
Regional Office, Kolar-563101

Enclosure: Sale Notice

केनरा बैंक /Canara Bank, क्षेत्रीय कार्यालय /Regional Office, वार्ड नंबर 24/Ward No.24, कीलुकोटे एक्सटेंशन/Keelukote Extension, अंतरगंगे मेन रोड/Anthargange Main Road, कोलार टाउन / Kolar Town – 563101.
Email: roblrr2rec@canarabank.com

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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 / physical possession of which has been taken by the **Authorized Officer, ROBERTSONPET KGF Branch, Canara Bank,** for follow up, **will be sold on** "As is where is", "As is what is", and "Whatever there is" **on 21.02.2025** for recovery of dues **Rs. 28,09,136/- (Rupees Twenty Eight Lakhs Nine Thousand One Hundred Thirty Six Only)** with further interest,Unapplied interest and cost thereon due to the **ROBERTSONPET KGF Branch of Canara Bank** from **Sri GERMAIN JULIUS M, Sri KAVIN, Sri RAVI B.**

The Reserve Price will be **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)** and the Earnest Money Deposit will be **Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand only).** The **Earnest Money Deposit** shall be deposited **on or before 19.02.2025 at 5:00pm.**

DETAILS AND FULL DESCRIPTION OF THE PROPERTY
All that piece and parcel of the vacant site situated near Sumathi Nagar,Muskam ABCD Block(Interior),Robertsonpet KGF,within the city municipal limits in Ward No 31,Gandhi ward,on part of alienated Sy No 195(alienated in ALN.SR. 37/80-81,dated 17-11-1980 of the Tahsildhar)Municipal khatha No.2023/2037,PID No31-1-537-301 measuring overall 1200 Sqft. **bounded by :** **East : Road PID 31-1-537** **West : PID 31-1-536-291** **North : PID 31-1-537-300** **South : PID 31-1-545-33**

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 The **Branch Manager, ROBERTSONPET KGF Branch, Canara Bank,** Phone No. **8762069691**; email: **cb0671@canarabank.com** (or) **roblrr2rec@canarabank.com.**

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, कोलार-563101
Regional Office, Kolar-563101

AUTHORISED OFFICER
CANARA BANK

Date: 13.01.2025
Place: KOLAR

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.01.2025

केनरा बैंक /Canara Bank, क्षेत्रीय कार्यालय /Regional Office, वार्ड नंबर 24/Ward No.24, कीलुकोटे एक्सटेंशन/Keelukote Extension, अंतरगंगे मेन रोड/Anthargange Main Road, कोलार टाउन / Kolar Town – 563101.
Email: roblrr2rec@canarabank.com

1. Name and Address of the Secured Creditor :	**Canara Bank, ROBERTSONPET KGF Branch, ROBERTSONPET KGF.**
2. Name and Address of the Borrower(s)/ Guarantor(s)	**1) Sri GERMAIN JULIUS M** **S O MAYHIAS** **NO 873 1 SUSAIPALYAM** **ANDERSONPET** **ROBERTSONPET KGF** **KOLAR DIST-563113.** **2) Sri KAVIN** **MUSKAM E BLOCK SUSAIPALAYAM** **ANDERSONPET** **ROBERTSONPET KGF** **KOLAR DIST-563113.** **3) Sri RAVI B** **S/O BALASUBRAMANI** **TULASI COMPOUND** **4TH CROSS ROAD** **ROBERTSONPET KGF** **KOLAR DIST-563122.**
1. Total Contractual liabilities as on (08.01.2025):	**Rs. 28,09,136/- (Rupees Twenty Eight Lakhs Nine Thousand One Hundred Thirty Six Only)** plus further interest,Unapplied interest and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.
2. Mode of Auction	Online Electronic Biding
3. Details of Auction service provider	E-bkray (M/s PSB Alliance Pvt. Ltd) (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.ebkray@psballiance.com / support.ebkray@procure247.com).,
4. Date & Time of Auction	**21.02.2025**, 11:00 A.M. to 12:00 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
5. Place of Auction	Online
6. Reserve Price	**Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)**

Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website **https://www.bankeauctions.com**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

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Email: roblrr2rec@canarabank.com

केनरा बैंक CANARA BANK Recovery & Legal Section REGIONAL OFFICE, KOLAR क्षेत्रीय कार्यालय कोलार

b) The property can be inspected with prior appointment of Branch / Authorised Officer on or before **19.02.2025** between bank working hours. The property will be sold on "As is where is", "As is what is" and "Whatever there is".

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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **19.02.2025 till 5.00PM**, to Canara Bank, **ROBERTSONPET KGF** Branch 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.

f) The intending bidders should register their names at portal https://ebkray.in/ and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider E-bkray, (Contact No. 8291220220/9892219848/8160205051, E-mail: support.ebkray@psballiance.com).

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.**10,000**/-. 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.

i) 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.

केनरा बैंक CANARA BANK Recovery & Legal Section REGIONAL OFFICE KOLAR क्षेत्रीय कार्यालय कोलार

j) 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.

k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

l) There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property.

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 or **ROBERTSONPET KGF** Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Authorised Officer, Canara Bank, **ROBERTSONPET KGF** Branch (E-Mail id : **cb0671**@canarabank.com, or the service provider E-bkray (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.ebkray@psballiance.com / support.ebkray@procure247.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.

कृते केनरा बैंक/For CANARA BANK

Date: 13.01.2025
Place: **KOLAR**

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक /Canara Bank, क्षेत्रीय कार्यालय /Regional Office, वार्ड नंबर 24/Ward No.24, कीलुकोटे एक्सटेंशन/Keelukote Extension, अंतरगंगे मेन रोड/Anthargange Main Road, कोलार टाउन / Kolar Town – 563101.
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