



INFANTRY ROAD II BRANCH

#91, I Floor, Infantry Road, Bengaluru ,560025 Mail id: cb1927@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable / movable 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 / movable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Canara Bank, Infantry Road Branch will be sold on **20.03.2026** "As is where is", "As is what is" and "Whatever there is" for recovery of **Rs. 2,41,53,176.21**(Rupees Two Crore Forty One Lakhs Fifty Three Thousand One Hundred Seventy Six and Paise Twenty One Only) with further interest/charges due to the Canara Bank, Infantry Road Branch, Bengaluru-560025.

BORROWER/GUARANTOR (S)

M/S VEDIC BIO-LABS PRIVATE LIMITED
NO.21/1,ALAKABILALU VILLAGE TARALU PANCHAYAT
UTTARAHALLI HOBLI
SOUTH TALUK
BENGALURU-560082

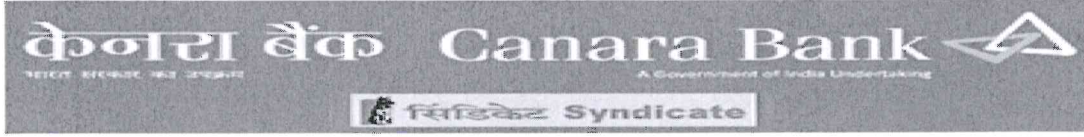
MR. PATAVARDHAN S SHYLES (Director)
618 SAMRUDDI 24TH CROSS ROAD
20TH MAIN ROAD POORNAPRAJNA LAYOUT
SUBRAMANYAPURA
BENGALURU-560061

SMT. MADHAVI RAM PRAKASH (Director)
W O RAMPRAKASH PATAVARDHAN
618 24TH CROSS 20 TH MAIN
POORNAPRAJNA LAYOUT
BENGALURU-560061

SMT.S VASANTHA LAKSHMI (Director)
W/o Sri Late SATHYAMURTHY N PATAVARDHAN
618 SAMRUDDI 24TH CROSS ROAD
20TH MAIN ROAD POORNAPRAJNA LAYOUT
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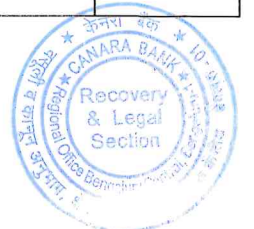
MR. VIJAY SAGAR SHETTY (Director)
S/O Sri. Ganesha
SITE NO 1817 FLAT NO 201 2ND FLOOR
FORTUNA SRINIVASAM
12TH MAIN,31ST CROSS
2ND STAGE, BANASHANKARI
BENGALURU-560070

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **18.03.2026** by **5.00 PM** in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) 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, the description of the property is as under

(Amt in Lakhs)

Lot	Description of the Immovable Property	Reserve Price	EMD
1	All that piece and parcel of vacant immovable residential property bearing Site No.28 and Portion of Sites Nos.28/A,28/B,28/C,31/B and 31/C, BBMP Khatha No.200/29/28/A/28/B/28/6/31/B/31/C/28 formed in No.29, Assessment Khatha No.29 situated at Arehalli Village,Uttarahalli Hobli,Bangalore South Taluk, BBMP Ward No.184-UTTARAHALLI,totally measuring 6062 Square Feet, and Bounded on : East by : Road West by : Private Property North by : Road South by : Sites No.27 and No.31 <u>Item No.1</u> All that piece and parcel of vacant property being northern portion of Site No.28.Khatha No.29 situated at Arehalli Village,Uttarahalli Hobli,Bangalore South Taluk, BBMP Ward No.184-UTTARAHALLI,measuring East to west :40 Feet and North to South : 15 Feet,totally measuring 600 Square Feet,and bounded on the East by : Road West by : Site No.31 North by : Private Property South by : Remaining portion of same Site No.28;	606.20	60.62

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ITEM No.2

All that piece and parcel of vacant immovable residential property being Southern portion of Site No.28.Khatha No.29 situated at Arehalli Village,Uttarahalli Hobli,Bangalore South Taluk,BBMP Ward No.184-UTTARAHALLI,measuring East to west :40 Feet and North to South : 15 Feet,totally measuring 600 Square Feet,and bounded on the

East by : Road

West by : Site No.31

North by : Remaining portion of same Site No.28;

South by : Site No.27

ITEM No.3

All that piece and parcel of vacant immovable residential property being Southern portion of Site No.28/A,28/B,28/C,31/B, and 31/C,formed in No.29,Assessment Khatha No.29 situated at Arehalli Village,Uttarahalli Hobli,Bangalore South Taluk, BBMP Ward No.184-UTTARAHALLI,measuring

(i) East to West : On the Northern Side 45 feet, on the Southern Side 45 Feet and North to South : on the Eastern Side 70 Feet and on the Western Side 55 Feet
OR $\{ (45+45)/2 \} \times \{ (70+55)/2 \}$, in all measuring 2812.5 Square Feet.

AND

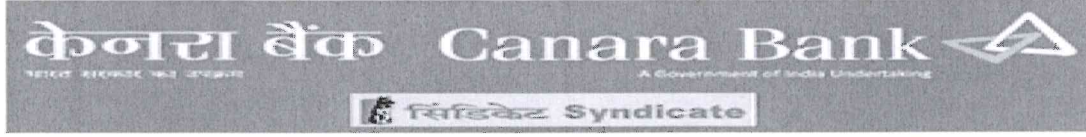
(ii) East to West : On the Northern Side 40 Feet, on the Southern Side 40 Feet and North to South : On the Eastern Side 62.5 Feet and on the western Side 40 Feet OR $\{(40+40)/2\} \times \{(62.5+40)/2\}$, in all measuring 2050 Square Feet.

The aforesaid property totally measuring 4862.5 Square Feet, the said property is in "L" shape and is bounded on

East by : Road

West by : Private Property





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North by : Road South by : Site No.31 and No.28 The item No.1, item No.2, Item No.3 make up the schedule property (Entire Property)		
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The incremental value of the properties mentioned above will be in multiples of Rs.5,00,000/- (Rupees Five Lakh Only).

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

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 Canara Bank, Infantry Road Branch, Bengaluru-560025, Phone No. 9913251189, 9632452168 during office hours on any working day.

केनरा बैंक / CANARA BANK

शाखा नाम / Branch Name _____



Authorized Officer

Canara Bank

Date: 13.02.2026

Place: Bengaluru

Note:: Sale Notice dated 11.02.2026 is hereby withdrawn

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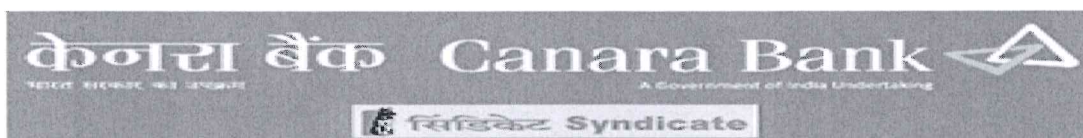
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.02.2026

1. Name and Address of the Secured Creditor :	Canara Bank, Infantry Road Branch, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	M/S VEDIC BIO-LABS PRIVATE LIMITED NO.21/1,ALAKABILALU VILLAGE TARALU PANCHAYAT UTTARAHALLI HOBLI SOUTH TALUK BENGALURU-560082 MR. PATTAVARDHAN S SHYLESH (Director) 618 SAMRUDDI 24TH CROSS ROAD 20TH MAIN ROAD POORNAPRAJNA LAYOUT SUBRAMANYAPURA BENGALURU-560061 SMT. MADHAVI RAM PRAKASH (Director) W O RAMPRAKASH PATTAVARDHAN 618 24TH CROSS 20 TH MAIN POORNAPRAJNA LAYOUT BENGALURU-560061 SMT.S VASANTHA LAKSHMI (Director) W/o Sri Late SATHYAMURTHY N PATTAVARDHAN 618 SAMRUDDI 24TH CROSS ROAD 20TH MAIN ROAD POORNAPRAJNA LAYOUT SUBRAMANYAPURA, BENGALURU-560061 MR. VIJAY SAGAR SHETTY (Director) S/O Sri. Ganesha SITE NO 1817 FLAT NO 201 2ND FLOOR FORTUNA SRINIVASAM 12TH MAIN,31ST CROSS 2ND STAGE, BANASHANKARI BENGALURU-560070
Total liabilities:	Rs. 2,41,53,176.21(Rupees Two Crore Forty One Lakhs Fifty Three Thousand One Hundred Seventy Six and Paise Twenty One Only) along with further Interest and cost thereon due to Infantry Road Branch, Bengaluru.
1. (a) Mode of Auction :	E-Auction.
(b)Details of Auction service provider	M/s PSB Alliance (Baanknet) Contact no: 8291220220 e- mail: support.baanknet@psballiance.com Website: https://baanknet.com/

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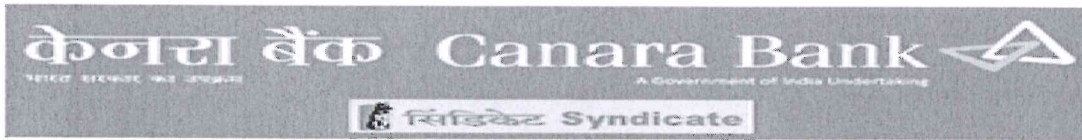
(c) Date & Time of Auction	20.03.2026 & 11:00 AM to 12:00 PM
(d) Place of Auction	Online.
2. Reserve Price / EMD :-	The reserve price of Property is Rs. 606.20 lakhs The earnest money deposit of Property is Rs. 60.62 lakhs
3. The property can be inspected Date & Time	17.03.2026, 10AM to 4PM

Other terms and conditions:

- The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below). 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 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.
- Property can be inspected on 17.03.2026 between 10AM to 4PM
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email: support.baanknet@psballiance.com)
- The intending bidders shall deposit Earnest Money Deposit (EMD) amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) 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 on or before 18.03.2026 - 5:00 PM. The 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 no. 8291220220, e-mail: support.baanknet@psballiance.com)
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.5,00,000/- (Rupees Five Lakh Only) for the properties mentioned above. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that

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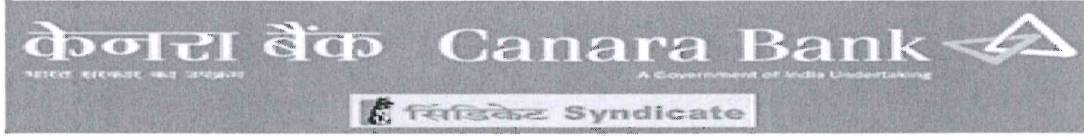
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effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

- g) The incremental amount/price during the time of each extension shall be Rs.5,00,000/- (incremental price) and time shall be extended to 05(minutes) when valid bid received in last minutes.
- h) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j) The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, Infantry Road Branch, IFSC Code CNRB0001927 (Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- m) To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- n) It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 17.03.2026 from 10.00A.M. to 4.00P.M.
- o) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **18.03.2026 - 05:30 PM** to Infantry Road branch of Canara Bank Bengaluru - 560027, by hand or by e-mail.
 - i) Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt

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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.

- p) 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) Bangalore (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com)
- q) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- r) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- s) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- t) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Infantry Road Branch, of Canara Bank, Bengaluru who, as a facilitating center, shall make necessary arrangements.
- u) For further details contact Chief Manager, Infantry Road Branch, Ph 080 - 25599936, Mob 9483521927, 9913251189, 9632452168, email id cb1927@canarabank.com during office hours on any working day, OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, 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.

केनरा बैंक / CANARA BANK

शाखा नाम / Branch Name _____

[Signature]

अधिकृत / Authorized Officer

Canara Bank

Date: 13.02.2026

Place: Bengaluru



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#91, I Floor, Infantry Road, Bengaluru ,560025 Mail id: cb1927@canarabank.com

Ref No. 1927/EA/MAR/01/2025-26

Date: 13.02.2026

To,

M/S VEDIC BIO-LABS PRIVATE LIMITED
NO.21/1,ALAKABILALU VILLAGE TARALU PANCHAYAT
UTTARAHALLI HOBLI
SOUTH TALUK
BENGALURU-560082

MR. PATTAVARDHAN S SHYLES (Director)
618 SAMRUDDI 24TH CROSS ROAD
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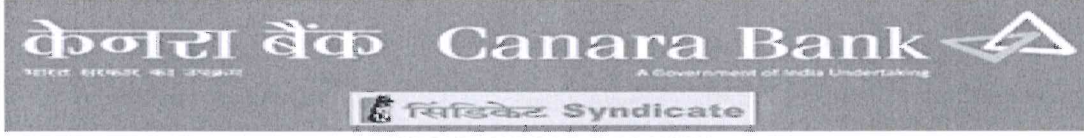
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S/O Sri. Ganesha
SITE NO 1817 FLAT NO 201 2ND FLOOR
FORTUNA SRINIVASAM
12TH MAIN,31ST CROSS
2ND STAGE, BANASHANKARI
BENGALURU-560070

Dear Sir / Madam,

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

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#91, I Floor, Infantry Road, Bengaluru ,560025 Mail id: cb1927@canarabank.com

As you are aware, I on behalf of Canara Bank, Infantry Road Branch, Bengaluru 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 Infantry Road Branch Bengaluru 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 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 within 30 days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing 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 law in force.

Yours faithfully,

केनरा बैंक / CANARA BANK

शाखा नाम / Branch Name _____



Authorized Officer

Canara Bank

Encl: Sale Notice



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