

SHOOLAY BRANCH, 87/8, ST. PATRICK CHURCH COMPLEX, RESIDENCY ROAD, SHOOLAY, Bengaluru-560025
cb10418@canarabank.com

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 / movable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Canara Bank, SHOOLAY Branch will be sold "As is where is", "As is what is" and "Whatever there is" on **27.04.2026** for recovery of Rs. **3,29,84,992.08 (Rupees Three Crore Twenty Nine Lakh Eighty Four Thousand Nine Hundred Ninety Two and Paise Eight Only)** with further interest/charges due to the Canara Bank, SHOOLAY Branch, Bengaluru-560025 from M/s. TOTAL SOLUTIONS Represented by Prop. K M RAVINDRA. The Reserve price will be Rs.2,03,17,500/- and the earnest money deposit will be Rs.20,31,750/-

BORROWER/GUARANTOR (S)

RAVINDRA K M
S/O VEERABHADRAIAH
NO.213, R.R LAYOUT
NAGADEVANAHALLI
JNANABHARATHI POST, KENGERI
BENGALURU-560056

Guarantor

Mr. VINAY KUMAR K R
NO 21 3, R R LAYOUT
NAGADEVANA HALLI
BENGALURU, KARNATAKA-560056

2. M/s. TOTAL SOLUTIONS
Represented by Prop. K M RAVINDRA
28 47 59TH CROSS 4TH N BLOCK
RAJAJINAGAR, BENGALURU
BENGALURU NORTH
KARNATAKA-560010

Prop. Mr. RAVINDRA K M
S/O VEERABHADRAIAH
NO.213 , R.R LAYOUT
NAGADEVANAHALLI
JNANABHARATHI POST
BENGALURU-560056

Also having address at

MR. RAVINDRA K M
NO 28/47 59 CROSS
4TH N BLOCK RAJAJI NAGAR
BENGALURU
KARNATAKA 560010

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MR. RAVINDRA K M
NO.63, G M PALYA
NEW THIPPASANDRA
BANGALORE 562131

And

MR. RAVINDRA K M
S/o VEERABHADRAIAH
No.132 6th Cross
Channasandra Layout
Bangalore -560098

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **24.04.2026 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

Lot	Description of the Immovable Property	Reserve Price	EMD
1	All that piece and parcel of property bearing portion of Site no.16, BBMP Khatha No.1061/1025/32/6/16 situated in Nagadevanahalli Village, Kengeri Hobli, Bangalore South Taluk, within limits of BBMP, Kengeri Sub-Division measuring East to West : Northern side of 50-0 feet, Southern side 44-0 feet and North to South : Eastern side 26.34, Western side 27 feet ,in all measuring 1200 Sq ft. along with RCC Building with all civic amenities and bounded on the; East by : 30-0 feet Road West by : Site No.15 North by : Northern portion of site No.16 pertains to M V Nagaraj South by : Private Property	Rs.2,03,17,500	Rs.20,31,750

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.in or may contact Canara Bank, SHOOLAY Branch, Bengaluru-560025, Phone No. 080-25587119; Mobile No. 9449860689, 9945276590 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

मुख्य प्रबंधक Chief Manager
शूले शाखा, बंगलुरु - 560 025
Shoolay Br, Bengaluru - 560 025

Authorized Officer
Canara Bank

Date: 07.04.2026
Place: Bengaluru

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.04.2026

1. Name and Address of the Secured Creditor :	Canara Bank, SHOOLAY Branch, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	RAVINDRA K M S/O VEERABHADRAIAH NO.213 , R.R LAYOUT NAGADEVANAHALLI JNANABHARATHI POST, KENGERI BENGALURU-560056 Guarantor Mr. VINAY KUMAR K R NO 21 3, R R LAYOUT NAGADEVANA HALLI BENGALURU KARNATAKA-560056 2. M/s.TOTAL SOLUTIONS Represented by Prop. K M RAVINDRA 28 47 59TH CROSS 4TH N BLOCK RAJAJINAGAR BENGALURU BENGALURU NORTH KARNATAKA-560010 Prop. Mr. RAVINDRA K M S/O VEERABHADRAIAH NO.213 , R.R LAYOUT NAGADEVANAHALLI JNANABHARATHI POST BENGALURU-560056 Also having address at MR. RAVINDRA K M NO 28/47 59 CROSS 4TH N BLOCK RAJAJI NAGAR BENGALURU, KARNATAKA 560010 MR. RAVINDRA K M NO.63, G M PALYA NEW THIPPASANDRA BANGALORE 562131 And MR. RAVINDRA K M S/o VEERABHADRAIAH No.132 6th Cross Channasandra Layout Bangalore -560098

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Total liabilities:	Rs.3,29,84,992.08 (Rupees Three Crore Twenty Nine Lakh Eighty Four Thousand Nine Hundred Ninety Two and Paise Eight Only) along with further Interest and cost thereon due to SHOOLAY Branch, Bengaluru.
1. (a) Mode of Auction :	E-Auction.
(b)Details of Auction service provider	M/s PSB Alliance Pvt Ltd (BAANKNET) Contact no: 8291220220 e- mail: support.baanknet@psballiance.com Website: https://baanknet.com/
(c) Date & Time of Auction	27.04.2026 & 11:00 AM to 12:00 PM
(d) Place of Auction	Online.
2. Reserve Price / EMD :-	The reserve price is Rs.2,03,17,500 The earnest money deposit is Rs.20,31,750
3. The property can be inspected Date & Time	On or before 23.04.2026, 10AM to 4PM
4. Details of Encumbrance	NA
5. Detail of litigation	NA

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 or before 23.04.2026 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 Rs. 20,31,750/- being 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 24.04.2026 - 5:00 PM.

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- f) 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 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) No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- 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, SHOOLAY Branch, IFSC Code CNRB0010418 (Branch IFSC Code).
- l) It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only
- n) 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.
- o) 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



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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. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

- p) 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 23.04.2026 from 10.00A.M. to 4.00P.M.
- q) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 24.04.2026 - 06:00 PM to SHOOLAY branch of Canara Bank Bengaluru - 560025, by hand or by e-mail.
- i) Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt 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.
- r) 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)
- s) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- t) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- u) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach SHOOLAY Branch, of Canara Bank, Bengaluru who, as a facilitating center, shall make necessary arrangements.

At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice

For further details contact Chief Manager, SHOOLAY Branch, Ph 080-25587119; Mobile No. 9449860689, 9945276590, email id cb10418@canarabank.com during office hours on any working day, OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7045612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.baanknet@psballiance.com/).

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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.

कृते केनरा बैंक /For CANARA BANK

मुख्य प्रबंधक Chief Manager
शूले शाखा, बेंगलुरु - 560 025
Shoolay Br., Bengaluru - 560 025

Authorized Officer
Canara Bank

Date: 07.04.2026
Place: Bengaluru

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cb10418@canarabank.com

COVERING LETTER TO SALE NOTICE

Ref No.10418/EA/MAR/01/2026-27

Date: 07.04.2026

To,
RAVINDRA K M
S/O VEERABHADRAIAH
NO.213, R.R LAYOUT
NAGADEVANAHALLI
JNANABHARATHI POST, KENGERI
BENGALURU-560056

Guarantor

Mr. VINAY KUMAR K R
NO 21 3, R R LAYOUT
NAGADEVANA HALLI
BENGALURU
KARNATAKA-560056

2. M/s. TOTAL SOLUTIONS
Represented by Prop. K M RAVINDRA
28 47 59TH CROSS 4TH N BLOCK
RAJAJINAGAR
BENGALURU
BENGALURU NORTH
KARNATAKA-560010

Prop. Mr. RAVINDRA K M
S/O VEERABHADRAIAH
NO.213, R.R LAYOUT
NAGADEVANAHALLI
JNANABHARATHI POST
BENGALURU-560056

Also having address at

MR. RAVINDRA K M
NO 28/47 59 CROSS
4TH N BLOCK RAJAJI NAGAR
BENGALURU
KARNATAKA 560010

MR. RAVINDRA K M
NO.63, G M PALYA
NEW THIPPASANDRA
BANGALORE 562131

And

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cb10418@canarabank.com

MR. RAVINDRA K M
S/o VEERABHADRAIAH
No.132 6th Cross
Channasandra Layout
Bangalore -560098

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, SHOOLAY 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 SHOOLAY 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 15 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,

कृते केनरा बैंक / For CANARA BANK

मुख्य प्रबंधक Chief Manager

शाली शाखा, बंगलुरु - 560 025
Authorized officer
Canara Bank

Encl: Sale Notice

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