

ANNEXURE - 14
CANARA BANK
COVERING LETTER TO SALE NOTICE

Date: 09.04.2026

To,

- 1) **Sri Vinayak Balachandra Potadar (Borrower)**
Vittal Galli
Bhirdi village
Taluk Raibagh, Dist Belagavi - 591217

Dear Madam/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) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Canara Bank, **Bhirdi 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 **Bhirdi 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.

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

ENCLOSURE - SALE NOTICE

ANNEXURE - 13
(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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 property mortgaged/charged to the Secured Creditor, the **Constructive/Physical** (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of **Bhirdi branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **30.04.2026**, for recovery of **Rs. 25,09,325.94/- (Rupees Twenty Five Lakhs Nine Thousand Three Hundred – Twenty Five and Ninety Four Paisa Only)** and interest thereon due to the **Bhirdi branch** of Canara Bank from **Sri Vinayak Balachandra Potadar** (Borrower).

The reserve price will be **Rs. 4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only)** and the earnest money deposit will be **Rs. 47,500/- (Rupees Forty Seven Thousand Five Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **29.04.2026 at 3.00 pm**.

Details and full description of the immovable property with known encumbrances, if any.

All that part and parcel of the immovable Property bearing VPC No 370/B measuring 704 sq feet, situated at Bhirdi village, Taluk Raibagh, Dist Belagavi bounded by;

East : Road
West : House of Sanjay Potadar
North : Service road
South : Road

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 Manager, Bhirdi branch, Canara Bank, Ph. No. 7996210566 during office hours on any working day.

Date: 09.04.2026
Place: Bhirdi

Authorised Officer

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.04.2026

1	Name and Address of the Secured Creditor	Canara Bank, BHIRDI Branch
2	Name and Address of the Borrower & Guarantor	Sri Vinayak Balachandra Potadar (Borrower) Vittal Galli Bhirdi village Taluk Raibagh, Dist Belagavi - 591217
3	Total liabilities as on 09.04.2026	Rs. 25,09,325.94/- (Rupees Twenty Five Lakhs Nine Thousand Three Hundred – Twenty Five and Ninety Four Paisa Only) as on 09.04.2026 with further interest and Expenses
4.	Last Date & Time of receipt of online tender	29.04.2026 & 5.00PM
5.	Address in which the online tender to be submitted	Canara Bank, BHIRDI Branch
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	30.04.2026 3:00 PM TO 4:00 PM
6a	Portal for E-auction	https://baanknet.com/

7. OTHER TERMS AND CONDITIONS:

The auction sale will be online e-auction-through the website <https://baanknet.com/>

- The property will be sold in "As is where is & as is what is" condition including encumbrances, if any.
- The properties can be inspected on or before 29.04.2026 between 2.00 PM to 5.00 p.m with prior appointment.
- The properties will not be sold below the Reserve Price and the participating bidders may improve their offer further during auction process. Auction would commence at Reserve Price, but bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand only)
- Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact M/s PSB Alliance (Baanknet) Phone No. 8291220220 Email id: support.baanknet@psballiance.com
- Bidders are advised to go through the website <https://baanknet.com/> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction proceedings.
- Prospective bidders if required may avail online training on e-auction from M/s PSB Alliance (Baanknet)
- EMD amount of 10% of the Reserve Price is to be deposited in E- Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly on or before 29.04.2026 upto 5.00 pm.
- A copy of the bid form along with the enclosure submitted online shall be forwarded to the Authorized Officer, Canara Bank, Chikodi RO (in the address mentioned in clause No.1 above) immediately.

- i) Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) The successful bidder/s shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance 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 parties shall be forfeited.
- k) All charges for conveyance, stamp duty and registration charges and TDS amount as per the provisions of the Income Tax Act etc., as applicable shall be borne by the successful bidder/s only.
- l) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.
- m) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of the tender without assigning any reason thereof.
- n) The intending bidder/s shall also attach a copy of the PAN Card issued by the income Tax department and his/her identity proof and the proof of residence such as copy of the AADHAR Card, Passport, Driving license, etc.

Contact person:

CANARA BANK ,
Chikodi RO
Phone No. 9406880047
Rockdrec@canarabank.com

M/s M/s PSB Alliance (Baanknet)

Phone No. **8291220220**

Email id: support.baanknet@psballiance.com

Website : <https://baanknet.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

Place: Chikodi

AUTHORISED OFFICER

Date: 09.04.2026

CANARA BANK