

MEDCHAL BRANCH

Ref: HYD/MEDCHAL/ 30841570000348

Date: 21.12.2022

To,

Borrower:

Sri.Mirza Ahmed Baig
S/o.Mirza Siddiq Baig
1-177,Krupa Complex, RTC Colony
Medchal
Hyderabad

Guarantors:

Mr.Santosh Sharma
S/o.Shiva Shankar Sharma
Plot No.88, 89, Vasantha Nilayam,
R.T.C Colony,
Medchal, Malkajgiri District-501401

Dear Sir,

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

As you are aware, I on behalf of Canara Bank, Medchal Branch 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 Medchal Branch, of Canara 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 thereunder, I am herewith sending the Sale Notice (e-auction 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 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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

For CANARA BANK

Yours faithfully,

[Signature]

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE

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 Authorised Officer of Medchal Main Branch of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on 05.01.2023 for recovery of Rs.47,73,555.21(Contractual dues as on 30.11.2022) due to the Medchal Main Branch of Canara Bank from Sri.Mirza Ahmed Baig.

1. The reserve price will be **Rs.9,91,000/- (Rupees Nine Lakhs and Ninety One Thousand only)** and the earnest money deposit will be Rs.93,600/- (Rupees Ninety Three Thousand Six Hundred Only). The Earnest Money Deposit shall be deposited on or before 04/01/2023 at 5:00pm.

Details and full description of the property.

All that Flat no. 15 in second floor with a plinth area of 400sft (including common area) together with an undivided share of land admeasuring 12 sq yds out of total land of 400 sq yds in the building known as "LAKSHMI NILYAM" on plot no 94&95 in survey no 85, covered under block no 14 situated at Uma Nagar, Village and Gram panchayat Medchal, Malkajgiri

Boundaries of Property :

North : Open to Sky

South : Flat No. 14

East: Corridor

West: Open to Sky

* No Known Encumbrances 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 Smt.Hemamalini, Medchal Branch, Canara Bank, Mob. No. 9014706002 during office hours on any working day.

For CANARA BANK

Authorised Officer

Authorised Officer
CANARA BANK

Date: 21.12.2022
Place: Medchal

MEDCHAL BRANCH

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21/12/2022

2. Name and Address of the Secured Creditor :

Canara Bank, Medchal Branch

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

Borrower:

Sri.Mirza Ahmed Baig
S/o.Mirza Sddiq Baig
1-177, Krupa Complex, RTC Colony
Medchal

Guarantors:

Mr.Santosh Sharma
S/o.Shiva Shankar Sharma
Plot No.88, 89, Vasantha Nilayam,
R.T.C Colony,
Medchal, Malkajgiri District-501401

1. Total Contractual liabilities as on (30.11.2022): Rs. 4773555.21/- plus unapplied interest w.e.f 01/12/2022 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.

2. (a) Mode of Auction

: Online Electronic Bidding

- (b) Details of Auction service provider

: M/s. CANBANK COMPUTER SERVICES LTD
No.218, J P Royale, 1st Floor, Sampige Road,
2nd Main, Near-Market, Malleswaram, Bengaluru
Karnataka – 560003, Contact No.+91 080 2346 9661,
Mobile No.9444805621, 8553643144,
e-mail: eaction@ccsl.co.in

- (c) Date & Time of Auction

: 05.01.2023, 11:30 A.M. to 12:30 P.M.

(With unlimited extension of 5 minutes duration
each till the conclusion of the sale)

- (d) Place of Auction

: Online

3. Reserve Price

: **Rs. 9,91,000/- (Rupees Nine Lakhs ninety one thousand only)**

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaction.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, on 03/01/2023 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, Medchal Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account A/c No 04175209272434 IFSC Code No CNRB0004175 on or before 04/01/2023, 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, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No.+91 080 2346 9661, Mobile No.9444805621, 8553643144, e-mail: eauction@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 04/01/2023, 5:00 PM, to Canara Bank, Medchal 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.
- g) The intending bidders should register their names at portal <https://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, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near- Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No. +91 080 2346 9661, Mob: 9444805621, 8553643144, E-mail: eauction@ccsl.co.in
- 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.20,000/-. 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 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. The successful bidder shall bear all statutory/non statutory dues, taxes, rates etc.
- 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 – Hyderabad III or Medchal branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Smt.P.Hemamalini, Medchal Main Branch, Canara Bank, mob. No. 9014706002, e-mail itcb4175@canarabank.com (OR) the service provider M/s. CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near- Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No. +91 080 2346 9661, Mob: 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.

For CANARA BANK



Authorised Officer
Authorised Officer

Canara Bank

Place: Medchal

Date: 21/12/2022