

Ref: ARM/MNG/F330/1560/2025-26/NP

Date: 23-02-2026

Regd. Post. A.D.

To,

M/s. Vishnupriya Cashew Industries
Sy. No. 13/8A4, Kadabettu Cross,
Kadabettu Village, Bantwal Taluk,
Dakshina Kannada,
Karnataka - 574211.

Mr. Varadaraja Pai T
S/o. Ragunath Pai T,
Door No. 1-83/4A, Sy. No. 43-2-AP1,
Chennaithody Village,
Mavinakatte, Vamadapadavu,
Bantwal Taluk,
Dakshina Kannada,
Karnataka - 574324.

Mrs. Sandhya V Pai alias Sandhya Baliga
W/o. Varadaraja Pai,
Door No. 1-83/4A, Sy. No. 43-2-AP1,
Chennaithody Village, Mavinakatte, Vamadapadavu,
Bantwal Taluk,
Dakshina Kannada,
Karnataka - 574324

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) 9(1) & read with Rule 6(2) of the Security Interest (Enforcement) Rules, 2002

As you are aware, Authorised officer on behalf of Canara Bank has 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 Bank.

The said loan account has been transferred from our Manugudda Branch, Mangaluru to ARM Branch, Mangaluru for the purpose of recovery. The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) being published in the News paper containing the terms and conditions of the sale.





(A GOVERNMENT OF INDIA UNDERTAKING)
A R M BRANCH CANARA BANK BUILDING, HAMPANKATTA, MANGALURU-575001

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कनरा बँक
For Canara Bank

अधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मंगलुरु
ARM Branch, Mangaluru

**AUTHORISED OFFICER
CANARA BANK**

Enclosure – Sale Notice



ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA BALMATTA ROAD MANGALURU
575001
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9(1) READ WITH RULE 6(2) 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 movable & immovable properties mortgaged/charged to the Secured Creditor, the Constructive Possession of which has been taken by the Authorized Officer of Canara Bank will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 16.03.2026 for recovery of Rs. 13,16,91,832 (Rupees Thirteen Crores Sixteen Lakhs Ninety One Thousand Eight Hundred Thirty Two only) liability as on 30.11.2025 plus further interest from 01.12.2025 at contractual rate of interest till the date of payment, incidental expenses, other charges and costs etc. due to the A.R.M Branch of Canara Bank, Circle Office Building, Mangaluru 575001 from M/s. Vishnupriya Cashew Industries, represented by its partners Mr.Varadaraja Pai T (Guarantor & Mortgagor) and Mrs. Sandhya V Pai alias Sandhya Baliga (Guarantor & Mortgagor) .

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the borrower & Guarantor	M/s. Vishnupriya Cashew Industries Sy. No. 13/8A4, Kadabettu Cross, Kadabettu Village, Bantwal Taluk, Dakshina Kannada, Karnataka - 574211. Mr. Varadaraja Pai T S/o. Ragunath Pai T, Door No. 1-83/4A, Sy. No. 43-2-AP1, Chennaithody Village, Mavinakatte, Vamadapadavu, Bantwal Taluk,



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	Dakshina Kannada, Karnataka - 574324. Mrs. Sandhya V Pai alias Sandhya Baliga W/o. Varadaraja Pai, Door No. 1-83/4A, Sy. No. 43-2-AP1, Chennaithody Village, Mavinakatte, Vamadapadavu, Bantwal Taluk, Dakshina Kannada, Karnataka - 574324
Total Liabilities as on 30.11.2025	Rs. 13,16,91,832 (Rupees Thirteen Crores Sixteen Lakhs Ninety One Thousand Eight Hundred Thirty Two only)
(a) Mode of auction (b) Details of auction service provider (c) Date & time of auction (d) Place of auction	Online https://baanknet.com/ 16.03.2026 Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.) "Online Electronic Bidding" through the website https://baanknet.com/
Details and full description of movable and immovable property	Lot 1: Non Agricultural Immovable property situated in Kadabettu Village of Bantwal Taluk and within the Registration Sub-District of Bantwal, D.K District and comprised in:- E Property No. 151100202700200142



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	R. S. No.	Kissam	Extent A-C	Extent Sq.Mtr	Remarks
	13-8A4	Converted	1-17	4734.82	Full Sub-Division
	With Industrial Shed bearing Door No. KD1-78, measuring 1877 Sq.Mtrs, along with all other mamool and easementary rights appurtenant thereto in the name of Mr. Varadaraja Pai T. Boundaries:- North: Sub-Division Line of Sy. No. 13/9 & 8/A9. South: Survey Line of Sy. No.63. East : Sub-Division Line of Sy. No. 13/9 & 8/A9. West: Survey Line of Sy. No.13-8A5. Lot 2: All the hypothecated movable properties consisting of Equipments, Machineries installed in industrial building situated in Door No 13,KD-1-78, S No 13/8A4, Vamadapadavu Cross, Vogga, Bantwal Taluk				
Reserve price	Lot 1: The Reserve Price for the property will be Rs.2,30,00,000.00 (Rupees Two Crore Thirty Lakhs only) Lot 2: The Reserve Price for the property will be Rs.20,00,000.00 (Rupees Twenty lakhs only)				
Earnest Money Deposit	Lot 1: Earnest Money Deposit will be Rs.23,00,000.00 (Rupees Twenty Three Lakhs only) Lot 2: Earnest Money Deposit will be Rs.2,00,000.00 (Rupees Two Lakhs only)				
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.				



Other terms and conditions of sale Notice dated 23-02-2026

- 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).
- Lot No.1 will be sold only if a separate valid bid is received and successful in respect of item of Lot 2. However, parties may bid for both Lot - 1 & Lot - 2 and take both items.**
- The property/ies will be sold above the Reserve Price.
- The property can be inspected with prior permission from Authorised Officer.
- 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 (Contactdetails7046612345/6354910172/8291220220/9892219848/8160205051,Email:support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. **Rs.23,00,000.00** (Rupees Twenty Three Lakhs only) **for LOT 1 and Rs.2,00,000.00** (Rupees Two Lakhs only) **for LOT 2** 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 **15-03-2026** at 5:00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (Rupees One Lakhs 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.



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- h. The incremental amount/price during the time of each extension shall be Rs. Rs.1,00,000/- (Rupees One Lakhs only) (incremental price) and time shall be extended to 05 (minutes) when valid bid received in last minutes.
- i. 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 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.
- k. 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, Name of Branch, IFSC Code CNRB0006296 (Branch IFSC Code).
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. 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.
- n. 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.
- o. 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 with prior permission from Authorised Officer.





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- p. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- q. For further details contact, Canara Bank, ARM Branch, Canara Bank building, Mangaluru (Phone No. 9008635652, 0824-2440469) e-mail id: cb6296@canarabank.com or/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email: Support.BAANKNET@psballiance.com).

कने केनरा बैंक
For Canara Bank

अधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मंगलुरु
ARM Branch, Mangaluru

Place: Mangaluru
Date: 23-02-2026



Authorised Officer
Canara Bank