



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 22.04.2026 for recovery of Rs. 13,34,77,229.47 (Rupees Thirteen Crore Thirty Four Lakh Seventy Seven Thousand Two Hundred Twenty Nine and Forty Seven Paise Only) liability as on 31.12.2025 plus further interest from 01.01.2026 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, Chennaitihody 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, Chennathody Village, Mavinakatte, Vamadapadavu, Bantwal Taluk, Dakshina Kannada, Karnataka - 574324	Total Liabilities as on 31.12.2025	(a) Mode of auction (b) Details of auction service provider (c) Date & time of auction (d) Place of auction	Details and full description of movable and immovable property
Rs. 13,34,77,229.47 (Rupees Thirteen Crore Thirty Four Lakh Seventy Seven Thousand Two Hundred Twenty Nine and Forty Seven Paise Only)	Online https://baanknet.com/	“Online Electronic Bidding” through the website https://baanknet.com/ unlimited extension of 5 minutes duration each till the conclusion of the sale.) Time: 10.30 am to 11.30 am (with conclusion of the sale.) 22.04.2026	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
R. S. No.	13-8A4	Kissam	Extent A-C
Remarks	Sq.Mtr	4734.82	Full Sub-Division

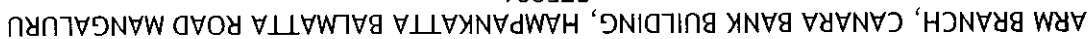
The property can be inspected Date & Time	Earnest Money Deposit	Reserve price	With Industrial Shed bearing Door No. KD1-78, measuring 1877 Sq.Mtrs, along with all other mamool and easementary rights appurtenant thereto in the name of Mr. Varadaraja Pai T. Boundaries:- North: Sub-Division Line of Sy. 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
The property can be inspected Date & Time	Earnest Money Deposit	Reserve price	Lot 1: The Reserve Price for the property will be Rs.2,20,00,000.00 (Rupees Two Crore Twenty Lakh only) Lot 2: The Reserve Price for the property will be Rs.19,00,000.00 (Rupees Nineteen lakh only)
The property can be inspected Date & Time	Earnest Money Deposit	Reserve price	Lot 1: The Reserve Price for the property will be Rs.22,00,000.00 (Rupees Twenty Two Lakh only) Lot 2: The Reserve Price for the property will be Rs.1,90,000.00 (Rupees One Lakh Ninety Thousand only)

The property can be inspected, with Prior Appointment with Authorised Officer.

Other terms and conditions of sale Notice dated 26.03.2026

- a. 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).
- b. 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.
- c. The property/ies will be sold above the Reserve Price.
- d. The property can be inspected with prior permission from Authorised Officer.
- e. 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 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 7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.

- f. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. Rs.22,00,000.00 (Rupees Twenty Two Lakh only) for LOT 1 and Rs.1,90,000.00 (Rupees One Lakh Ninety Thousand 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 **21.04.2026** at 5:00 PM.
- g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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.



(A GOVERNMENT OF INDIA UNDERTAKING)

- be permitted to interested bidders at site with prior permission from Authorised Officer.

- 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),(ContactNo.7046612345/6354910172/8291220220/98922198 48/8160205051, Email: Support.BAANKNET@psballiance.com).

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For Canara Bank
Authorised Officer / Authorised Officer
ARM Branch, Mangaluru

Authorised Officer
Canara Bank



Place: Mangaluru
Date: 26.03.2026