



भारत सरकार का उपक्रम / A GOVERNMENT OF INDIA UNDERTAKING
प्रधान कार्यालय / HEAD OFFICE : BENGALURU 560002

COVERING LETTER TO SALE NOTICE

संदर्भ/Ref: ARMB/510311/378/2023-24/PN

दिनांक/Date: 29/05/2023

To,

1. Shri Sunil D Gurav
Compound of H No 764/8/D/1
Sai Krupa, 9th Cross at
Sy No.73/2/7, Bhagya Nagar,
Belagavi- 590 006

2. Sri Vimal D Gurav
W/o Sri Dashrath A
Gurav
House No. 764/8/D/1,
Sai Krupa, 9th Cross,
Bhagyanagar,
Belagavi – 590 006

3. Sri Uday D Gurav
S/o Sri Dashrath A Gurav
House No. 764/8/D/1,
Sai Krupa, 9th Cross,
Bhagyanagar
Belagavi – 590 006

4. Smt Shubangi Patole
D/o Sri Dashrath A Gurav
House No. 764/8/D/1, Sai Krupa
9th Cross, Bhagyanagar
Belagavi – 590 006

5. Smt Surekha Pote
D/o Sri Dashrath A Gurav
House No. 764/8/D/1, Sai Krupa
9th Cross, Bhagyanagar, Belagavi – 590 006

Dear Sirs,

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, Late Sri. Dasharath Gurav had offered the assets mentioned in Schedule of the Sale notice attached herewith as security for the loan availed by Shri.Sunil Dashrath Gurav (Borrower)and also was a guarantor to the said loan and on default of the Borrower to repay the Bank's dues, I on behalf of Canara Bank, ARM branch, Goa have taken Physical possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the SARFAESI Act 2002 in connection with outstanding dues payable by you No.1, and Nos. 2 to 5 being his legal heirs having inherited the assets left behind by Late Sri. Dasharath Gurav to Canara Bank.

The undersigned proposes to sell the assets 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 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.

कुले केनरा बैंक
Yours faithfully,
Canara Bank

मुख्य प्रबंधक / Chief Manager
ए.आर.एम. शाखा पणजी, गोवा
ARM Branch, Panaji, Goa

Enclosure – Sale Notice





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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 to the Secured Creditor, Physical Possession of which has been taken by the Authorised Officer of ARM Branch of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17/06/2023 at 11:00 AM to 11:30 AM**, for recovery of **Rs.14,14,72,881.20 (Rupees Fourteen Crores Fourteen Lakhs Seventy Two Thousand Eight Hundred Eighty One and Paise Twenty Only)** due to the Canara Bank as on 31/03/2023 plus further interest from 01/04/2023 from **Mr Sunil D Gurav**.

The Earnest Money Deposit shall be deposited on or before 16/06/2023 at 5:00PM. Bidders shall improve the bidding offer in multiples of Rs.1,00,000.00/-(Rupees One Lakh Only). Auction/bidding shall be only through "Online Electronic Bidding" through the website **<https://www.indianbankseuction.com>**, on **17/06/2023 from 11:00 AM to 11:30 AM**.

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

All that piece and parcel of Non Agricultural Land at Sy No. 28/1 and 28/2 situated in Kuptagiri Village, Tq Khanapur, Belgaum Dist. admeasuring 4 acres with industrial building(Industrial main shed with godown and office building) total area 4496Sft in the name of Sri Sunil D Gurav and bounded as under :-

EAST : Agricultural land of Shri. Narayan Tolagekar
WEST : Agricultural land of Mr. Pundalik Patil
NORTH : Road,
SOUTH : Land of Rawalu B. Patil

Reserve Price: ₹4,22,00,000.00/- (Rupees Four Crore Twenty Two Lakhs Only)

EMD Amount: ₹42,20,000.00/- (Rupees Forty Two Lakh Twenty Thousand Only)

EMD amount to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No. 209272434 - SL-OL-RTGS-NEFT PMT, IFSC Code: CNRB0005103 on or before 16/06/2023 at 05:00 PM.

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 Chief Manager, ARM Branch, Canara Bank, Ph. No. 0832 - 2420647 / 2420056, M: +91 8999196024 OR the service provider M/s Canbank Computer Services Ltd. Contact person: Mr Parakhe D D / Mr Pratik Kanjalkar, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: eauction@ccsl.com For during Bank hours on any working day.

Date: 29/05/2023

Place: Panaji



मुख्य प्रबंधक / Chief Manager
ए.आर.एम. शाखा, पणजी,
आर.एम.ब्रांच, पणजी
ARM Branch, Panaji

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
दूरभाष PH: 0832 2420647. M : 77220 39869 ई मेल E Mail- ch5103@canarabank.com



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दिनांक/Date: 29/05/2023

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 29/05/2023

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Panaji, Goa
2. Name and Address of the Borrower(s)/ Guarantor(s):

1. Shri Sunil D Gurav
Compound of H No
764/8/D/1
Sai Krupa, 9th Cross at
Sy No 73/2/7, Bhagya Nagar,
Belagavi – 590 006

2. Sri Vimal D Gurav
W/o Sri Dashrath A Gurav
House No. 764/8/D/1,
Sai Krupa 9th Cross,
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3. Sri Uday D Gurav
S/o Sri Dashrath A Gurav
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4. Smt Shubangi Patole
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5. Smt Surekha Pote
D/o Sri Dashrath A Gurav
House No. 764/8/D/1, Sai Krupa
9th Cross, Bhagya Nagar, Belagavi – 590 006

3. Total liabilities as on 31/03/2023: Rs.14,14,72,881.20 (Rupees Fourteen Crores Fourteen Lakhs Seventy Two Thousand Eight Hundred Eighty One and Paise Twenty Only) plus further interest from 01/04/2023.

4. (a) Mode of Auction : E-Auction

(b) Details of Auction service provider: M/s Canbank Computer Services Ltd.

Contact person : Mr Parakhe D D/Mr Pratap Kanjilal

Contact No: 9480691777 / 9832952602 / 8898418010

Email id: eauction@ccsl.co.in

(c) Date & Time of Auction: Date: 17/06/2023: Time: 11:00AM – 11:30AM

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

(d) Place of Auction: <https://www.indianbankseaction.com>

5. Reserve Price: ₹4,22,00,000.00/- (Rupees Four Crore Twenty Two Lakhs Only)

6. EMD Amount: ₹42,20,000.00/- (Rupees Forty Two Lakh Twenty Thousand Only)

7. Other terms and conditions:

A) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://www.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 all working days during office hours from 11:00 am to 05:00 pm.





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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 to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank ARM Branch, A/c No. 209272434 SL-OL-RTGS-NEFT, IFSC Code: CNRB0005103 on or before 16/06/2023 at 05:00 PM.

E) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 16/06/2023, 05:00PM, to Canara Bank, ARM 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://www.indianbankseaauction.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. Contact person : Mr Parakhe D D/Mr Pratap Kanjilal, Contact No: 9480691777/9832952602/8898418010, Email id: eauction@ccsl.co.in

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.1,00,000/-(Rupees One Lakh Only) . 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.

J) For sale proceeds of Rs.50.00 Lakh (Rupees Fifty Lakh only) and above, the successful bidder will have to deduct TDS at the rate 1.0 % on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.





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K) All charges for conveyance, stamp duty/GST and registration TDS, tax, dues of Local self Govt. (property tax, water sewerage, electricity bills, transfer fees) etc., if any due against the property shall be borne by the successful bidder only.

L) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

M) 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 branch who, as a facilitating centre, shall make necessary arrangements.

N) For further details contact Manager, Canara Bank, ARM Branch (Ph. No. 0832-2420647 / 2420056, M: +91 8999196024) e-mail id cb5103@canarabank.com OR the service provider M/s Canbank Computer Services Ltd. Contact person : Mr Parakhe D D / Mr Pratap Kanjilal, Contact No: 9480691777 / 9832952602 / 8898418010, Email id: 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.

Date: 29/05/2023

Place: Panaji

कृते केनरा बैंक
For Canara Bank

मुख्य प्रबंधक / Chief Manager
ए.आर.एम. शाखा / ARM Branch
Canara Bank, Goa



आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा -403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
दूरभाष PH- 0832 2420647- M - 77220 39869 ई मेल E Mail- cb5103@canarabank.com