



(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 7951/SN/10676-1/2025-26

Date: 06-03-2026

To,

MR. JIJI THOMAS VARGHESE,
S/O K VARGHESE THOMAS,
FLAT NO. 13 BLDG 2662,
MANAMA MAHARASHTRA- 400067

MRS. ALEYAMMA VARGHESE,
D/O C JOHN PHILIP,
A 26 BEST STAFF QUARTERS BAJAJ ROAD
MUMBAI, MAHARASHTRA- 400067

Dear Sir / Madam,

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) RULE, 2002

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets described in the 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 Padmanabhanagar- II Branch(10676) Bengaluru 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 being published in the newspaper containing the 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 has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,/ For CANARA BANK


Authorised officer
Encl: Sale Notice

REGIONAL OFFICE BENGALURU SOUTH,

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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 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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.04.2026 (11.00 AM to 11.30AM)**, for recovery of Rs.48,07,201.32 (Rupees Forty Eight lakhs Seven thousand Two Hundred One Rupees and Thirty Two paise only) as on 02.12.2025 with further interest and cost thereon due to South End Circle branch, Canara Bank from, 1) Mr. Jiji Thomas Varghese, S/O K Varghese Thomas, Flat No. 13 Bldg 2662, Manama Maharashtra-400067 and 2) Mrs. Aleyamma Varghese, D/O C John Philip, A 26 Best Staff Quarters Bajaj Road Mumbai, Maharashtra-400067

The Earnest Money shall be deposited by way of E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before **06.04.2026 - 5.00 pm**

S No	Description of Immovable Property (Name of owner/mortgagor to be mentioned)	(Amount in Lakhs) Reserve Price of property	E
1	SCHEDULE "A" PROPERTY: All that piece and parcel of the immovable property comprising converted land (converted from agricultural use to non-agricultural residential purpose by means of Order No.ALN-(EVH)-SR-2/08-09 dated 09-09-2010 passed by the Sp.Deputy Commissioner (Rev.), Bangalore Dist.) bearing Sy.No.189 of Kodathi Village, Varthur Hobli, Bangalore East Taluk, Measuring 2 Acre 05 Guntas, and bounded on: East by: Land belonged to Shivanagappa in Sy.No.188, West by: Property of Shivahanumantappa in Sy.No.190, North by: Land belonged to Krishna Reddy in Sy.No.193 and South by: 40 Ft. Road and thereafter Sy. No.79 SCHEDULE "B" PROPERTY PROPERTY: 680 Sq.ft. of undivided share, rights, title and interest in the Schedule "A" Property, which is the corresponding undivided share of land and common areas, in respect of Schedule "C" Apartment unit. SCHEDULE "C" PROPERTY: All that piece and parcel of immovable property comprising one apartment unit, i.e., Flat No.C-03, situated in Ground Floor, 'C' Block, measuring a super built-up area of 1360 Sq.ft., (which is also inclusive of balconies and a proportionate share in the common areas), with one covered Parking Space in the Basement Floor, in the residential apartment Building known as "KINGS SQUARE" constructed on the Schedule-A Property (Property in the name of Mr Jiji Varghese & Mrs. Aleyamma Varghese)	Rs.61.20 Lakhs	E

Known encumbrances, if any: Not to the knowledge of the Bank.

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For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) portal and may contact Authorised Officer, Padmanabhanagar-II Branch(10676), Bengaluru, Ph. No 7600674426, 080-22447997, 8334999471, during office hours on any working day.

Date: 06-03-2026

Place: Bengaluru

कृते केनरा बैंक / For CANARA BANK

 Authorised Officer
 Canara Bank
 R.O. South, Bengaluru-560 004

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06-03-2026

1. Name and Address of the Secured Creditor :	Canara Bank, Padmanabhanagar-II Branch(10676), Bengaluru
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1) Mr. Jiji Thomas Varghese, S/O K Varghese Thomas, Flat No. 13 Bldg 2662, Manama Maharashtra- 400067 2) Mrs. Aleyamma Varghese, D/O C John Philip, A 26 Best Staff Quarters Bajaj Road Mumbai, Maharashtra- 400067
3. Total liabilities: As on date 04/08/2025	Rs.48,07,201.32 (Rupees Forty Eight lakhs Seven thousand Two Hundred One Rupees and Thirty Two paise only) as on 02.12.2025 with further interest and cost thereon.
4. (a) Mode of Auction :	E-Auction.
(b) Details of Auction service provider	M/s PSB Alliance (https://baanknet.com/) Helpdesk Number :8291220220 Website: https://baanknet.com/
(c) Date& Time of Auction	07.04.2026 (11.00 A.M. TO 11.30 A.M.)
(d) Place of Auction	Online.

REGIONAL OFFICE BENGALURU SOUTH,

No.19, 1st Floor, South End Road, South End Circle, Bengaluru- 560004

Email: recblrro2@canarabank.com

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5. Reserve Price / EMD		In Lakhs	
Lot	Description of the immovable assets:	Reserve Price	EMD
1	SCHEDULE "A" PROPERTY: All that piece and parcel of the immovable property comprising converted land (converted from agricultural use to non-agricultural residential purpose by means of Order No.ALN-(EVH)-SR-2/08-09 dated 09-09-2010 passed by the Sp.Deputy Commissioner (Rev.), Bangalore Dist.) bearing Sy.No.189 of Kodathi Village, Varthur Hobli, Bangalore East Taluk, Measuring 2 Acre 05 Guntas, and bounded on: East by: Land belonged to Shivanagappa in Sy.No.188, West by: Property of Shivahanumantappa in Sy.No.190, North by: Land belonged to Krishna Reddy in Sy.No.193 and South by: 40 Ft. Road and thereafter Sy. No.79 SCHEDULE "B" PROPERTY PROPERTY: 680 Sq.ft. of undivided share, rights, title and interest in the Schedule "A" Property, which is the corresponding undivided share of land and common areas, in respect of Schedule "C" Apartment unit. SCHEDULE "C" PROPERTY: All that piece and parcel of immovable property comprising one apartment unit,i.e., Flat No.C-03, situated in Ground Floor, 'C' Block, measuring a super built-up area of 1360 Sq.ft., (which is also inclusive of balconies and a proportionate share in the common areas), with one covered Parking Space in the Basement Floor, in the residential apartment Building known as "KINGS SQUARE" constructed on the Schedule-A Property (Property in the name of Mr Jiji Verghese & Mrs. Aleyamma Varghese)	61.20	6.12
	TOTAL	61.20	6.12

6.Other terms and conditions:

- 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 proceedings.
- The property can be inspected, with Prior Appointment with The Authorized Officer.
- The property will be sold for the price which is more than the Reserve Price and the participating bidders improve their offer further during the auction process.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Lim of (<https://baanknet.com/>) portal directly or by generating the Challan therein to deposit the EMD thro m th RTGS/NEFT in the account details as mentioned in the said challan on or before 06.04.2026- 5.00 pm.
- Intending bidders shall hold a valid Digital Signature Certificate and e-mail address. For details with regar Digital Signature, please contact the service provider M/s. PSB Alliance, Bangalore @ e-r support.ebkray@psballiance.com
- The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID password free of cost. Prospective bidder may avail online training on E- auction from the service provider, PSB Alliance (<https://baanknet.com/>) - e- mail: support.ebkray@psballiance.com) EMD deposited by Da unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offe

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Email: recblrro2@canarabank.com

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multiplies of Rs.1,00,000/-. 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.

The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.

c) **FOR IMMOVABLES** : For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate 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, tax arrears, other charges, dues etc., as applicable shall be borne by the successful bidder only.**

m) The 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 or Canara Bank Padmanabhanagar-II Branch, Bengaluru.

o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

p) For further details contact Shri Brijesh Kumar Pathak, Authorised Officer, Canara Bank, Padmanabhanagar(7600674426, 080-22447997, 8334999471) e-mail id – recblrro2@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), e-mail: support.ebkay@psballiance.com, Helpdesk Number : 8291220220, Website: <https://baanknet.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: 06-03-2026

Place: Bengaluru

कृते केनरा बैंक
Authorised Officer
Canara Bank
Tiger
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REGIONAL OFFICE BENGALURU SOUTH,
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Email: recblrro2@canarabank.com