

Ref: HYD/NS Road/Anuassociates/2022-23

Date: 17/08/2022

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 Authorised Officer of N.S. Road Branch, will be sold on "As is where is", "As is what is", and " Whatever there is" on **28/09/2022**.

[1] for recovery of **Rs. 1,32,06,426.01/-** (Contractual dues as on 15/09/2021) due to the N.S.Road Branch of Canara Bank from **M/s Anu Associates Impex Pvt Ltd** represented by its Managing Directors/Guarantors **Sri Atul Patodi and Mr Anil Patodi**.

[2] for recovery of **Rs. 22,23,513.97/-** (Contractual dues as on 15/09/2021) due to the N.S.Road Branch of Canara Bank from **Mr.Nukit Patodi and Mr.Atul patodi**.

1. The reserve price for Item No 1 is **Rs.3,73,27,500/-** and the earnest money deposit will be **Rs.37,32,750 /-.**

The Earnest Money Deposit shall be deposited on or before **26/09/2022** at **5:00pm**.

Details and full description of the immovable property.

ITEM NO	Property Description
1.	<p>All the premises bear Municipal No 14-7-21/2, 14-7-22 and 14-7-23 admeasuring 276.50 square yards situated at Muslim Jung Bridge Road Adjacent to Saboo Diagnostic Centre Begum Bazar, and Hyderabad and Bounded as follows.</p> <p>North : Vendors property</p> <p>South: Property of Dr.Ram Vilas Saboo and Grave Yadr</p> <p>East : Footpath and cement Road</p> <p>West: Other Part of Land of Vendor</p>

ಕೆನರಾ ಬ್ಯಾಂಕ್/For Canara Bank
 ಮುಖ್ಯ ಪ್ರबंधक/Chief Manager
 ಎಂ.ಎಸ್. ರೋಡ್, ಹೈದರಾಬಾದ್/M.S. Road, Hyderabad

ಕೆನರಾ ಬ್ಯಾಂಕ್ Canara Bank

ಸಿಂಡಿಕೇಟ್ Syndicate

For detailed terms and conditions of the sale please refer the link "E-Auction" provided online website <https://indianbankseauction.com>. or may contact Mr. M.Sudarshan Reddy, Chief Manager, N.S.Road Branch Canara Bank, Ph. No. 9014227656/9440905000/040-24735732/ 24600451 during office hours on any working day.

ಕೃತೇ ಕೆನರಾ ಬ್ಯಾಂಕ್/For Canara Bank
मुख्य प्रबंधक/Chief Manager
एन.एस. रोड, हैदराबाद/Hyderabad
Authorized Officer
CANARA BANK

Date: 17/08/2022
Place: Hyderabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED

1. Name and Address of the Secured Creditor : Canara Bank, N.S. Road Branch, D.No. 5-3-1062, Veerji Towers, Osmangunj Area, Near Old P.S, Begum Bazar, Hyderabad.
2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/S Anu Associates Impex Pvt Ltd
301.Concorode Building Opp: Erra Manzil
Somajiguda
Hyderabad 500082

Mr.Atul Patodi
S/O: Babulal Patodi
Flat No 101 102 Badruka Apartments
Brahminwadi Begumpet Hyderabad 500016

Mr.Anil Patodi
S/o:Late Bbualal Patodi
408 Deccan Towers Basheerbagh Hyderabad.

Smt.Indira Devi Patodi
W/O:Late Bbulal Patodi
Flat No 101 102 Badruka Apartments
Brahminwadi Begumpet Hyderabad 500016

Sri.Nukit Patodi S/o:Atul Patodi
H No:101-102,Badruka Apartments,Brahminwadi
Begumpet Hyderabad,500016.

Sri Atul Patodi
H No:101-102,Badruka Apartments,Brahminwadi
Begumpet,Hyderabad,500016.

कृतै कनरा बँक/For Canara Bank
मुख्य प्रबंधक/Chief Manager
एन.एस. रोड, हैदराबाद/Hyderabad

3). Total Contractual liabilities Rs. 1,54,29,939.98/- as on (15/09/2021) : [1] Rs. 1,54,29,939.98/- plus unapplied interest w.e.f 15/09/2021 and Bank charges, cost etc. The amounts remitted after issuance of Demand notice are duly accounted.

- 4 (a) Mode of Auction : Online Electronic Bidding
- (b) Details of Auction service provider : M/s. CANBANK COMPUTER SERVICES
LTD No .218,JP Royale,1st Floor ,
Sampige Road 2 nd line ,
Near Market, Malleshwaram
Bengalore ,Karnataka 560003.
(Contact No.+91 080 23469661
Mobile 9444805621,8553643144)
E-mail: eauction@ccsl.co.in

- (c) Date & Time of Auction : 28/09/2022, 11.30 A.M. to 12.30 P.M.
(With unlimited extension of 5 minutes duration
each till the conclusion of the sale)

3. (d) Place of Auction : Online

Reserve Price : 1.Item No 1 is Rs.3,73,27,500/- (Three crore seventy
three lakh twenty seven thousand five hundred

1. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://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 Authorized Officer, on 26/09/2022 between 11:00AM and 3:00PM.
- 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, N.S.Road Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Nizamshahi Road, Hyderabad A/c No. 209272434 , CANARA BANK NS ROAD HYD, IFSC Code:CNRB0013000 on or before **26/09/2022 at 5:00pm**
- 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 No .218, JP Royale ,1st Floor, Sampige Road 2nd Main Near Market, Malleshwaram ,Bengalore,Karnataka 560003.** (Contact No.+91 080 23469661 Mobile 9444805621,8553643144) E-mail:cauction@ccsl.co.in .
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26/09/2022, 5:00 PM**, to Canara Bank, N.S.Road Branch, Hyderabad by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal <https://indianbankseaction.com>. and get their User ID and password free of cost.
- 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.20000/-**. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds above **Rs. 50.00 Lacs (Rupees Fifty lacs)**,TDS shall be payable at the rate 1% of the sale amount ,which shall be payable separately by the successful buyer.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful bidder shall bear all the statutory/ non-statutory dues, taxes, rates etc., if any.

- 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 ARM-II branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact : Mr. M.Sudarshan Reddy, Chief Manager, N.S.Road Branch Canara Bank, Ph. No. 9014227656 /9440905000/ / 040-24735732/ 24600451 e-mail id. cb13000@canarabank.com OR the service provider M/s. **CANBANK COMPUTER SERVICES LTD No .218, JP Royale ,1st Floor, Sampige Road 2nd Main Near Market, Malleshwaram ,Bengalore,Karnataka 560003.** (Contact No.+91 080 23469661 Mobile 9444805621,8553643144) E-mail:eauction@ccsl.co.in .

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: Hyderabad
Date: 17/08/2022

ಕರ್ನಾಟಕ ಬ್ಯಾಂಕ್ / For Canara Bank
Authorised Officer / Chief Manager
N.S. Road, Hyderabad
Canara Bank