



Belagavi Tilakwadi Branch (0558)
P.B. No. 525, 197-D/2,
Khanapur Road, Tilakwadi
Belagavi- 590006

(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 to the borrower **M/s Rohan Associates and its Prop. Shri. Mallanagouda Siddangouda Dannur** that the below described immovable property mortgaged/charged to the Secured Creditor, the **constructive possession** of which has been taken by the Authorised Officer of Canara Bank, Regional Office, Belagavi will be sold on **28-04-2026** As is what is", and "Whatever there is", for recovery of **Rs.23,28,647.32 (Rupees Twenty Three Lakh Twenty Eight Thousand Six Hundred Fourty Seven and Paise Thirty Two Only)** as on **31-03-2026** plus further interest there on and costs due to Tilakwadi branch of Canara Bank from M/s Rohan Associates and its Prop. Shri. Mallanagouda Siddangouda Dannur

Details and full description of the immovable property with known encumbrances, if any, are as follows:

Location and Details of the Property	Reserve Price	EMD and Last Date of Deposit of EMD	Encumbrances
All that piece and parcel of residential property bearing Flat No. S-2, its PID No. 106445 admeasuring 1100 Sq.Ft Super-buit up area located on 2 nd Floor in RCC building known as "Gouri-Ganesh Residency" constructed in Plot No. 2 out of RS No. 731/A, situated at Ward No. 2, R.C. Nagar, Hindu Nagar, Belagavi along with undivided share in the Land to the Extent of 120 Sq.Ft. coming within the limits of City Corporation Belagavi and within the Jurisdiction of Sub-Registrar, Belagavi and bounded on the East : By Property of Shri. Hardi Dinesh Pai West : By Flat No. S-1 North : By Property of Shanbag South : By Road	Rs.29,46,000/- (Rupees Twenty Nine Lakh Forty Six Thousand only)	Rs.2,94,600/- (Rupees Two Lakh Ninety Four Thousand Six Hundred only) 27-04-2026 till 5.00 pm	Not Known

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 Branch Manager, Tilakwadi branch Canara Bank, Ph no : 7870007693 during office hours on any working day.

Date: 06-04-2026
Place: Belagavi


Authorized Officer
CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
केनरा बैंक / CANARABANK
क्षेत्रीय कार्यालय / Regional Office
बेलगावी / Belgavi.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06-04-2026

1.	Name and Address of the Secured Creditor	Canara Bank, Belagavi Tilakwadi Branch (0558)
2.	Name and Address of the Borrower(s)/ Guarantor(s)	Borrower: M/s Rohan Associates, Prop: Shri. Mallanagouda Siddangouda Dannur H.No. 2231, Plot No. 11, Saraswati Nagar, Suvarna, Belagavi- 590006 Proprietor: Shri. Mallanagouda Siddangouda Dannur H.No. 2231, Plot No. 11, Saraswati Nagar, Suvarna, Belagavi- 590006
3.	Total liabilities as on 31-03-2026	Rs.23,28,647.32 (Rupees Twenty Three Lakh Twenty Eight Thousand Six Hundred Fourty Seven and Paise Thirty Two Only)
4.	a) Mode of Auction	Online Electronic Bidding
	b) Details of Auction service provider	M/s PSB Alliance Ltd(baanknet) Website: https://baanknet.com Helpdesk- 8291220220
	c) Date & Time of Auction	28-04-2026 from 12.00pm to 1.00pm with Unlimited extension of 5 mins (Duration each till conclusion of the sale)
	d) Place of Auction	Online

5. The reserve price, earnest money deposit, date of deposit of earnest money and Details and full description of the immovable property is as under:

Location and Details of the Property	Reserve Price	EMD and Last Date of Deposit of EMD	Encumbrances
All that piece and parcel of immovable property bearing Plot No. 580, RPDR No. 150400302300102691 as per GP No. 1325 measuring E-W: 12.192 Mts and N-S: 9.144 Mts. Total admeasuring 111.48 Sq.Mts. consisting RCC building 93.21 Sq.Mts. situated at Mahalaxmi Nagar, Benakanahalli village, Tq. & Dist: Belagavi, within the jurisdiction of Sub-registrar Belagavi and bounded on the: East: By 25 Ft wide Road West: By Plot No. 587 North: By Plot No. 581 South: By Plot No. 579	Rs.56,14,000/ (Rupees Fifty Six Lakh Fourteen Thousand only)	Rs.5,61,400/- (Rupees Five Lakh Sixty One Thousand Four Hundred only) 27-04-2026 till 5.00 pm	Not Known

6. Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorized Officer, from 21-04-2026 to 24-04-2026 from 10.00 am. To 3.00 pm.
- 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) The intending bidders should register their names at portal <https://baanknet.com> and get their User ID and password.
- e) EMD amount of 10% of the Reserve Price is to be deposited through the website <https://baanknet.com>
- f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00 (The amount can be decided by the Authorized Officer depending upon the value of the property with a minimum of Rs. 10,000/- as incremental value). 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- h) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- i) **For sale proceeds of Rs. 50.00 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.**
- j) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- k) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l) 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 or Tilakwadi branch that, as a facilitating center, shall make necessary arrangements.
- m) For further details contact Canara Bank, Tilakwadi Branch (Ph. No 7870007693) e-mail id cb558@canarabank.com OR the service provider M/s PSB Alliance pvt. Ltd. (baanknet), Helpdesk- 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.

Date: 06-04-2026
Place: Belagavi


Authorized Officer
CANARA BANK

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Office of the Clerk of the Court

U.S. District Court for the District of Columbia

Case No. 1:00-cv-00001