



ARM BRANCH, CIRCLE OFFICE BUILDING, BALMATTA ROAD MANGALURU 575001
(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 RULES 8(6) & 9(1) 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 Canara Bank will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without recourse"** on **07.04.2026**, for recovery of **Rs. 1,35,57,078.70 (Rupees One Crore Thirty Five lakhs Fifty Seven Thousand Seventy Eight and paise Seventy only)** liability as on 31.01.2026 plus further interest from 01.02.2026 and costs due to the A R M Branch of Canara Bank, Canara Bank Building, Hampankatta, Mangaluru 575001 from, Mrs. A V Savitha, W/o S Lokesh, 201, Vinayaka Nagar, Gandasi, Arasikere, Hassan - 573119 and Mr. S Lokesh, C/o G S Shanthaveerappa, 201, Vinayaka Nagar, Gandasi, Arasikere, Hassan - 573119

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the borrower & Guarantor	1. Mrs. A V Savitha, W/o S Lokesh, 201, Vinayaka Nagar, Gandasi, Arasikere, Hassan - 573119





	2. Mr. S Lokesha, C/o G S Shanthaveerappa, 201, Vinayaka Nagar, Gandasi, Arasikere, Hassan - 573119
Total Liabilities as on 31.01.2026	Rs. 1,35,57,078.70 (Rupees One Crore Thirty Five lakhs Fifty Seven Thousand Seventy Eight and paise Seventy only)
(a) Mode of auction (b) Details of auction service provider (c) Date & time of auction (d) Place of auction	Online https://baanknet.com/ 07.04.2026 Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.) "Online Electronic Bidding" through the website https://baanknet.com/
Details and full description of movable and immovable property	All the part and parcel of Property bearing E Swathu No 151600203700301425 Property No 1288-12861287 measuring East to West 22.86 meter North to South 11.530584 meter total measuring 2837.39 Sq. ft having an RCC house located at Gandasi Village, Arsikere Taluk and boundaries as under- Bounded on:- East by Vacant Site, West By: Ganapathi Temple North by Vacant Site, South By: 14 Feet Road
Reserve price	The Reserve Price for the property will be Rs.86,00,000.00 (Rupees Eighty Six Lakhs only)
Earnest Money Deposit	Earnest Money Deposit will be Rs.8,60,000.00 (Rupees Eight lakhs Sixty Thousand only)
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.





Other terms and conditions of sale Notice dated 16-03-2026

- a. The property/ies will be sold in, "As is where is", "As is what is", and "Whatever there is" and "Without recourse" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected with prior permission from Authorised Officer.
- d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contactdetails7046612345/6354910172/8291220220/9892219848/8160205051,Email:support.BAANKNET@psballiance.com).
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.8,60,000.00** (Rupees Eight lakhs Sixty Thousand only), being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) 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** at 5:00 PM
- f. 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) (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a





communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

- g. The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (Rupees One lakh only) (incremental price) and time shall be extended to 05 (minutes) when valid bid received in last minutes.
- h. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- j. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, Name of Branch, IFSC Code CNRB0006296 (Branch IFSC Code).
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any



अधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मंगलुरु
ARM Branch, Mangaluru
Authorised Officer
Canara Bank