

Ref: ROMDY/7954/SN/04/2026/03

Date: 13.04.2026

To,

1. BORROWER: M/S PATEL MOTORS,
REPRESENTED BY ITS PROPRIETOR
SANTHOSH K S/O B T KRISHNEGOWDA,
M N ROAD, BASARALU, MANDYA DISTRICT,
KARNATAKA - 571416

2. MORTGAGOR: SMT NAGAMMA
W/O B T KRISHNEGOWDA, H KODIHALLI,
H MALLIGERE POST, KASABA HOBLI,
MANDYA TALUK AND DISTRICT,
KARNATAKA - 571416

3. MORTGAGOR: SRI SANTHOSHA K
S/O B T KRISHNEGOWDA,
H KODIHALLI VILLAGE, H MALLIGERE POST,
KASABA HOBLI, MANDYA TALUK AND DISTRICT,
KARNATAKA - 571416

4. MORTGAGOR: SRI SANDEEP K
S/O B T KRISHNEGOWDA, H KODIHALLI VILLAGE,
KASABA HOBLI, MANDYA TALUK AND DISTRICT,
KARNATAKA - 571416

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) RULE, 2002

As you are aware, I on behalf of Canara Bank, Basaralu Branch 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 our Basaralu Branch, Basaralu 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.

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

कते केनरा बैंक / For CANARA BANK

Yours faithfully,

प्रमाणित अधिकारी / Authorized Officer

क्षेत्रीय कार्यालय मंड्या 571 401.

Encl: Sale Notice

Regional Office, MANDYA-571 401.

D. P. RANGANAIAK
मुख्य अधिकारी / Chief Manager
हस्ताक्षर / S.R. No. 44931

मंड्या क्षेत्रीय कार्यालय,
नं 4एफ, विवेकानन्द नगर,
चिक्का मंड्या केरे,
मंड्या-571401

MANDYA REGIONAL OFFICE,
NO. 4F, VIVEKANANDA NAGAR,
CHIKKA MANDYA KERE,
MANDYA-571401

Mobile: 9113282883

Email id: recmandyaro@canara



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 provision 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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.04.2026 (11.00 AM to 12.00 PM), for recovery of Rs.34,66,112.88 as on 13.04.2026 with further interest and cost thereon due to the BASARALU Branch, BASARALU of Canara Bank from 1. M/S PATEL MOTORS (REPRESENTED BY ITS PROPRIETOR SANTHOSH K S/O B T KRISHNEGOWDA), 2. SMT. NAGAMMA W/O B T KRISHNEGOWDA (MORTGAGOR), 3. SRI. SANTHOSHA K S/O B T KRISHNEGOWDA (MORTGAGOR) AND 4. SRI. SANDEEP K S/O B T KRISHNEGOWDA (MORTGAGOR).

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited (<https://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 5.00 pm.

(₹. in lacs)				
Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	PROPERTY BEARING NO. 434, PID NO. 152100405900320015 SITUATED AT H KODIHALLI VILLAGE, GOPALAPURA GRAMA PANCHAYATH, KASABA HOBLI, MANDYA TALUK & DISTRICT. EXTENT: EAST TO WEST - 15.8496 METERS, NORTH TO SOUTH - 12.8016 METERS AND TOTAL EXTENT: 202.90 SQ METERS. BOUNDARIES: EAST - OWN SITE AND ROAD, WEST - PROPERTY OF KRISHNAPPA, NORTH - PROPERTY OF KRISHNEGOWDA SOUTH - PROPERTY OF YASHODAMMA. Owner of the Property: 1. SMT NAGAMMA W/o B T KRISHNEGOWDA 2. SRI SANTHOSHA K S/o B T KRISHNEGOWDA 3. SRI SANDEEP K S/o B T KRISHNEGOWDA Coordinates of the property Latitude- 12.569965 Longitude- 76.875040	24.10	2.41	0.50
	TOTAL	24.10	2.41	0.50

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 E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) portal and may contact Regional Office, Canara Bank, Mandya, Ph. No. 9113282883 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Date: 13.04.2026

Place: BASARALU

मांड्या क्षेत्रीय कार्यालय,
नं 4एफ, विवेकानन्द नगर,
चिक्का मांड्या केरे,
मांड्या-571401

MANDYA REGIONAL OFFICE, बैंक केनरा
NO. 4F, VIVEKANANDA NAGAR,
CHIKKA MANDYA KERE,
MANDYA-571401



Authorised Officer

प्राधिकृत अधिकारी / Authorised Officer

क्षेत्रीय कार्यालय मंड्या -571 401.

Ph. No. 9113282883
Email id. recmandyaro@canarabank.com

चलान / Challan Number
S.R. No. 4492

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.04.2026

1. Name and Address of the Secured Creditor:	CANARA BANK, BASARALU BRANCH, BASARALU		
2. Name and Address of the Borrower(s)/ Guarantor(s):	1.BORROWER: M/S PATEL MOTORS, REPRESENTED BY ITS PROPRIETOR SANTHOSH K S/O B T KRISHNEGOWDA, M N ROAD, BASARALU, MANDYA DISTRICT, KARNATAKA- 571416. 2.MORTGAGOR: SMT NAGAMMA W/O B T KRISHNEGOWDA, H KODIHALLI, H MALLIGERE POST, KASABA HOBLI, MANDYA TALUK AND DISTRICT, KARNATAKA - 571416. 3.MORTGAGOR: SRI SANTHOSHA K S/O B T KRISHNEGOWDA, H KODIHALLI VILLAGE, H MALLIGERE POST, KASABA HOBLI, MANDYA TALUK AND DISTRICT, KARNATAKA - 571416. 4. MORTGAGOR: SRI SANDEEP K S/O B T KRISHNEGOWDA, H KODIHALLI VILLAGE, KASABA HOBLI, MANDYA TALUK AND DISTRICT, KARNATAKA - 571416.		
3. Total liabilities: as on date 13.04.2026	Rs. 34,66,112.88 (Rupees Thirty-Four Lakhs Sixty Six Thousand One Hundred Twelve and Eighty Eight Paise Only) with further interest and cost thereon.		
4. (a) Mode of Auction :	E-Auction.		
(b) Details of Auction service provider	M/s PSB Alliance (https://baanknet.com/) e- mail: support.ebkay@psballiance.com Helpdesk Number: 8291220220 Website: https://baanknet.com/		
(c) Date & Time of Auction	30.04.2026 11.00 AM to 12.00 PM		
(d) Place of Auction	Online.		
5. Reserve Price / EMD	In Lakhs		
Lot	Description of the immovable assets:	Reserve Price	EMD
1	PROPERTY BEARING NO. 434, PID NO. 152100405900320015 SITUATED AT H KODIHALLI VILLAGE, GOPALAPURA GRAMA PANCHAYATH, KASABA HOBLI, MANDYA TALUK & DISTRICT. EXTENT: EAST TO WEST - 15.8496 METERS, NORTH TO SOUTH - 12.8016 METERS AND TOTAL EXTENT: 202.90 SQ METERS. BOUNDARIES: EAST - OWN SITE AND ROAD, WEST - PROPERTY OF KRISHNAPPA, NORTH - PROPERTY OF KRISHNEGOWDA SOUTH - PROPERTY OF YASHODAMMA. Coordinates of the property: Latitude- 12.569965 Longitude- 76.875040 Owner of the Property: 1. SMT NAGAMMA W/o B T KRISHNEGOWDA 2. SRI SANTHOSHA K S/o B T KRISHNEGOWDA 3. SRI SANDEEP K S/o B T KRISHNEGOWDA	24.10	2.41
	TOTAL	24.10	2.41

मांड्या क्षेत्रीय कार्यालय,
नं 4एफ, विवेकानन्द नगर,
चिक्का मांड्या करे,
मांड्या-571401

MANDYA REGIONAL OFFICE,
NO. 4F, VIVEKANANDA NAGAR,
CHIKKA MANDYA KERE,
MANDYA-571401

Mobile: 9113282883
Email id: recmandyaro@canarabank.com



1. Other terms and conditions:

a) 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).

b) The property/ies will be sold above the Reserve Price.

c) The property can be inspected, with Prior Appointment with The Authorized Officer **29.04.2026 10.00 AM to 4.00 PM.**

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 8291220220, Email: support.baanknet@psballiance.com).

e) The intending bidders shall deposit Earnest Money Deposit (EMD) being of 10% of the Reserve Price 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 **29.04.2026 - 5.00 PM**, to Canara Bank, BASARALU Branch, BASARALU by hand.

f) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-. 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.50,000/- and time shall be extended to 5 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), 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) 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 ,BASARALU Branch, IFSC Code: CNRB0001297.

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

l) 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.

m) 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 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.

n) 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 29.04.2026 from 10.00 AM to 4.00 PM.

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

p) For further details contact Canara Bank, BASARALU Branch, BASARALU - 571416 (Ph. No. 8971224427, e-mail id: cb1297@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.

कृते केनरा बैंक / For CANARA BANK

Date: 13.04.2026

Place: BASARALU

प्राधिकृत अधिकारी / Authorized Officer
क्षेत्रीय कार्यालय/मंड्या 571 401.
Authorized Officer
Regional Office, MANDYA-571 401.
CANARA BANK
P. R. RANGANATH
मुख्य अधिकारी / Chief Manager
हस्ताक्षर / S.R. No. 41001

मंड्या क्षेत्रीय कार्यालय,
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