

AFZALGUNJ BRANCH

Ref: 30121400001507/RKG/01

Date: 28.03.2023

To,

Borrower(s):-

M/s Noble Corporation

Prop. Sri Ali Abbas

H. No. 8-2-80/A, HasmathManzil,

Near Old Checkpost, Jahangir Nagar

Chintalakunta, Saroor Nagar, Rangarreddy-500074

Sri Ali Abbas

S/o Sri Hashmath Ali

H No.20-1-350/2

Flat No.401,HussainiAlam, Bhadurpura

Hyderabad -500064

Guarantor(s):

Sri Hashmath Ali

S/o Sri Mohammed Ali

H No. 20-1-350/2

Flat No.401,HussainiAlam,

Bhadurpura,Hyderabad-500064

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, **Afzalgunj Hyderabad 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 **Afzalgunj Hyderabad 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 there under, 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.

Yours faithfully,


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 **Afzalgunj Hyderabad 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 29.04.2023, for recovery of **Rs 7,21,636.72 (Rupees Seven lakhs Twenty One Thousand Six Hundred thirty Six and Seventy Two Paise Only)**(Contractual dues as on 27.03.2023) due to the **Afzalgunj Hyderabad Branch** of Canara Bank from **M/s Noble Corporation Prop: Sri Ali Abbas**

The reserve price will be **Rs. 41,80,000/- (Rupees Forty One Lakhs Eighty Thousand Only)** and the earnest money deposit will be **Rs. 4,18,000/- (Rupees Four Lakhs Eighteen Thousand Only)**. The Earnest Money Deposit shall be deposited on or before 28.04.2023 before **5:00pm**.

Details and full description of the property.

1.	All that the residential flat No. 301 bearing Municipal No.8-2-80/57/301 (PTIN No. 1030815172) in Third Floor of Moghal Mayuri Apartment, Sy. no. 57, Chintalkunta, Karmanghat Village , Saroornagar Mandal, Rangareddy Dist-500074 with built up area of 1098 sqft including common areas together with undivided share land of 50.00 sq yards out of 686.25 sq yards of premises No. 8-2-80, forming part of Sy No. 57 with the following boundaries : Flat No. 301 in Third Floor is bounded by : North :Open to sky South : Flat No.302 and lobby East : Open to Sky West : Open to sky and Lobby The Entire Apartment/ Building is boundedby : North : Property Belongs to Smt. Hasan Begum South : Property Belongs to Sri Jamsheed Ali East : Neighbours Property West : Road	Sri Ali Abbas
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* 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 Mr. RAHUL KUMAR GUPTA, CHIEF MANAGER, AFZALGUNJ Hyderabad Branch, Canara Bank, Ph. No. 9391456191, during office hours on any working day.

Date: 28.03.2023
Place: Hyderabad



Authorised Officer
Chief Manager, Afzalgunj Branch, Hyderabad-12
CANARA BANK

Detailed Terms And Conditions Of The Sale Notice Dated 28.03.2023

1. Name and Address of the Secured Creditor : Canara Bank, Afzalgunj branch, Hyderabad
2. Name and Address of the Borrower(s)/ Guarantor(s) :

<u>Borrower(s):-</u> M/s Noble Corporation Prop. Sri Ali Abbas N. No. 8-2-80/A, HasmathManzil, Near Old Checkpost, Jahangir Nagar Chintalakunta, Saroor Nagar, Rangarreddy-500002 Sri Ali Abbas S/o Sri Hashmath Ali H No.20-1-350/2 Flat No.401, HussainiAlam, Bhadurpura Hyderabad -500064	<u>Guarantor(s):</u> Sri Hashmath Ali S/o Sri Mohammed Ali H No. 20-1-350/2 Flat No.401, HussainiAlam Bahadurpura Hyderabad-500064
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3. Total Contractual liabilities as on (27.03.2023): **Rs. 7,21,636.72/- (Rupees Seven lacs Twenty One Thousand Six Hundred thirty Six and Seventy Two Paise Only)** plus unapplied interest w.e.f 01.03.2023 and Bank charges. 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, 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 : **29.04.2023, 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**
5. Reserve Price : **Rs. 41,80,000/- (Rupees Forty One Lakhs Eighty Thousand Only)**



For Manager For CANARA BANK
 Chief Manager, Afzalgunj Br, Hyderabad-12

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 Authorised Officer, on **26.04.2023** 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, Afzalgunj Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Afzalgunj Branch, and A/c No 209272434, IFSC Code: **CNRB0013012** on or before **28.04.2023** before **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 **28.04.2023, 5:00 PM**, to Canara Bank, Afzalgunj 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://indianbankseauction.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, 2ndMain, Near- Market, Malleswaram, Bengaluru, Kanataka – 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 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.



मुख्य अधिकारी, केनरा बैंक

मुख्य अधिकारी, केनरा बैंक (DP:13012)
Chief Manager, Afzalgunj Br, Hyderabad-12

AFZALGUNJ BRANCH

- 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 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) Authorized 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-I or Afzalgunj branch who, as a facilitating center, shall make necessary arrangements.
- o) For further details contact Mr. RAHUL KUMAR GUPTA, CHIEF MANAGER, AFZALGUNJ Hyderabad Branch, Canara Bank, Ph. No. 9391456191, e-mail: cb13012@canarabank.com(OR) the service provider **M/s. CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1st Floor, Sampige Road, 2ndMain, 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.

Place: Afzalgunj
Date: 28.03.2023



For CANARA BANK
Chief Manager, Afzalgunj Br, Hyderabad-12

Authorized Officer
Canara Bank