

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref No: SN/VIN/APR

Date: 10/04/2026

To,

Borrower/s/ Mortgagor:

M/S NEELAPPANAVAR KISAN SEVA KENDRA (FIRM)
IOC DEALER
TIMMPUR VILLAGE, TQ GADAG
DISTRICT GADAG
KARNATAKA 582115
MOB. 917411135085
Email ID.: newdurj@gmail.com

MR. DEVARAJ NEELAPPA NEELAPPANAVAR (PROPERITER & MORTGAGOR)
AT POST TIMMAPUR,
TQ GADAG
DISTRICT GADAG
KARNATAKA 582115
MOB. 917411135085



Guarantor/s:

MR. LAKSHMANA RANGAPPAIA DESAI
H NO 102 AT PO SHIRUR
TQ. MUNDARAGI
DISTRICT GADAG
KARNATAKA 582115

AND

MR. VEERAPPA SHIVAPUTRAPPA SORATUR
S/O SHIVAPUTRAPPA SORATUR
HOUSE NO 583 MALLIKARJUN GUDI
STREET LAKKUNDI TOWN
DISTRICT GADAG
KARNATAKA 582115
MOB. 919980565299

Dear Sir/ Madam,

Sub: Notice under Section 13(4) of the Securitization 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, LAKKUNDI Branch have taken possession of the asset(s) described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of

Internal

the subject Act in connection with outstanding dues payable by you to our LAKKUNDI 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 & Rules made thereunder, I am herewith sending the Sale Notice containing terms & conditions of the sale.

This is without prejudice to any other right available to Bank under the subject Act or any other law in force.

Yours Faithfully

केनरा बैंक / CANARA BANK
Authorized Officer
Canara Bank
प्राधिकृत अधिकारी / Authorised Officer
Enclosure- Sale Notice



Internal

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

Auction Sale Notice of Immovable Properties under Rules 8 (6) & 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1. Name and Address of the Secured Creditor: Canara Bank, LAKKUNDI Branch
2. Name and Address of the Borrower(s)/ Guarantor(s):

Borrower/s/ Mortgagor:

M/S NEELAPPANAVAR KISAN SEVA KENDRA (FIRM)
IOC DEALER
TIMMPUR VILLAGE, TQ GADAG
DISTRICT GADAG
KARNATAKA 582115
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3. Total liabilities as on : Rs. 45,95,408.76 (Rupees Forty Five Lakhs Ninety Five Thousand Four Hundred and Eight and Seventy Six Paise Only)

(a)	Mode of Auction	:	E-Auction
(b)	Details of Auction service provider	:	M/s PSB Alliance (baanknet.com)
(c)	Date & Time of Auction	:	30/04/2026 (12:00 PM to 2:00 PM)
(d)	Place of Auction	:	Online Auction

5. Details of properties and Reserve Price:

Details of security	Reserve Price	EMD amount
NA COMMERCIAL PROPERTY BEARING RS NO. 9/1+2/A VPC No. 916 SITUATED AT TIMMAPUR TQ. : GADAG DIST.: GADAG. Ad-measuring:- 21 GUNTAS BOUNDARIES: EAST : REMAINING PORTION OF BLOCK NO. 2 OUT OF UNSOLD PROPERTY WEST : NALA NORTH : ROAD SOUTH : RS NO. 6 THE SOLD ADJOINING LAND North : Property C.T.S No- 5120/33.	Rs.29,00,000.00 (Rupees Twenty Nine Lakhs Only)	Rs.2,90,000.00 (Rupees Two Lakhs Ninety Thousand Only)



6. Other terms and conditions:

- The properties will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances known to the knowledge of the bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 6(j) below).
- The property will not be sold below the Reserve Price.
- The property can be inspected on 29/04/2026 between 10:00 AM TO 05:00 PM
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 2,90,000.00 /-, being 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (baanknet.com) 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 29/04/2026 at 05:00 pm.

e) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

f) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.

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

h) For sale proceeds of Rs. 50,00,000/- (Rupees Fifty Lacs) and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.

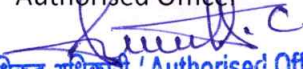
i) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the auction without assigning any reason thereof.

j) For further details PYNAMPURAM SRI HARSHA (918008347074) Canara Bank, LAKKUNDI Branch e-mail id cb11216@canarabank.com maybe contacted during office hours on any working day.

Place: LAKKUNDI

Date:10/04/2026



केनरा बैंक CANARA BANK
Authorised Officer

प्राधिकृत अधिकारी Authorised Officer
Canara Bank