



(A GOVERNMENT OF INDIA UNDERTAKING)

Regional Office Chikodi, 2nd Floor, RD Plaza, Prabhakar Kore Nagar, Chikodi, Pin 591201

COVERING LETTER TO SALE NOTICE

Date: 09.04.2026

To,

1) Venkateshwar Group (Borrower) Manakapur Taluk Chikodi Dist Belgaum Chikodi - 591216	2) Milind Mukund Kulkarni (Guarantor) At Post Manakapur Tal Chikodi Dist Belgaum Manakapur Karnataka – 591216
3) Mukund Vasantrao Kulkarni (Proprietor) No 10 Po Manakapur Tq Chikodi Dist Belgaum Chikodi – 591216	4) Sunita Kantrao Joshi (Guarantor) A/P Manakapur Tal Chikodi Nipani Karnataka – 591237
5) Pramod Rajendra Mali (Guarantor) Manakapur At Mankapur Tq Chikodi Belgaum Dist – 591216	6) Sachin Chougale (Guarantor) Near Matang Samaj Mandir Manakapur Tq Chikodi Manakapur – 591216

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, Manakapur 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 Manakapur 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

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Regional Office Chikodi, 2nd Floor, RD Plaza, Prabhakar Kore Nagar, Chikodi, Pin 591201

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 possession of which has been taken by the Authorised Officer, **Manakapur** 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. 15,58,841.05 /-** (**Rupees Fifteen Lakhs Fifty Eight Thousand Eight hundred – Forty One and Five Paise Only**) being the amount due as on 26.12.2024 along with further interest thereon w.e.f 26.12.2024 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the Manakapur Branch of Canara Bank from **Venkateshwar Group (Borrower)** Manakapur Taluk Chikodi Dist Belgaum Chikodi – 591216, **Mukund Vasantrao Kulkarni (Proprietor)** No 10 Po Manakapur Tq Chikodi Dist Belgaum Chikodi – 591216, **Pramod Rajendra Mali (Guarantor)** Manakapur At Mankapur Tq Chikodi Belgaum Dist – 591216 **Milind Mukund Kulkarni (Guarantor)** At Post Manakapur Tal Chikodi Dist Belgaum Manakapur Karnataka – 591216, **Sunita Kantrao Joshi (Guarantor)** A/P Manakapur Tal Chikodi Nipani Karnataka – 591237 And **Sachin Chougale (Guarantor)** Near Matang Samaj Mandir Manakapur Tq Chikodi Manakapur - 591216.

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

All That Part And Parcel Of The Immovable Property Bearing Gpc No 67 Measuring East - West 73 Ft & South - North 24 Ft i.e 1752 Sq Ft Situated In Manakpur Chikodi Taluka Belagavi District Bounde By

East: Property Of Dattatray Kulkarni

West: Property Of One Gurav

South: Property Of Ambaji Venkatrao Kulkarni

North: Govt Road

The reserve price will be **Rs: 6.50** Lakhs and the earnest money deposit will be **Rs: 0.65** Lakhs. The Earnest Money Deposit shall be deposited on or before **29.04.2026 at 5.00 pm**.

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 Manakapur Branch (Ph No. 7996010586) e-mail ID cb10586@canarabank.com, during office hours on any working day.

Date: 09.04.2026

Place: Chikodi

Authorised Officer

Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.04.2026

1. Name and Address of the Secured Creditor : Canara Bank, Manakapur Branch

2. Name and Address of the Borrower :

7) Venkateshwar Group (Borrower) Manakapur Taluk Chikodi Dist Belgaum Chikodi - 591216	8) Milind Mukund Kulkarni (Guarantor) At Post Manakapur Tal Chikodi Dist Belgaum Manakapur Karnataka – 591216
9) Mukund Vasantrao Kulkarni (Proprietor) No 10 Po Manakapur Tq Chikodi Dist Belgaum Chikodi – 591216	10) Sunita Kantrao Joshi (Guarantor) A/P Manakapur Tal Chikodi Nipani Karnataka – 591237
11) Pramod Rajendra Mali (Guarantor) Manakapur At Mankapur Tq Chikodi Belgaum Dist – 591216	12) Sachin Chougale (Guarantor) Near Matang Samaj Mandir Manakapur Tq Chikodi Manakapur – 591216

3. Total liabilities as on 26.12.2024 : **Rs. 15,58,841.05 /- (Rupees Fifteen Lakhs Fifty Eight Thousand Eight hundred – Forty One and Five Paisa Only) Together with interest at contractual rate from 26.12.2024 and other charges.**

4. (a) Mode of Auction : On-line

(b) Details of Auction service provider : M/S PSB Alliance (BAANKNET)
Email address - support.BAANKNET@psballiance.com
Contact No. 8291220220

(c) Date & Time of Auction : **30.04.2026 3 PM to 4 PM**

(d) Place of Auction : E Auction

5. Reserve Price : Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only)

6. Other terms and conditions:

a) 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.

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- b) The property can be inspected, with Prior Appointment with Authorised Officer.
- c) 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.
- d) 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**.
- e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/S PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com or support.BAANKNET@procure247.com, Contact No. 8291220220.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 29.04.2026, 5.00 pm** to Canara Bank Regional Office Chikodi by hand or by email.
- i) Demand Draft/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.
- g) 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) Email address - support.BAANKNET@psballiance.com, Contact No. 8291220220.
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10000. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. 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 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, 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) For sale proceeds of Rs. 50 lakhs (Rupees Fifty lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**



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l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Regional Office Chikodi or Canara Bank, Manakapur Branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact, Mr. Abhilash SS, Divisional Manager, Canara Bank Regional Office Chikodi (Ph. No. 9406880047) e-mail id: rockdrec@canarabank.com OR the service provider M/S PSB Alliance (BAANKNET) Email address - support.BAANKNET@psballiance.com, Contact No. 8291220220.

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