



BIJADI BRANCH

(DP CODE: 0654)

"Sumitra Nilaya", "Sri Krishna",

N.H.66, Post Koteshwara

Bijadi, Udupi District, Karnataka - 576222

Tel: 08254-261203

Email: cb0654@canarabank.com

Ref: 1988/ROU2/REC/2025-26

DT: 16.02.2026

To Borrower(s)

1) Mrs. SUJATA SHEKHAR SHETTY
WO SHEKHAR SHETTY, 1362 1 GANGA NIVAS
BELGAUM, GOA ROAD KHANAPUR
KHANAPUR, KARNATAKA-591302

2) Mrs. SUJATA SHEKHAR SHETTY
SY NO. 354/4B1 RPDR
NO.152600203900194376
HALLADY VILLAGE ROAD, KOTESHWARA
PANCHAYATH AND VILLAGE
KUNDAPURA TALUK UDUPI -576222
(as per sanction letter)

To Guarantor(s)

1) Mr. SHEKHAR SHINAPPA SHETTY
1362 1 GANGA NIVAS BELGAUM, GOA ROAD
KHANAPUR, KARNATAKA-591302

2) Mr. SHEKHAR SHINAPPA SHETTY
JAMBOTI ROAD, NEAR BY NEW BUS STAND
KHANAPUR, BELGAUM, KARNATAKA-591302

3) Mr. SHEKHAR SHINAPPA SHETTY
SY NO. 354/4B1 RPDR NO.152600203900194376
HALLADY VILLAGE ROAD, KOTESHWARA
PANCHAYATH AND VILLAGE
KUNDAPURA TALUK UDUPI -576222

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, Bijadi 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 Bijadi 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,

कृते केनरा बैंक/For CANARA BANK

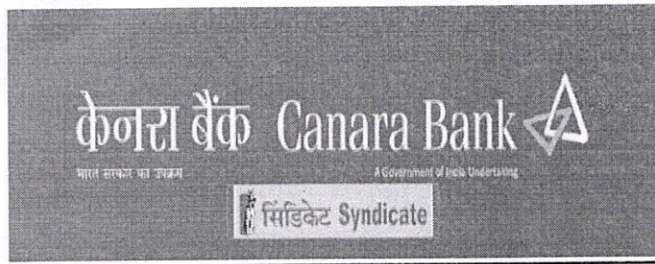
अधिकृत अधिकारी / Authorised Officer
Authorised Officer,

Canara Bank

Enclosure: Sale Notice



Internal



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Bijadi, Udupi District

Karnataka - 576222

Tel: 08254-261203

Email: cb0654@canarabank.com

Ref: 1988/ROU2/REC/2025-26

DT: 16.02.2026

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 **20.03.2026** for recovery of **Rs.3,58,21,119.59/-** (Rupees Three Crore Fifty Eight Lakhs Twenty One Thousand One Hundred Nineteen and Paise Fifty Nine Only) due to the **Bijadi Branch** of Canara Bank from **Mrs.Sujata Shekhar Shetty (Borrower)** and **Mr.Shekhar Shinnappa Shetty (Guarantor)**

The reserve price will be **Rs.6,79,32,900/-** (Rupees Six Crore Seventy Nine Lakh Thirty Two Thousand Nine Hundred Only) and the earnest money deposit will be **Rs.67,93,290/-** (Rupees Sixty Seven Lakh Ninety Three Thousand Two Hundred Ninety Only). The Earnest Money Deposit shall be deposited on or before **19.03.2026, 5:00 pm.**

Details and full description of the property.

All that immovable property situated in Koteshwara village, Kundapura Taluk, within the limit of Koteshwara Grama Panchayat - Mooli Right

Area of the Land - Koteshwara Village

Total area of Land - 1483.57 Sq.Mtr.

Area of the building - 1784.37 Sq.Mtr.

Item No.	Survey No.	Extent of Area/s. (in Acres/ Cents)	Location	Boundaries
1	354/4B1 N.A	36.66 cents	Koteshwara Village	North: Sub division line & Plot of Venkatachala Bhat in S. No 354/3 East: Sub Division line & Plot of Surendra Shetty in S.No.354/4B2 South: Survey Line & PWD road in S.No. 320 West: Sub Division line & Plot of Sardar Sabjan in S.No.354/4A1



Ref: 1988/ROU2/REC/2025-26

SALE NOTICE OF SUJATA SEKHAR SHETTY

DT: 16.02.2026

(Above plot is the portion of the erstwhile S.No.354/4B and has been permitted to be used for commercial purpose, as per the terms of an endorsement dt 28-08-2014, vide no. ALN:CR:177/2014-15 AND ALN:SR:307/2014-15, issued by the Tahasildar kundapura, and the above plot is identified as plot 152600203900194376 in form 9 and 11A, dt 06-12-2022, issued by the PDO Grama Panchayath koteshwara).

CERSAI Asset ID : 200068991082
Security Interest ID : 400067915752

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, Bijadi Branch, Canara Bank, Ph. No. 9483520654/9372139617 during office hours on any working day and e-mail: cb0654@canarabank.com or roudi2rec@canarabank.com.

कृते केनरा बैंक/For CANARA BANK

M. N. Roudy

अधिकृत अधिकारी / Authorised Officer

Canara Bank

Place: Bijadi

Date: 16.02.2026



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.02.2026

Name and Address of the Secured Creditor:	Canara Bank, Bijadi Branch
Name And Address of The Borrower(s)/ Guarantor(s) / Mortgagor	<u>Borrower():</u> 1) Mrs. Sujata Shekhar Shetty Wo Shekhar Shetty 1362 1 Ganga Nivas Belgaum Goa Road Khanapur Khanapur, Karnataka-591302 2) Mrs. Sujata Shekhar Shetty Sy No. 354/4b1 Rpd No.152600203900194376 Hallady Village Road, Koteshwara Panchayath And Village Kundapura Taluk Udupi -576222 (As Per Sanction Letter) <u>Guarantor(s):</u> 1) Mr. Shekhar Shinappa Shetty 1362 1 Ganga Nivas Belgaum Goa Road Khanapur Khanapur, Karnataka-591302 2) Mr. Shekhar Shinappa Shetty Jamboti Road, Near By New Bus Stand, Khanapur, Belgaum Karnataka-591302 3) Mr. Shekhar Shinappa Shetty Sy No. 354/4b1 Rpd No.152600203900194376 Hallady Village Road, Koteshwara Panchayath And Village Kundapura Taluk Udupi -576222
Total Contractual liabilities as on (16.02.2026):	<u>Rs.3,58,21,119.59/-</u> (Rupees Three Crore Fifty Eight Lakhs Twenty One Thousand One Hundred Nineteen and Paise Fifty Nine Only) (plus unapplied interest w.e.f 17.02.2026 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	20.03.2026, 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.6,79,32,900/- (Rupees Six Crore Seventy Nine Lakh Thirty Two Thousand Nine Hundred Only)

Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorized Officer, on or before 19.03.2026 between 10.00 AM and 5.00 PM.
- 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.
- 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 19.03.2026, 5:00 pm
- 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
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 19.03.2026, 5:00 PM, to Canara Bank, Bijadi Branch by hand or by email.
 - Challan No./Wallet Ref order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- 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
- 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.
- 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 Lakh (Rupees Fifty Lakh) 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 Bijadi Branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Regional Office - II, Udupi , Ph.No: 9448990966 , E-mail id:roudi2rec@canarabank.com (OR) Branch In Charge, Bijadi Branch, Canara Bank, Ph.No. 9483520654/9372139617, E-mail id:cb0654@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.

Place: Bijadi

Date: 16.02.2026



कृते केनरा बैंक/For CANARA BANK

(Signature)

अधिकृत अधिकारी / Authorised Officer
Authorized Officer

Canara Bank

(Signature)