



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable / movable 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 in particular to the Borrower (s) and Guarantor (s) that the below described immovable / movable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Canara Bank, Chamarajpet Branch, #6, II Main II Cross, Chamarajpet, P B No.1892, No.1930, Albert Victor Road, PO - Chamarajpet S.O (Bangalore), Bengaluru- 560018, Phone No. 9483532405 will be sold on **28.04.2026** "As is where is", "As is what is" and "Whatever there is" for recovery of **Rs. 96,18,910.04 (Rupees Ninety Six Lakh Eighteen Thousand Nine Hundred Ten and Paise Four Only)** with further interest/charges due to the Canara Bank, Chamarajpet Branch, Bengaluru-560018.

BORROWER (S)

To

M/s. UNITY FOODS
#12, MALAGALA MAIN ROAD
NAGARBHAVI 2nd STAGE ROAD
BENGALURU-560091

Mr. PRADEEP H P (Partner)
264 KUVEMPU ROAD
OLD CANARA BANK BUILDING
VIDYANAGARA
HASSAN
KARNATAKA-573202

Mr. MANJUNATH N H (Partner)
7919 9TH CROSS
VAJARAHALLI ROAD
SUBASH NAGARA NELAMANGALA
BENGALURU-562123

Mr. PRAVEEN KUMAR A N (Mortgagor cum Guarantor)
S/O NAGARAJ A V
NO.3404, 4th CROSS
C BLOCK, NEAR NAYAK HOSPITAL
GAYATHRI NAGAR
BENGALURU NORTH
SRIRAMPURAM
KARNATAKA-560021

Ph: 9483532405



Email:cb0405@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **27.04.2026 by 5.00 PM** 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, the description of the property is as under

Lot	Description of the Immovable Property	Reserve Price	EMD
1	All that piece and parcel of Property bearing Model House No.9, Corporation Door No.10, New No.10/A, 10/B, 5 th Main Road, Medar Block, Behind Aakashavani, Yadavagiri, Devaraj Mohalla, Mysuru-570020 measuring East to West 58 ft and North to South 60 ft Bounded the property East by : Road West by : Model House No.8 North by : Road South by : Conservancy Name of the Title Holder - Mr. Praveenkumar A N	269.92 lakhs	26.99 lakhs

The incremental value of the properties mentioned above will be in multiples of Rs.5,00,000/- (Rupees Five lakh Only).

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 may contact Canara Bank, Chamarajpet Branch, Bengaluru-560018, Phone No. 9483532405, during office hours on any working day.

Date: 26.03.2026
Place: Bengaluru



Authorized Officer
Canara Bank

आजाद कुमार बोयमाई
AZAD KUMAR BOIPAI
मुख्य प्रबंधक / Chief Manager
ह.अ. सं. / SP. No. 37457

Ph: 9483532405

Confidential

Email:cb0405@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26.03.2026

1. Name and Address of the Secured Creditor:	Canara Bank, Chamarajpet Branch, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	<u>BORROWER (S)</u> M/s. UNITY FOODS #12, MALAGALA MAIN ROAD NAGARBHAVI 2nd STAGE ROAD BENGALURU-560091 Mr. PRADEEP H P (Partner) 264 KUVEMPU ROAD OLD CANARA BANK BUILDING VIDYANAGARA HASSAN KARNATAKA-573202 Mr. MANJUNATH N H (Partner) 7919 9TH CROSS VAJARAHALLI ROAD SUBASH NAGARA NELAMANGALA BENGALURU-562123 Mr. PRAVEEN KUMAR A N (Mortgagor cum Guarantor) S/O NAGARAJ A V NO.3404, 4th CROSS C BLOCK, NEAR NAYAK HOSPITAL GAYATHRI NAGAR BENGALURU NORTH SRIRAMPURAM KARNATAKA-560021
Total liabilities:	Rs. 96,18,910.04 (Rupees Ninety Six Lakh Eighteen Thousand Nine Hundred Ten and Paise Four Only) along with further Interest and cost thereon due to Chamarajpet Branch, Bengaluru.
3. (a) Mode of Auction	E-Auction.
(b) Details of Auction service provider	M/s PSB Alliance (Baanknet) Contact no: 8291220220 e- mail: support.baanknet@psballiance.com Website: https://baanknet.com/
(c) Date & Time of Auction	28.04.2026 & 11:00 AM to 12:00 PM
(d) Place of Auction	Online.
4. Reserve Price / EMD :-	The reserve price is Rs.2,69,92,000.00 The earnest money deposit is Rs.26,99,200.00

Ph: 9483532405

Email:cb0405@canarabank.com





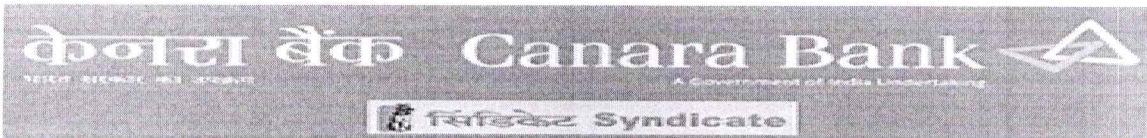
(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

5. The property can be inspected Date & Time	24.04.2026, 10AM to 4PM
6. 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). 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.	
b) 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.	
c) Property can be inspected on 24.04.2026 between 10AM to 4PM.	
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) amount of 10% of the Reserve Price is to be deposited 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 27.04.2026 - 5:00 PM. The 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) (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com	
f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.5,00,000/- (Rupees Five Lakh Only) for the properties mentioned above. 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.5,00,000/- (incremental price) and time shall be extended to 05(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	

Ph: 9483532405



Email: cb0405@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

by the secured creditor.

- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day 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, Chamarajpet Branch, IFSC Code CNRB0000405 (Branch IFSC Code).
- 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 24.04.2026 from 10.00A.M. to 4.00P.M.
- o) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.04.2026 - 05:30 PM** to Chamarajpet branch of Canara Bank Bengaluru - 560018, by hand or by e-mail.
 - i) 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.
- p) The intending bidders should register their names at portal <https://baanknet.com/> and get

Ph: 9483532405

Confidential



Email: cb0405@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

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) Bangalore (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com)

- q) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- r) 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.
- s) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- t) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Chamarajpet Branch, of Canara Bank, Bengaluru who, as a facilitating center, shall make necessary arrangements.
- u) For further details contact Chief Manager, Chamarajpet Branch, Mob 9483532405, email id cb0405@canarabank.com during office hours on any working day, OR 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.

Date: 26.03.2026
Place: Bengaluru




Authorized Officer
Canara Bank
आजाद कुमार बोपाटी
AZAD KUMAR BOIPATI
मुख्य प्रबंधक / Chief Manager
ह.अ. सं. / SP. No. 37457

Ph: 9483532405

Confidential

Email: cb0405@canarabank.com



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
CHAMRAJPET BRANCH BENGALURU

Ref No. 0405/EA/APR/01/2025-26

Date: 26.03.2026

To,

BORROWER (S)

1 M/s. UNITY FOODS
#12, MALAGALA MAIN ROAD
NAGARBHAVI 2nd STAGE ROAD
BENGALURU-560091

Mr. PRADEEP H P (Partner)
264 KUVEMPU ROAD
OLD CANARA BANK BUILDING
VIDYANAGARA
HASSAN
KARNATAKA-573202

Mr. MANJUNATH N H (Partner)
7919 9TH CROSS
VAJARAHALLI ROAD
SUBASH NAGARA NELAMANGALA
BENGALURU-562123

Mr. PRAVEEN KUMAR A N (Mortgagor cum Guarantor)
S/O NAGARAJ A V
NO.3404, 4th CROSS
C BLOCK, NEAR NAYAK HOSPITAL
GAYATHRI NAGAR
BENGALURU NORTH
SRIRAMPURAM
KARNATAKA-560021

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) RULES, 2002

As you are aware, I on behalf of Canara Bank, Chamarajpet Branch, Bengaluru 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 Chamarajpet Branch Bengaluru of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Ph: 9483532405



Email:cb0405@canarabank.com



(A GOVERNMENT OF INDIA)
HEAD OFFICE: F
CHAMRAJPET BRAN

Hence, in terms of the provisions of the subject Act and sale Notice being published in the NEWS PAPER contain hereby given a last and final opportunity to discharge enclosed within 30 days from the date of this notice, at the bank, failing which the assets will be sold as per the

This is without prejudice to any other rights available to force.

Yours faithfully,

Authorized officer
Canara Bank

आजाद कुमार बोयपाई
AZAD KUMAR BOIPAI
मुख्य प्रबंधक / Chief Manager
ह.अ. सं. / SP. No. 37457



Ph: 9483532405

Confidential

भारतीय डाक
डाक सेवा-आज सेवा
Chamrajpet SO (560018) Counter No.1
SP-D EK925341566TN TVR:697592534 India Post
26-03-2026 11:01:54, 30gms (Phy.),
To: UNITY FOODS, NAGARABHAVI
Hernahalli S., KARNATAKA - 560091
From: CANARA BANK-560018
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666868

भारतीय डाक
डाक सेवा-आज सेवा
Chamrajpet SO (560018) Counter No.1
SP-D EK925341570TN TVR:697592534 India Post
26-03-2026 11:01:54, 30gms (Phy.),
To: PRAVEEN KUMAR A N, SRIRAMPURAM
Gayalhrinaga, KARNATAKA - 560021
From: CANARA BANK-560018
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666868

भारतीय डाक
डाक सेवा-आज सेवा
Chamrajpet SO (560018) Counter No.1
SP-D EK925341447TN TVR:697592534 India Post
26-03-2026 11:01:54, 35gms (Phy.),
To: MANJUNATH N H, NELAMANGALA
Nelamangala, KARNATAKA - 562123
From: CANARA BANK-560018
(Base:29.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666868

भारतीय डाक
डाक सेवा-आज सेवा
Chamrajpet SO (560018) Counter No.1
SP-D EK925341455TN TVR:697592534 India Post
26-03-2026 11:01:54, 30gms (Phy.),
To: PRADEEP H P, HASSAN
Hemavathinaga, KARNATAKA - 573202
From: CANARA BANK-560018
(Base:57.00)
POD-Rs.10

Track@ www.indiapost.gov.in Dial-18002666868

भारतीय डाक
डाक सेवा-आज सेवा
Booking Ref.ID: 216600902609254925
GSTIN:20AAAAGB099M175, Article Count: 4
Total Base Tariff: 144
Total CGST: 13 Total SGST: 13

Net Amount: 170, 26-03-2026 11:01:54
Track @ www.indiapost.gov.in