

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 Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 / movable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Canara Bank, Infantry Road Branch will be sold on "As is where is", "As is what is" and "Whatever there is" On **27.04.2026** for recovery of **Rs. 2,46,38,412.51 (Rupees Two Crore Forty Six Lakhs Thirty Eight Thousand Four Hundred Twelve and Paise Fifty One Only)** with further interest/charges due to the Canara Bank, Infantry Road Branch, Bengaluru-560025 from **M/s VEDIC BIO-LABS PRIVATE LIMITED**. The Reserve price will be **Rs.6,06,20,000/-** and the earnest money deposit will be **Rs.60,62,000/-**

BORROWER/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

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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

(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; <u>ITEM No.2</u> 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 <u>ITEM No.3</u>	606.20	60.62

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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 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 _____


 अधिकृत अधिकारी / Authorized Officer

Authorized Officer

Canara Bank

Date:08.04.2026

Place: Bengaluru



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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08.04.2026

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
3.Total liabilities:	Rs. 2,46,38,412.51 (Rupees Two Crore Forty Six Lakhs Thirty Eight Thousand Four Hundred Twelve and Paise Fifty One Only) along with further Interest and cost thereon due to Infantry Road Branch, Bengaluru.
4.(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/
(c) Date & Time of Auction	27.04.2026 & 11:00 AM to 12:00 PM
(d) Place of Auction	Online.

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6.Reserve Price	The reserve price of Property is Rs.6,06,20,000
7.Earnest Money Deposit	The earnest money deposit of Property is Rs.60,62,000
8.The property can be inspected Date & Time	23.04.2026, 10AM to 4PM
9.Detail of Encumbrance	NA
10.Detail of litigation	NA

Other terms and conditions:

- a) The property/ies will be sold in “As is where is”, “As is what is”, and “Whatever there is” “Without Recourse” condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- b) The property/ies will be sold above the Reserve Price.
- c) Property can be inspected on 23.04.2026 between 10AM to 4PM
- d) 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 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com)
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) amount of Rs.60,62,000/- being of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly(online) 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.
- 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) (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 Rs.5,00,000/- (incremental price) and time shall be extended to 05(minutes) when valid bid received in last minutes.

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- 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) 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, Infantry Road Branch, IFSC Code CNRB0001927 (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 by the Successful buyer from sale amount. 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 or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of 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.

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- q) The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r) 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
- s) For further details contact Chief Manager, Infantry Road Branch, Ph 080 - 25599936, Mob 9483521927, 9913251189, 9632452168, email id cb1927@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/).

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.

Date: 08.04.2026

Place: Bengaluru

केनरा बैंक / CANARA BANK

शाखा नाम / Branch Name _____



अधिकृत / Authorized Officer
Canara Bank



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

Date: 08.04.2026

To,

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

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SMT. MADHAVI RAM PRAKASH (Director)
W O RAMPRAKASH PATTAVARDHAN
618 24TH CROSS 20 TH MAIN
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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

As you are aware, I on behalf of Canara Bank,Infantry Road 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

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connection with outstanding dues payable by you to our Infantry 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 there under, I am herewith sending the Sale Notice containing 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 other law in force.

Yours faithfully,

केनरा बैंक / CANARA BANK

शाखा नाम / Branch Name _____


Authorized officer
अधिकृत अधिकारी
Canara Bank

Encl: Sale Notice



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