



Kittur Branch (DP -10514)
Somawarpet, Kittur,
Karnataka

(A GOVERNMENT OF INDIA UNDERTAKING)
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 borrower 1. **Shri. Ulavappa Irappa Emmi co-borrower 2. Shri. Irappa Nagappa Emmi and Guarantor Shri. Kumar Nagabhushan Hiremath** 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, Regional Office, Belagavi will be sold on **27.03.2026**, "As is what is", and "Whatever there is" on **28.02.2026** for recovery of **Rs. 13,16,806.92 (Rupees Thirteen Lakh Sixteen Thousand Eight Hundred Six and Paise Ninety Two Only)** plus further interest there on and costs due to Kittur branch of Canara Bank from 1. **Shri. Ulavappa Irappa Emmi co-borrower 2. Shri. Irappa Nagappa Emmi and Guarantor Shri. Kumar Nagabhushan Hiremath**.

The reserve price will be **Rs. 11,62,000/- (Rupees Eleven Lakh Sixty Two Thousand only)** and the earnest money deposit will be **Rs. 1,16,200/- (Rupees One Lakh Sixteen Thousand Two Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **26.03.2026 till 5.00 PM**.

Details and full description of the immovable property with known encumbrances, if any are as follows

All that piece and parcel of immovable property bearing GP No. 109/1 corresponding RDPR No. 150400201600200177 admeasuring 5.05 x 14.32 = 72.48 Sq. Mtrs situated at Giriyal K A Village, Tq. Kittur and Dist: Belagavi, coming within the limits of Gram Panchayat Deagaon and within the jurisdiction of Sub-Registrar, Kittur and bounded on the

East: By Property of Shri. Gangappa K Emmi
West: By Property of Shri. Basappa M Emmi
North: By Property of Shri. Ramanagoud S Patil
South: By Property of Shri. Rajendra S Emmi

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 Manager, Kittur branch Canara Bank, Ph. No. 7002248564 during office hours on any working day.

Date : 05.03.2026
Place : Belagavi


Authorized Officer
Canara Bank

प्राधिकृत अधिकारी / Authorized Officer
केनरा बैंक / CANARABANK
क्षेत्रीय कार्यालय / Regional Office
बेलगावी / Belgavi.

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.03.2026

- Name and Address of the Secured Creditor : Canara Bank, Kittur branch
1. Name and Address of the Borrower(s)/ Guarantor(s)
- Shri. Ulavappa Irappa Emmi
Basaweshwara Fruit Shop,
Olasanga Oni,
Guruwarpet, Kittur
Dist: Belagavi- 591115
- Shri. Kumar Nagabhushan Hiremath
Plot No. 133/2, Ganesh Colony,
Sambhaji Nagar,
Belagavi- 590003
- Shri. Irappa Nagappa Emmi
Giriyal, Kittur,
Dist: Belagavi- 591115
3. Total liabilities as on 28.02.2026 : Rs. **13,16,806.92**
4. (a) Mode of Auction : Online Electronic Bidding.
(b) Details of Auction service provider : M/s PSB Alliance Ltd (Baanknet)
Website – <https://baanknet.com>
Helpdesk- 8291220220
- (c) Date & Time of Auction : **27.03.2026 at 12.00pm to 1.00 pm** with
Unlimited extension of 5 minutes
(Duration each till the conclusion of
the sale)
- (d) Place of Auction : Online
5. (a) Reserve Price : Rs. **11,62,000/- (Rupees Eleven Lakh Sixty Two Thousand Only)**
(b) EMD amount : Rs. **1,16,200 /- (Rupees One Lakh Sixteen Thousand Two Hundred 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, from 16.03.2026 to 20.03.2026 from 10.00 am.to 3.00pm.
- 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) The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password.
- e) EMD amount of 10% of the Reserve Price is to be deposited through the website <https://baanknet.com>
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000 as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- i) **For sale proceeds of Rs. 50.00 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.**
- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) 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 Kittur branch that, as a facilitating center, shall make necessary arrangements.
- m) For further details contact Canara Bank, Kittur branch (Ph. No 9550558582) e-mail id cb10514@canarabank.com OR the service provider M/s PSB Alliance Ltd(baanknet), Helpdesk-8291220220.

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: Belagavi
Date: 05.03.2026


Authorized Officer
Canara Bank

अधिकृत अधिकारी / Authorised Officer
केनरा बैंक / CANARABANK
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Internal