

संदर्भ सं. / Ref. No: SN/160001770214/0885/2025-26

दिनांक / Date: 17-02-2026

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(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 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/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of **Koramangala Layout Branch (0885)** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **22.03.2026**, for recovery of **Rs. 2,53,44,574.86 (Rupees Two Crore Fifty Three Lakh Forty Four Thousand Five Hundred and seventy four and Paisa Eighty Six Only)** as on **17-02-2026** with further interest and charges thereon due to the **Koramangala Layout Branch (0885)** of Canara Bank from **Borrower/s 1. Bhaskar Bhogadi** Alias Mr Bhogadhi Bhaskar (herein after referred as borrower) and **2. Mrs. R JYOSTNA** Alias **RACHURI JYOSTNA** C/o Bhaskar Bhogadi (GPA Holder/ Guarantor).

The reserve price will be **Rs. Rs. 2,88,75,000.00 (Rupees Two Crore Eighty Eight Lakhs Seventy Five Thousand Only)** and the earnest money deposit will be **Rs.28,88,000.00 (Rupees Twenty Eight Lakh Eighty Eight Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **21-03-2026 by 7:00 PM.**

Details and full description of the immovable property with known encumbrances, if any.

SI No	Immovable	Name of Title holder
1.	SCHEDULE- A Property Item No 1 All that piece and parcel of the property bearing Survey No.343/2 measuring 24 guntas and survey No.338/2 measuring 1Acres, totally measuring 1 acre 24 guntas converted from agricultural to non-agricultural residential purpose vide official memorandum dated 11.01.2005 bearing No.ALN:SR(A).509/2004-05 situated at Bidaraguppe Village Attibele Hobli Anekal Taluk, Bangalore District and bounded on the: East by:Land belonging to Ramachandrappa West by: Tank bund North by: Land belonging to B M Govinda Reddy Smt. Saraswathamma S others South by: Land belonging to Survey No.331 Item No.2 All that piece and parcel of the property bearing Survey No.343/1 measuring 2 acres 37 guntas converted from	Mr Bhaskar Bhogadi CERSAI ID/Asset ID 400073185295



agricultural to non-agricultural residential purpose vide official memorandum dated 20.07.2012 bearing No.ALN(A):SR/76/12-13,situated at Bidaraguppe Village Attibele Hobli Anekal Taluk, Bangalore District and bounded on the: East by: Land bearing Re-Survey No.344 West by: Land bearing Re-Survey No.341 North by: Land bearing Re-Survey No.343/1 and Road South by: Land bearing Re-survey No.338 & 343/2 SCHEDULE 'B' Property Villa No.33 Type 2 Block A, admeasuring 2750 Sq.ft super built up area(Carpet Area 1852 Sq.ft), along with UDS of 1265 Sq.ft, together with one car parking space to be constructed on Schedule A Property known as "AKRUTI ARK" East by: By road/ Passage West by: Remaining portion of the property. North by: Passage South by: Villa No.34	
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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 may contact **Authorised Officer**, Canara Bank, Koramangala Layout Branch, P B No.3421, No.348, 100 Ft Road, 4th Block, St.John Medical College Post, Koramangala Layout, Bangalore 560034, Ph: 9483520885 E-mail: cb0885@canarabank.com.

कनरा बैंक / CANARA BANK
शाखा नाम / Branch Name

अधिकृत अधिकारी / Authorized Officer

Place: BENGALURU
Date: 17-02-2026

Canara Bank
Authorised Officer

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17-02-2026

1.	Name and Address of the Secured Creditor	:	Canara Bank, Koramangala Layout Branch (DP:0885), P B No.3421, No.348, 100 Ft Road, 4th Block, St.John Medical College Post, Koramangala Layout, Bangalore 560034. Ph: 9483520885 e-mail: cb0885@canarabank.com
2.	Name and Addresses of the Borrower(s): 1. Mr. Bhaskar Bhogadi Alias Mr Bhogadhi Bhaskar (Borrower) 3-179,S1-B179,SACHIVALAYA NAGAR,VANASTHALIPURAM,HAYATH NAGAR, K V RANGAREDDY VANASTHALIPURAM Hayathnagar TELANGANA 500070	:	2. Mrs R Jyotsna Alias Rachuri Jyotsna - (GPA Holder/ Guarantor) 6-3-179, SACHIVALAYA NAGAR, VANASTHALIPURAM, DIST K V RANGAREDDY RANGAREDDY Hayathnagar TELANGANA 500070
3.	Total liabilities as on 17-02-2026	:	Rs. 2,53,44,574.86 (Rupees Two Crore Fifty Three Lakh Forty Four Thousand Five Hundred and seventy four and Paise Eighty Six Only) plus interest & charges
4.	(a) Mode of Auction	:	Online Electronic Bidding
	(b) Details of Auction service provider	:	M/s PSB ALLIANCE PVT LTD
	(c) Date & Time of Auction	:	22-03-2026 & 10.30 A.M. to 11.30 AM. (With unlimited extension of 5 minutes duration each till the conclusion of the sale).
	(d) Portal of e- auction	:	https://baanknet.com
5.	Reserve Price & EMD	:	Rs. 2,88,75,000.00 (Rupees Two Crore Eighty Eight Lakhs Seventy Five Thousand Only) and the earnest money deposit will be Rs.28,88,000.00 (Rupees Twenty Eight Lakhs Eighty eight Thousand Only).

6.	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 Authorised Officer, from 19-02-2026 to 21-03-2026 between 11 A.M to 4.00P.M.		
	(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 Private Limited 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		
	(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 E-bkay (M/s PSB Alliance Pvt. Ltd), support.baanknet@psballiance.com/ Helpdesk Number : 82912 20220.		
	(f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/detail on or before 21-03-2026 before 7.00 PM, to Canara Bank Koramangala Layout Branch , P B No.3421, No.348, 100 Ft Road, 4th Block, St.John Medical College Post, Koramangala Layout, Bangalore 560034 Ph: 9483520885 e-mail: cb0885@canarabank.com . by hand or by email.		
	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 E-bkay (M/s PSB Alliance Pvt. Ltd), (Contact No.8291220220, Email: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. 5,00,000/- (Rupees Five Lakhs only) (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.10000 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 Authorised 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) There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only
(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 Circle office or Regional Office or Canara Bank, Koramangala Layout Branch (0885) who, as a facilitating centre, shall make necessary arrangements.
(o) For further details contact Authorised Officer, Canara Bank, Koramangala Layout Branch, P B No.3421, No.348, 100 Ft Road, 4th Block, St.John Medical College Post, Koramangala Layout, Bangalore 560034 Ph: 9483520885 e-mail: cb0885@canarabank.com during office hours on any working day or the service provider E-bkay (M/s PSB Alliance Pvt. Ltd), (Contact No.8291220220, Email: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 : 17-02-2026
Place :Bengaluru

