

ASSET RECOVERY MANAGEMENT-I, #86, SECOND FLOOR, SPENCER TOWERS, M G ROAD, BENGALURU-560001. Phone No. 080- 25310064, mbl No.94835 44116, Email Id: cb2366@canarabank.com.

Ref: ARM-I/CR-763/0025/2026/MK

Date: 10-03-2022

To,

1.M/s PEBBALIO CONCRETE PRODUCTS, Represented by its Partners 1. I.Sri Sridhar R, 2. Sri Ullanganathan R and Sri Venkatesh R SY NO 10 AND 11, GIDDENAHALLI, VILLAGE ATTIBELE, ANEKAL TALUK NEXT TO APPLICOM, BANGALORE-560068.	2.M/s. PIPPALI CREATIVE SOLUTIONS PVT LTD Represented by 1.Sri Sridhar R and 2. Sri Ullanganathan R NO 324/1 HOSUR ROAD MADIWALA BANGALORE KARNATAKA 560068.
3. SRIDHAR R NO 2 4 TH A CROSS TANK SHORE ROAD BTM LAOUT BANGALORE KARNATAKA-560076.	4. ULAGANATHAN R S/o LATE RANGANATHA NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT 2 ND STAGE BANGALORE KARNATAKA-560076.
5. VENKATESH R S/o LATE RANGANATHA NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT 2 ND STAGE BANGALORE KARNATAKA-560076.	6. VIJAY KUMAR R (as per CBS) S/o LATE RANGANATHA NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT 2 ND STAGE BANGALORE KARNATAKA-560076.
7. Sri R PRABHAKAR YASHORANGA NILAYA 4 TH A CROSS, TANK SHORE ROAD, B T M LAYOUT 2 ND STAGE BANGALORE -560076.	8. Sri R CHANDRASHEKAR S/o LATE RANGANATHA YASHORANGA NILAYA 4 TH A CROSS, TANK SHORE ROAD, B T M LAYOUT 2 ND STAGE BANGALORE -560076.
9. Smt R KOUSALYA D/o LATE RANGANATHA YASHORANGA NILAYA 4 TH A CROSS, TANK SHORE ROAD, B T M LAYOUT 2 ND STAGE BANGALORE -560076	6a. Vijay Kumar. R S/o LATE RANGANATHA Survey No 10 & 11, giddenahalli (v) Attibele Industrial Area Anekal taluk Bangalore, Karnataka 562107 (As per email dated 05.03.2026)

Dear Sir / Madam,

Sub: **NOTICE UNDER SECTION 13(4) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL / AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(6) OF THE SECURITY IN (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 **ARM-I Branch** Bangalore of Canara Bank.

The Undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice. Herewith the provisions of the subject Act and Rules made there under, I am herewith sending the Notice being published in the NEWS paper 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 **15** days from the date of this notice and reclaim the assets which have been possessed by the bank, 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 force.

ET RECOVERY MANAGEMENT-I, #86, SECOND FLOOR, SPENCER TOWERS, M G ROAD,
GALURU-560001. Phone No. 080- 25310064, mbl No.94835 44116, Email Id:
366@canarabank.com.

SALE NOTICE

ction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of
cial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the
rity Interest (Enforcement) Rules, 2002

ce is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that
below described immovable property mortgaged to the Secured Creditor, the **Symbolic possession** of
h has been taken by the Authorised Officer of **ARM Branch-1** (Earlier Agricultural finance Branch),
galuru of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on
3-2026 (10.00 AM to 11.00AM), for recovery of **Rs.73,74,557.73 (Rupees Seventy Three Lakh Seventy Four
sands Five Hundred Fifty Seven And Paise Seventy Three Only)** as on **09-03-2026** with further interest
cost thereon due to the **ARM-1 Branch, Bengaluru of Canara Bank** from

l/s **Pippali Creative Solutions** Represented by its directors 2. **Sri Sridhar R** 3. **Sri.Ulaganathan R.**
gagors/Guarantor/s 4. Late Smt.Yashodamma represented by her legal heirs 5. **Sri Vijay Kumar R,** 6.**Sri**
akhar R, 7.**Sri ChandraShekar R** and 8.**Smt Kousalya.** 9. **Sri Sridhar R** 10. **Sri.Ulaganathan R** And also

Pebbalio Concrete Products represented by 1.**Sri Sridhar R,** 2.**Sri.Ulaganathan R** and guarantor 3.**Sri.R. Venkatesh**
gagors/Guarantor/s 4. Late Smt.Yashodamma represented by her legal heirs 5. **Sri Vijay Kumar R** 6.**Sri**
akhar R, 7.**Sri ChandraShekar R** and 8. **Smt Kousalya.** 9. **Sri Sridhar R** 10. **Sri.Ulaganathan R.**

Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited
s://baanknet.com/) portal directly or by generating the Challan therein to deposit the EMD through
/NEFT in the account details as mentioned in the said challan on or before **26-03-2026 5.00 pm.**

(Rs. in lacs)

Description of the immovable assets:	Reserv e Price	EMD	Increme ntal Value
All that piece and parcel of property bearing Old no 324/2, new no 132, presently bearing BBMP PID No.66-1-132, situated at Hosur Road, Madiwala 1 st Stage, BTM Layout, Bengaluru -560068 measuring East to West 70 feet and North to South 25 feet (Total 1750 Sqft.) with building constructed thereon and bounded on East: Road West: Site No.85 North: Site No.111 South : Site No. 109.	450.00	45.00	5.00

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

etailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's
site (www.canarabank.com) or E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>)
il and may contact ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.6301683293 and 9483544116
ig office hours on any working day.

: 10-03-2026

: Bangalore



कृते केनरा बैंक / For CANARA BANK


Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer
अस्ति चक्र - 01
स्वेतल टावर, एम.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

ASSET RECOVERY MANAGEMENT-I, #86, SECOND FLOOR, SPENCER TOWERS, M G ROAD, BENGALURU-560001. Phone No. 080- 25310064, mbl No.94835 44116, Email Id: cb2366@canarabank.com.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10-03-2026

1.	Names and Address of the secured creditor	Canara Bank, Bengaluru ARM-I (2366),
2.	Names and Address of the Borrower/ Guarantors/Legal Heirs	1. M/S PEBBALIO CONCRETE PRODUCTS & PIPPA CREATIVE SOLUTIONS represented by Directors 2. Sri Ulaganathan S/O Late Ranganatha 3. Sri Sridhar R S/O Late Ranganatha <u>Guarantor/s or Mortgagor/s and The Legal Heirs</u> 1. Shri Vijay Kumar R S/O Late Ranganatha 2. Shri R Chandrashekar S/O Late Ranganatha 3. Shri Venkatesh R S/O Late Ranganatha 4. Smt R Koulsalya D/O Late Ranganatha 5. Shri R Prabhakar S/O Late Ranganatha 6. Sri Sridhar R S/O Late Ranganatha 7. Sri Ulaganathan S/O Late Ranganatha All are residing at No 24th A Cross Tankshore Road, BTM Layout Bangalore, Karnataka-560076
3.	Total liabilities as on 09-03-2026	Rs.73,74,557.73 (Rupees Seventy Three Lal Seventy Four Thousands Five Hundred Fil Seven And Paise Seventy Three Only) along wi costs, expenses and future interest.
4.	Last Date & Time of receipt of online tender and Submission of EMD	26-03-2026 till 4:00 PM
5.	Address in which the online tender to be submitted	The Authorized Officer, Canara Bank, Bengaluru ARM-I (2366),
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	27-03-2026 from 10:00 AM to 11.00 AM
6a	Portal for E-auction	M/s PSB Alliance (https://baanknet.com/) Helpdesk Number : 8291220220 Website: https://baanknet.com/

6b. Details of property:

(Rs. In Lak

Lot	Description of the immovable assets:	Reserv e Price	EMD	Incre ntal Valu
1	All that piece and parcel of property bearing Old no 324/2, new no 132, presently bearing BBMP PID No.66-1-132, situated at Hosur Road, Madiwala 1st Stage, BTM Layout, Bengaluru -560068 measuring East to West 70 feet and North to South 25 feet (Total 1750 Sqft.) with building constructed thereon and bounded on East: Road West: Site No.85 North: Site No.111 South : Site No. 109.	450.00	45.00	5.00

7	Other terms and conditions: a) Auction/bidding shall be only through "Online Electronic Bidding" through the w https://baanknet.com/. Bidders are advised to go through the website for detailed terms before 1 part in the e-auction sale proceedings. (b) The property can be inspected, with Prior Appointment with The Authorized Officer 20-03-2026 10.00 AM to 4.00 PM during office hours. (c) The property will be sold for the price which is more than the Reserve Price and the particip 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 Pr
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(f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26-03-2026.- 4.00 PM**, to Canara Bank, ARM Branch I, Bangalore by hand.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS / NEFT, acknowledgement receipt thereof with UTR No.

ii) 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.

iii) Bidders Name. Contact No. Address, E Mail Id.

iv) 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 (Website: <https://baanknet.com/>) EMD deposited by the unsuccessful bidder shall be refunded to them. **The EMD shall not carry any interest.**

(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.5,00,000.00 (Rupees Five Lakh only) (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs.10,000.00 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 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

(k) For sale proceeds of Rs. 50 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.

ii. It is not within the knowledge of the bank about any taxes, revenue/dues to any local authority and any/all such taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.

(m) Authorized 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 Canara Bank ARM I Branch, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.

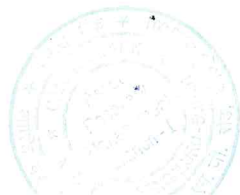
(o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

(o) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 6301683293) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), Helpdesk Number : 8291220220, Website: <https://baanknet.com/>

SPECIAL INSTRUCTION/CAUTION

ng in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank he Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to : all the necessary arrangements/alternatives such as back -up, power supply and whatever else required so they are able to circumvent such situation and are able to participate in the auction successfully.

: 10-03-2026
: Bengaluru



कृते केनरा बैंक / For CANARA BANK

[Signature]
Authorized officer
Canara Bank
प्राधिकृत अधिकारी / Authorized Officer
अस्ति मन्त्रालय प्रबंधन शाखा - I
स्पेन्सर टावर, एन.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - I,
Spencer's Tower M G Road, Bangalore - 560 001