

KARKALA-II BRANCH

(DP CODE:10114)

A S Road, Karkala

Karkala Taluk, Udupi District

Karnataka-574104

E-mail: cb10114@canarabank.com

Ref: 2026/ROU2/REC/2025-26

DT:06.03.2026

To Borrowers

1) M/s MAHAMMAYAEXPORTS,
SRI LAXMI, NEAR TALUK OFFICE,
KUKKUNDOOR,
KARKALA TALUK,
UDUPI DISTRICT
KARNATAKA - 576117

To Borrowers

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

अधिकृत अधिकारी / Authorised Officer
Authorised Officer
Canara Bank



Enclosure: Sale Notice

Internal

Internal

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E-mail: cb10114@canarabank.com

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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 **23.03.2026** for recovery of **Rs.6,09,99,114.55/-** (Six Crore Nine Lakh Ninety Nine Thousand One Hundred Fourteen and Paise Fifty Five Only) due to Karkala-II Branch of Canara Bank from M/s Mahammaya Exports, Represented By partners Mrs. Maya R Pai and Mr. Satyaprasad Pai M.

The Reserve price will be Rs.1,32,16,770/- (One Crore Thirty Two Lakhs Sixteen Thousand Seven Hundred Seventy Only) and the earnest money deposit will be Rs.13,21,677/- (Rupees Thirteen Lakh Twenty One Thousand Six Hundred Seventy Seven Only). The Earnest Money Deposit shall be deposited on or before 20.03.2026, 5:00 pm.

Details and full description of the Immovable property.

All that part of Non- Agricultural Immovable Property (Land and Factory Building) bearing Sy. No. 444/2B2 South East Portion measuring 83 Cents situated in Kukkundoor Village, Karkala Taluk & Udupi District
(As per computerized RTC Sy. No. 444/2B2P2)

Bounded by:

East: Sub Division Line and S.No. 444/1B

South: Survey line and S.No. 410/2

North: Portion of same Sub Division

West: Portion of same Sub Division

This property is marked as 444/2B2B in the survey sketch annexed to the registered sale deed 14-09-1993.

The above property with Cashew Factory Building bearing Panchayath Door Nos. 8-202, 8-203, 8-204 and 8-205 and all other appurtenances attached thereto.

As per form 9 & 11A certificate issued by the Panchayath Development Officer, Kukkundoor Grama Panchayath the property Khata number of the building is

Property No. 152600101100116421 for building measuring 70.20 sq mtr, and Property No. 152600101100116422 for building measuring 231.30 sq mtr, and Property No. 152600101100116423 for building measuring 131.69 sq mtr and Property No. 152600101100116424 for building measuring 300.79 sq mtr)

There is an approachable road on the eastern side of the above described property to gain access to the property.

CERSAI ASSET ID	200028709011
SECURITY INTEREST ID	400028759987

Reserve Price for Immovable Property of Rs. 1,13,53,770/- (One Crore Thirteen Lakhs Fifty Three Thousand Seven Hundred Seventy Only)

Details and full description of the Movable property.

Plant and Machinery:

- 1.500 kg. Horizontal Boiler with chimney & other accessories
2. 15 MT capacity Shells Bin
3. 25 KVA Ashok Leyland Generator
4. 63 KVA Ashok Leyland Generator
- 5.Venus Sortex with Conveyor
6. 1000 kg. Hot chamber with trolleys & trays.

Reserve Price for movable Property of Rs.18,63,000/- (Eighteen Lakhs Sixty Three Thousand Only)

Total Reserve Price for Immovable and movable property is Rs.1,32,16,770/- (One Crore Thirty Two Lakhs Sixteen Thousand Seven 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: 06.03.2026
Place: Karkala

कृते केनरा बैंक/For CANARA BANK

M. R. Ramesh

अधिकृत अधिकारी / Authorised Officer

CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.03.2026

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 MAHAMMAYAEXPORTS, SRI LAXMI, NEAR TALUK OFFICE, KUKKUNDOOR, KARKALA TALUK, UDUPI DISTRICT KARNATAKA - 576117 Represented by Partners 1) 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 2) 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 (06.03.2026):	Rs.6,09,99,114.55/- (Six Crore Nine Lakh Ninety Nine Thousand One Hundred Fourteen and Paise Fifty Five Only) plus un applied interest w.e.f 07.03.2026 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	23.03.2026, 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.1,32,16,770/- (One Crore Thirty Two Lakhs Sixteen Thousand Seven 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 20.03.2026 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 20.03.2026, 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 20.03.2026, 5:00 PM, to Canara Bank, Karkala-II by hand or by email.
 - i. Challan No./Wallet Ref No 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 (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.



Internal

- 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: 06.03.2026

Place: Karkala

कृते केनरा बैंक/For CANARA BANK

M. N. R...

अधिकृत अधिकारी / Authorised Officer

S. M. CANARA BANK

