

**CANARA BANK**  
**(A GOVERNMENT OF INDIA UNDERTAKING)**

**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 provision 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 possession of which has been taken by the Authorised Officer of **Madikeri Main Branch of Canara Bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15.07.2024**, for recovery of **Rs. 11,72,81,383.71 (Rupees Eleven crores Seventy Two lakhs Eighty One Thousand Three hundred Eighty Three rupees and seventy one paise only)** as on **30-04-2024** plus further interests and costs due to **Madikeri Main Branch of Canara Bank** from **1. Smt G R Neeraja w/o Raghavendra G T (deceased) , Ravishankar G R s/o G T Raghavendra (Legal heir of Neeraja and joint borrower), Jayalakshmi J Shekar U P w/o Jnanashekar U P (Legal heir of Neeraja and joint borrower), G T Raghavendra s/o G N Thimmappaiah (Legal heir of Neeraja and joint borrower), A R Shivprasad, DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA MADIKERI 571201 (Borrowers) and M /S COORG AGRO FLORA REPRESENTED BY THE PARTNERS 1.G R NEERAJA (deceased) Ravishankar G R s/o G T Raghavendra (Legal heir of Neeraja), Jayalakshmi J Shekar U P w/o Jnanashekar U P(Legal heir of Neeraja),, G T Raghavendra s/o G N Thimmappaiah (Legal heir of Neeraja),C N UMAGOWRI AND CO- OBLIGANT A R SHIVAPRASAD**

The reserve price for the property mentioned above will be **Rs.11,20,00,000 (Rupees Eleven crores Twenty lakhs only)** and the earnest money deposit will be **Rs. 1,12,00,000.00 (Rupees One crore Twelve Lakhs only)**. The Earnest Money Deposit shall be deposited on or before **12.07.2024**.

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

Sl no	Immovable Property details	Name of Title holder
1	All the part and parcel of property measuring 3.79 acres in sy no;97/2 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka  Boundaries:  East: sy. No 88/9  West: sy. No 88/1  North: sy. No 88/1	



	South: sy. No 97/1	
2	<p>All the part and parcel of property measuring 8.34 acres in sy no;54/1 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: sy. No 41</p> <p>West: sy. No 54/3</p> <p>North: sy. No 46</p> <p>South: sy. No 74</p>	
3	<p>All the part and parcel of property measuring 3.54 acres in sy no; 54/3 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: sy. No 54/1</p> <p>West: Road</p> <p>North: sy. No 54/1</p> <p>South: sy. No 54/2</p>	
4	<p>All the part and parcel of property measuring 1.42 acres in sy no; 56/3 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: Road</p> <p>West: Sy no 57</p> <p>North: sy. No 57</p> <p>South: sy. No 56/5</p>	<b>Mrs. Neeraja (deceased)</b>



5	<p>All the part and parcel of property measuring 6.58 acres in sy no; 56/5 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: Road</p> <p>West: Sy no 56/4 and 71</p> <p>North: sy. No 56/3</p> <p>South: sy. No 56/2</p>	<b>Mrs. Neeraja (deceased)</b>
6	<p>All the part and parcel of property measuring 9.03 acres in sy no; 88/4 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: Sy. No 98</p> <p>West: Stream</p> <p>North: sy. No 88/8</p> <p>South: sy. No 307/1</p>	<b>Mrs. Neeraja (deceased)</b>
7	<p>All the part and parcel of property measuring 9.20 acres in sy no; 88/7 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: Sy. No 97/2 and 97/1</p> <p>West: Sy no 88/8 and 88/2</p> <p>North: sy. No 88/5</p> <p>South: sy. No 307/1</p>	<b>Mrs. Neeraja (deceased)</b>
8	<p>All the part and parcel of property measuring 8.25 acres in sy no; 88/8 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka</p> <p>Boundaries:</p> <p>East: Sy. No 88/1</p> <p>West: Sy no 88/10</p>	<b>Mrs. Neeraja (deceased)</b>



	North: sy. No 88/2 South: sy. No 88/4, 98, 88/7	
9	All the part and parcel of property measuring 5.0 acres in sy no; 88/11 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka  Boundaries:  East: Sy. No 88/10  West: Stream  North: Stream  South: sy. No 307/1	<b>Mrs. Neeraja (deceased)</b>
10	All the part and parcel of property measuring 8.60 acres in sy no; 88/13 located in Biligeri Village, Sampaje Hobli Mercara taluk, Coorg district, Karnataka  Boundaries:  East: Sy. No 96  West: Sy no 88/12  North: Sy no 96  South: sy. No 88/6	<b>Mrs. Neeraja (deceased)</b>

\*\*The above mentioned properties in 10 sy nos is also mortgaged as security for the loans availed by M/S Coorg Agro Flora (partnership firm) represented by the partners ,G R NEERAJA (deceased) Ravishankar G R s/o G T Raghavendra (Legal heir of Neeraja), Jayalakshmi J Shekar U P w/o Jnanashekar U P(Legal heir of Neeraja), G T Raghavendra s/o G N Thimmappaiah (Legal heir of Neeraja),C N UMAGOWRI AND CO- OBLIGANT A R SHIVAPRASAD which has been classified as NPA account with Canara bank, Madikeri Main branch. Hence SARFAESI action is initiated against these properties for the loans availed by M/S Coorg Agro flora also by issuing demand notice dated 28.12.2023 under sec 13 (2) and possession notice dated 18.01.2024 under section 13(4) of the SARFAESI act. In view of the above the excess sale proceeds of this auction will be adjusted towards the liabilities of M/S Coorg Agro Flora\*\*

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Manager, Madikeri Main Branch, Canara Bank, Ph. No. 08272-228859 during office hours on any working day.

Date: 27-05-2024

Place: Madikeri



ಮುಖ್ಯ ಪ್ರबंधಕ / Chief Manager  
ಮದಿಕೇರಿ, ಕೊಡಗು ಜಿಲ್ಲಾ  
Madikeri, Kodagu District  
Canara Bank

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06-05-2024**

1. Name and Address of the Secured Creditor : Canara Bank, Madikeri Main Branch

Name and Address of the Borrower(s) :

1. SMT G R NEERAJA (DECEASED)

W/O RAGHAVENDRA G T

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

2. SHRI RAVISHANKAR G R (Legal heir of Neeraja and joint borrower)

S/O RAGHAVENDRA G T

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

3. SHRI A R SHIVPRASAD (Joint borrower)

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

4. SHRI G T RAGHAVENDRA (Legal heir of Neeraja and joint borrower)

S/O G N THIMMAIAH

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

5. SMT JAYALAKSHMI J SHEKAR (Legal heir of Neeraja and joint borrower)

W/O JNANASHEKAR U P

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

6. M/S COORG AGROFLORA (PARTNERSHIP FIRM)

"DWARAKA", SCHOOL ROAD

HAKATHUR VILLAGE, MADIKERI TALUK

PIN: 571201)

7. G R NEERAJA (DECEASED PARTNER)

W/O RAGHAVENDRA G T

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

8. SHRI RAVISHANKAR G R (Legal heir of Neeraja)

S/O RAGHAVENDRA G T

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

9. SHRI G T RAGHAVENDRA (Legal heir of Neeraja)

S/O G N THIMMAIAH

DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA

MADIKERI 571201

10. SMT JAYALAKSHMI J SHEKAR (Legal heir of Neeraja)

W/O JNANASHEKAR U P



DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA  
MADIKERI 571201

11. C N UMAGOWRI (PARTNER)  
DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA  
MADIKERI 571201

12. A R SHIVPRASAD (GUARANTOR AND CO OBLIGANT)  
DWARAKA, SCHOOL ROAD, MADIKERI, KARNATAKA  
MADIKERI 571201

13. Total liabilities as on 30.04.2024 : **Rs. 11,72,81,383.71**
14. (a) Mode of Auction : Online Electronic Bidding
- (b) Details of Auction service provider : **M/s e-Procurement Technologies Limited  
-Auction Tiger  
B-704, Wall Street - II, Opp. Orient Club,Nr.  
Gujarat College, Ellis Bridge, Ahmedabad -  
380006 Gujarat (India) through the web site  
<https://canarabank.auctiontiger.net>**
- (c) Date & Time of Auction : 15.07.2024, 10.30 AM -11.30 AM (with  
Unlimited extension of 5 minutes  
duration each till the conclusion of the  
sale)
- (d) Place of Auction : Canara Bank, Madikeri Main Branch
15. Reserve Price : **Rs.11,20,00,000 (Rupees Eleven crores  
Twenty lakhs only)**
16. Other terms and conditions:
- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website [www.bankeauctionwizard.com](http://www.bankeauctionwizard.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 **11.07.2024 at 10:30 AM.**
- 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, Madikeri Main Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Madikeri Main Branch, Kodagu, A/c No.209272434 IFSC Code: CNRB0000517 on or before **12.07.2024 by 5:00 PM.**



- 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 e-Procurement Technologies Limited -Auction Tiger, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), E-mail: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net, Contact number: 9265562818/9265562821 D:079-68136842/6837/6875.**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **12.07.2024, 5.00 PM** to Canara Bank, Madikeri Main Branch, Kodagu 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://canarabank.auctiontiger.net>** 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 e-Procurement Technologies Limited -Auction Tiger, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), E-mail: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net, Contact number: 9265562818/9265562821 D:079-68136842/6837/6875.**
- 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. 10,000/- (Rupees Ten Thousand 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.
- 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 Lakh (Rupees Fifty Lakh) 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.
- 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 Madikeri Main branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Manager, Canara Bank, Madikeri Main Branch (Ph. No. 9497218927) e-mail id. cb0517@canarabank.com, OR the service provider M/s e-Procurement Technologies Limited -Auction Tiger, B-704, Wall Street - II, Opp. Orient Club,Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India), E-mail: Praveen.thevar@auctiontiger.net & Support@auctiontiger.net, Contact number: 9265562818/9265562821 D:079-68136842/6837/6875.

**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: MADIKERI  
Date: 27-05-2024

कृते केनरा बैंक / For CANARA BANK  
Authorised Officer Manager  
मुख्य प्रशासक कोडगु जिल्ला  
Canara Bank  
MADIKERI, KODAGU District

