

**SPECIALIZED ARM BRANCH | विशेष एआरएम शाखा | VIJAYAPURA | विजयपुरा | DP 7910
SY NO 412C, PLOT NO 2, SRUSHTI COLONY MAIN ROAD, VIJAYAPURA- 586101
Mo-6366975034**

COVERING LETTER TO SALE NOTICE

Date:08.04.2026

To

1. Mr. Ajit Basavanna Maradi S/o Basavanni (Borrower)

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, **Specialized ARM Branch Vijayapura (7910)** 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 **Specialized ARM Branch Vijayapura (7910)** 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 thereunder, 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,

कृते केनरा बैंक / For CANARA BANK

मुख्य प्रबंधक / Chief Manager
ए. आर. ए. सिद्धि / A. R. E. Siddhi

Authorized Officer, Canara Bank

ENCLOSURE – SALE NOTICE

Internal



"SALE NOTICE"

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 Authorized Officer of **Canara Bank Specialized ARM Branch Vijayapura (7910)** Secured Creditor, will be sold on as is where is", As is what is", and Whatever there is" on **29.04.2026** for recovery of **Rs. 25,96,620/-** due to the Secured Creditor from **Mr. Ajit Basavanni Maradi**. The reserve price will be **Rs.14,20,000/- (Rupees Fourteen lakh twenty thousand only)** and the earnest money deposit will be **Rs.1,42,000/- (Rupees one lakh forty two thousand only)**.

1	Name and address of the Secured Creditor	Specialized ARM Branch Vijayapura (7910), Home Branch- Yamanamardi (10545), Chikodi RO
2	Name & address of the Borrower & Guarantor	1. Mr. Ajit Basavanni Maradi (Borrower) R/o- Hattaragi, Hukkeri Tq, District-Belagavi,Karnataka-585103
3	Total Liabilities as on 08.04.2026	Rs.25,96,620/- (Rupees: twenty five lakh ninety six thousand six Hundred twenty Only) plus further interest and cost/charges from 08.04.2026
4 (a)	Mode of Auction	E-Auction
(b)	Details of Auction service provider	M/s PSB Alliance Pvt. Ltd. Helpdesk Number- 8291220220 Website: https://baanknet.com/
(c)	Date & Time of Auction	29.04.2026 Time: 11.30 am to 1.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d)	Place of Auction	Canara Bank, SPECIALIZED ARM BRANCH (7910) -Online
5	Details of Properties	All that Part and parcel of the commercial plot bearing VPC No. 312 with corresponding RDPR No. 150400604700101255 to the extent of 128.52 sq mtrs, situated at Hattargi village, Hukkeri taluk, Belgavi district and within the limit of sub registrar hukkeri and bounded by East : Own property West : Govt. Road North : property of Ramappa Shivappa Maradi South : Property of Satteppa Mallappa Maradi
6	Reserve Price	Rs. 14,20,000/-
7	Earnest Money Deposit	Rs. 1,42,000/-
8	The property can be inspected Date & Time	15.04.2026 to 28.04.2026 between 10.00 am to 04.00 pm.

9. 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

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Mob No. 6366975034/08352-200981//9591254633



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 from 15.04.2026 to 28.04.2026 between 10.00 am to 04.00 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 & Adhaar and Adhaar linked with latest Mobile number and register with Digi locker 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: 8291220220), Email: support.baanknet@psballiance.com.
- (e) The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 1,42,000/- (Rupees one lakh fifty two thousand only) 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 mentioned in the said challan "on or before 28.04.2026 at 4.00 PM.
- (f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/- (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 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 is received at the last minute.
- (h) Sale shall be confirmed in favor 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 Authorized 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, Specialized ARM Branch Vijayapura (7910), IFSC Code-CNRB0007910.
- (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 is 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

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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 after submission of bid shall be entertained by the bank.
- (o) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- (p) For further details **SRI. KVN SRIRAMACHANDRA MURTHY**, Canara Bank Specialized ARM Branch Vijayapura (7910), Mob: 916366975034, email: cb7910@canarabank.com may be contacted during office hours on any working day. The service provider: BAANKNET (M/s- PSB Alliance Pvt. Ltd), Contact: 8291220220, Email: support.BAANKNET@psballiance.com, support.BAANKNET@procure247.com

Date-08.04.2026

ಕೆನರಾ ಬೆಂಕ್ / For CANARA BANK
Authorized Officer
मुख्य प्रबंधक / Chief Manager
ए.आर.एम. शाखा, विजयपुर / ARM Branch VIJAYAPUR

Note:

1. The contents of the Notice may be suitably altered on case-to-case basis.
2. The details of encumbrances, if any, known to the bank are to be mentioned in the Sale Notice.

