

केनरा बैंक Canara Bank

भारत सरकार का उद्योग

सिंडिकेट Syndicate

KARKALA-II BRANCH

(DP CODE:10114)

A S Road, Karkala

Karkala Taluk, Udupi District

Karnataka-574104

E-mail: cb10114@canarabank.com

DT: 16.03.2026

Ref: 2047/ROU2/REC/2025-26

To Borrowers

1) M/s SHREE PADUTHIRUPATHI CASHEWS
4 4 KOWDOOR GRAMA,
RANGANPALKE,
KARKALA TALUK,
UDUPI DISTRICT
KARNATAKA - 574104

To Guarantor

3) Mr. SATYAPRASAD PAI M
S/O M RAGHUPATHI PAI
SRI LAXMI, NEAR 7TH CROSS ROAD,
JAYANTHI NAGARA, KUKKUNDOOR
KARKALA TALUK, UDUPI DISTRICT
KARNATAKA - 576117

2) Mrs. MAYA R PAI
W/O M RAGHUPATHI PAI,
SRI LAXMI, NEAR 7TH CROSS ROAD,
JAYANTHI NAGARA, KUKKUNDOOR
KARKALA TALUK, UDUPI DISTRICT
KARNATAKA - 576117

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, Karkala-II 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 Karkala-II Branch of 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.

Yours Faithfully,

कृत केनरा बैंक/For CANARA BANK

M. N. Ramesh

अधिकृत अधिकारी / Authorised Officer
Canara Bank



Enclosure: Sale Notice

Internal

केनरा बैंक Canara Bank

भारत सरकार का बैंक

A Government of India Undertaking

सिंडिकेट Syndicate

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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 Authorized Officer of Regional Office-II, Udupi, Canara Bank for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.04.2026** for recovery of **Rs.3,96,27,621.69/-** (Three Crore Ninety Six Lakh Twenty Seven Thousand Six Hundred Twenty One and Paise Sixty Nine Only) due to Karkala-II Branch of Canara Bank from M/s Shree Paduthirupathi Cashews Prop: Mrs. Maya R Pai and Guarantor Mr. Satyaprasad Pai M.

The Reserve price will be **Rs.97,49,970/-** (Ninety Seven Lakhs Forty Nine Thousand Nine Hundred Seventy Only) and the earnest money deposit will be **Rs.9,74,997/-** (Rupees Nine Lakh Seventy Four Thousand Nine Hundred Ninety Seven Only). The Earnest Money Deposit shall be deposited on or before **06.04.2026, 5:00 pm**.

Details and full description of the property.

All the part and parcel of immovable property of Land and Building in S.No. 254 & S.D.No. South East Portion measuring 97 Cents (3925.45 Sq. Mtr) Converted for Non-Agricultural situated in Kowdoor Village of Karkala Taluk, Udupi District within the limits of Bailur Grama Panchayath and Registration Sub-District of Karkala held on Mooli Right

(As per computerized RTC S.No. 254/P3)

Bounded By:

North: Portion of same Sub Division

South: Portion of same Sub Division reserved for Road

East: Survey Line of S.No. 378

West: Portion of same Sub Division reserved for Road

This property is marked as S.No. 254/2 in the survey sketch annexed to the registered Sale Deed dated 03-06-1996.

The above property with Cashew factory Buildings bearing panchayath Door No. V-4/1, V-4/2, V-4/3 and V-4/4 having plinth area of 276 Sq. Mtr, 381 Sq. Mtr, 247 Sq. Mtr and 58.88 Sq. Mtr respectively and all other appurtenances attached thereto.



Ref: 2047/ROU2/REC/2025-26

SALE NOTICE OF M/s SHREE PADUTIRUPATHI CASHEWS

DT: 16.03.2026

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As per Form 9 & 11A Certificate issued by the panchayath Development Officer, Bailur Grama Panchayath the property Khata number of the above described property is 15260010030 0132072, the property Khata number of Door No. V-4/1 is 152600100300130340, the property Khata number of Door No. V-4/2 is 152600100300130341, the property Khata number of Door No. V-4/3 is 152600100300130342, and the property Khata number of Door No. V-4/4 is 152600100300130343.

There is an approachable road on the southern and western side of the above described property as shown in the survey sketch annexed to the conversion endorsement dated 24-08-2007 to gain access to the property.

CERSAI

ASSET ID	200032853978
SECURITY INTEREST ID	400032908017

Reserve Price for Immovable Property of Rs.86,15,970/- (Eighty Six Lakhs Fifteen Thousand Nine Hundred Seventy Only)

Details and full description of the Movable property

Plant and Machinery:

- 1.500 kg. Horizontal Boiler with chimney & other accessories
2. 30 HP Compressor with Tank
- 3.40 KV. Ashok Leyland Generator
4. Amirtha Spark Plus Sortex
5. 300 kg. Vertical Boiler
6. J.S. Peeling machine 100 kg/hr. with Piece Separator
7. Amirtha Spark Plus Sortex

Reserve Price for movable Property of Rs.11,34,000/- (Eleven Lakhs Thirty Four Thousand Only)

Total Reserve Price for Immovable and movable property is Rs.97,49,970/- (Ninety Seven Lakhs Forty Nine Thousand Nine Hundred Seventy Only)

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 Branch In Charge, Karkala-II Branch, Canara Bank, Ph. No. 9449860805, 9496285465, during office hours on any working day and e-mail: cb10114@canarabank.com or roudi2rec@canarabank.com.

Date: 16.03.2026
Place: Karkala

कृते केनरा बैंक/For CANARA BANK

M. N. R...

अधिकृत अधिकारी / Authorized Officer
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.03.2026

Name and Address of the Secured Creditor:	Canara Bank, Karkala-II Branch
Name and Address of the Borrower(s)/ Guarantor(s)	<u>BORROWER(S):</u> 1) M/s SHREE PADUTHIRUPATHI CASHEWS 4 4 KOWDOOR GRAMA, RANGANPALKE, KARKALA TALUK, UDUPI DISTRICT KARNATAKA - 574104 2) Prop: Mrs. MAYA R PAI W/O M RAGHUPATHI PAI, SRI LAXMI, NEAR 7 TH CROSS ROAD, JAYANTHI NAGARA, KUKKUNDOOR KARKALA TALUK, UDUPI DISTRICT KARNATAKA - 576117 <u>GUARANTOR:</u> 3) Mr. SATYAPRASAD PAI M S/O M RAGHUPATHI PAI SRI LAXMI, NEAR 7 TH CROSS ROAD, JAYANTHI NAGARA, KUKKUNDOOR KARKALA TALUK, UDUPI DISTRICT KARNATAKA - 576117
Total Contractual liabilities as on (16.03.2026):	Rs.3,96,27,621.69/- (Three Crore Ninety Six Lakh Twenty Seven Thousand Six Hundred Twenty One and Paise Sixty Nine Only) plus un applied interest w.e.f 17.03.2026 and Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.
Mode of Auction	Online Electronic Bidding
Details of Auction service provider	M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.baanknet@psballiance.com Website: https://baanknet.com/
Date & Time of Auction	07.04.2026, 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
Place of Auction	Online
Reserve Price	Rs.97,49,970/- (Ninety Seven Lakhs Forty Nine Thousand Nine Hundred Seventy Only)



Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.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 or before 06.04.2026 between 10.00 AM and 5.00 PM.
- 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 in E-Wallet of M/s PSB Alliance Pvt Limited (BAANKNET) portal or directly by generating challan therein to deposit the EMD through NEFT/RTGS in the account details as mentioned in the said challan on or before 06.04.2026, 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. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.baanknet@psballiance.com
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 06.04.2026, 5:00 PM, to Canara Bank, Karkala-II by hand or by email.
- Challan No./Wallet Ref No 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://baanknet.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. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.baanknet@psballiance.com
- 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/- (Rupees Fifty 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 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 - II, Udupi or Karkala-II who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Branch In Charge, Karkala-II, Canara Bank, Ph.No. 9449860805, 9496285465, e-mail id: cb10114@canarabank.com (OR) Regional Office-II, Udupi , Ph.No: 9448990966 , e-mail id: roudi2rec@canarabank.com (OR) the service provider M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.baanknet@psballiance.com

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: 16.03.2026
Place: Karkala



कृते केनरा बैंक/For CANARA BANK

[Handwritten signature]

अधिकृत अधिकारी / Authorised Officer
Authorized Officer
CANARA BANK