

Ref: 6933/133/SALE NOTICE/07/MAR/2026

Date: 17-02-2026

COVERING LETTER TO SALE NOTICE
"WITHOUT PREJUDICE"

To,
Sri. Kondaiah S,
S/o Late Sannegowda,
By Pass Road,
4th Block Kushal Nagar Town,
Somwarpet Taluk,
Kodagu District - 571232

..... Borrower

Sri. Nasir M E,
S/o Ibrahim M H,
D No.2, 146/3,
Auvabi layout, Dandinpet,
Kushalnagar Taluk,
Kodagu District - 571234

..... Guarantor

Smt. P Grace Shobha,
W/o S Kondaiah,
By Pass Road,
4th Block Kushal Nagar Town,
Somwarpet Taluk,
Kodagu District - 571232

..... Guarantor

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.

As you are aware, I on behalf of Canara Bank **Bylakuppe 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 **Bylakuppe 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 thereunder, 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,

Authorised Officer, Canara Bank

Authorised Officer Under
Securitisation and Reconstruction
of Financial Assets & Enforcement
of Security Interest Act 2002





MYSURU RURAL REGIONAL OFFICE

#26/A, 1st Floor, Guest House Road, Near BSNL Office, Nazarbad, Mysuru-570010
Phone: 0821-2568720/2568200. E.mail:romys2rec@canarabank.com

Ref: 6933/133/SALE NOTICE/07/MAR/2026

Date: 17-02-2026

(Auction Sale Notice for Sale of Immovable Properties)

SALE NOTICE

CERSAI ID : 400008146718

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 Authorised Officer of the Canara Bank, Bylakuppe Branch Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **18-03-2026**, for recovery of Rs. **₹. 21,58,363/- (Rupees Twenty One Lakh Fifty Eight Thousand Three Hundred Sixty Three Only)** as on **17-02-2026** with further interest and cost thereon due to the Secured Creditor from **Sri. Kondaiah S, S/o Late Sannegowda, By Pass Road, 4th Block Kushal Nagar Town, Somwarpet Taluk, Kodagu District - 571232**. The reserve price will be **₹.63,02,000/-** and the earnest money deposit will be **₹.6,30,200/-**.

1	Name and Address of the Secured Creditor	Canara Bank, Bylakuppe Branch
2	Name and Address of the Borrower & Guarantor	1. Sri. Kondaiah S, S/o Late Sannegowda, By Pass Road, 4 th Block Kushal Nagar Town, Somwarpet Taluk, Kodagu District - 571232 2. Sri. Nasir M E, S/o Ibrahim M H, D No.2, 146/3, Auvabi layout, Dandinpet, Kushalnagar Taluk, Kodagu District - 571234 3. Smt. P Grace Shobha, W/o S Kondaiah, By Pass Road, 4 th Block Kushal Nagar Town, Somwarpet Taluk, Kodagu District - 571232
3	Total liabilities as on (17-02-2026)	₹. 21,58,363/- (Rupees Twenty One Lakh Fifty Eight Thousand Three Hundred Sixty Three Only) + Further interest and cost thereon

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of Security Interest Act 2002*



मैसूरु ग्रामीण क्षेत्रीय कार्यालय, वसूली व विधी अनुभाग, #26/ए, प्रथम तल, गेस्ट हाउस रोड, बीएसएनएल कार्यालय के पास, नज़रबाद, मैसूरु-570010
फोन: 0821-2568720, ई-मेल: romys2rec@canarabank.com

Mysuru Rural Regional Office, R&L Section(Recovery), #26/A, 1st Floor, Guest House Road, Near BSNL Office, Nazarbad, Mysuru-570010.
Phone: 0821 - 2568720, E-mail: romys2rec@canarabank.com

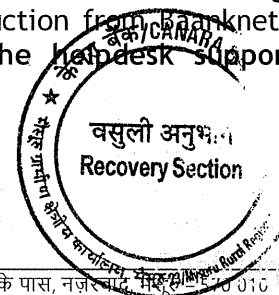
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (Baanknet) Email: support.BAANKNET@psballiance.com / support.ebkcray@procure247.com Contact helpdesk support of Baanknet: 7046612345 / 6354910172/ 8291220220 / 9892219848 / 8160205051 Website: https://baanknet.com) 18-03-2026 11.30 am to 12.30 pm Online
5	Details of Property/ies All that piece and parcel of the Residential House property situated in an area of 20.00 cents (8712.00 sq. ft) along with RCC Residential Building consisting of 1220 sq ft in survey number 4/5 at Heggadalli Village, Khushal Nagar Hobli, Somawarpet Taluk, Kodagu District and property bounded by: East By : Site No. 67,69 West By : Road North By : Road South By : Road (The details of encumbrances, if any: Not to the knowledge of the Bank)	
6	Reserve Price	₹.63,02,000/- (Rupees Sixty Three Lakh Two Thousand Only)
7	Earnest Money Deposit	₹.6,30,200/- (Rupees Six Lakh Thirty Thousand Two Hundred Only)
8	The property can be inspected Date & Time	16-03-2026 between 10.00 am to 02.00 pm.

9 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on **16-03-2026** between **10.00 am and 02.00 pm**.
- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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

*Authorised Officer Under
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of Securitisation and Reconstruction of Financial Assets & Enforcement

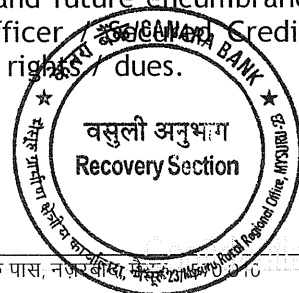


फोन: 0821-2568720, ई-मेल: romys2rec@canarabank.com

7046612345 / 6354910172/ 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com.

- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of ₹.6,30,200/- (Rupees Six Lakh Thirty Thousand Two Hundred Only) being of 10% of the Reserve Price 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 **16-03-2026 at 04.00 pm**.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **50,000/- (Rupees Fifty Thousand Only)** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). 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 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 **50,000/- (Rupees Fifty Thousand Only)** (incremental price) and time shall be extended to **5.00** (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), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days 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 Authorised 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, **Bylakuppe Branch**, IFSC Code **CNRB0011708**.
- 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 is 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.

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फोन: 0821-2568720, ई-मेल: romys2rec@canarabank.com

- 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 16-03-2026 from 10.00 a.m. to 02.00 p.m.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details Sri. Harish Kumar, Nodal Officer, Canara Bank, Mysuru Rural Regional Office, #26/A, 1st Floor, Guest House Road, Near BSNL Office, Nazarbad, Mysuru-570010. Ph. No. 0821 - 2568720 Mobile: 9449860457 E.mail : romys2rec@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com. / support.ebkay@procure247.com).

Place: Mysuru
Date: 17-02-2026



[Signature]
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