

HOSKOTE BRANCH, DP Code: 0598
Mobile No: 9441257193 E mail: cb0598@canarabank.com

**ANNEXURE - 14
CANARA BANK**

COVERING LETTER TO SALE NOTICE

Ref: CB/0598/EAUCTION/SURENDRAMURTHY/5/2026

Date: 07.04.2026

To

SURENDRA MURTHY V S/O MUNIVENKATAPPA THILOTHAMMA BUILDING OPP KARAGA DEVASTHANA KATARIPALYA KOLAR – 563101	NANDINI P W/O SURENDRAMURTHY V THILOTHAMMA BUILDING, OPP KARAGA DEVASTHANA KATARIPALYA KOLAR – 563101
SURENDRA MURTHY V S/O MUNIVENKATAPPA FLAT NO. 107, VR PEARL APPARTMENT NISARGA LAYOUT HOSKOTE - 562114	NANDINI P W/O SURENDRAMURTHY V FLAT NO. 107, VR PEARL APPARTMENT NISARGA LAYOUT HOSKOTE - 562114

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, HOSKOTE Branch** 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 Hoskote 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 and Rules made there under, 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**

अधिकृत अधिकारी / Authorised Officer

**Authorised Officer, Canara Bank
ENCLOSURE – SALE**

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ANNEXURE – 13

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(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 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/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Hoskote Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **12.05.2026**, for recovery of **Rs. 22,59,215.40 (Rupees Twenty Two Lakhs Fifty Nine Thousand Two Hundred and Fifteen Rupees and Fourty Paise only)** as on 02.04.2026 with further **Interest and Expenses there on** due to the **Hoskote Branch** of Canara Bank from **Mr. Surendra Murthy and Smt.Nandini P.**

The reserve price will be **Rs. 48,47,000/- (Rupees Fouty Eight Lakhs Fouty Seven Thousand only)** and the earnest money deposit will be **Rs. 4,84,700/- (Rupees Four Lakhs Eighty Four Thousand Seven Hundred only)**.The Earnest Money Deposit shall be deposited on or before 11.05.2026 by 4:00 pm.

1	Name and Address of the Secured Creditor	Canara Bank, Hoskote Branch
2	Name and Address of the Borrower(s)/ Guarantor(s)	1. SURENDRA MURTHY 2. NANDINI P FLAT NO. 107, VR PEARL APPARTMENT, NISARGA LAYOUT, HOSKOTE - 562114
3	Total liabilities as on 02.04.2026	Rs. 22,59,215.40 (Rupees Twenty Two Lakhs Fifty Nine Thousand Two Hundred and Fifteen Rupees and Fourty Paise only) + Interest and Expenses there on
4	(a) Mode of Auction (b) Details of Auction service provider :	E Auction BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220, Email:support.baanknet@psballiance.com/)



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	(c) Date & Time of Auction (d) Place of Auction	12.05.2026, 11.00 AM to 1.30 PM E-Auction/Online auction
5	Reserve Price (Please note to mention separately for each property)	Rs 48,47,000/- (Rupees Fouty Eight Lakhs Fouty Seven Thousand only)
6	Earnest Money Deposit	Rs 4,84,700/- (Rupees Four Lakhs Eighty Four Thousand Seven Hundred only)
7	This property can be inspected Date & Time	11.05.2026, 11.00 AM to 4.00 PM

8.DETAILS OF IMMOVABLE PROPERTY/ies

Schedule A

Item No 1:

All that piece and parcel of the property bearing present VP khata No 15030040102575 converted SI No 151/4 (Converted vide conversion certificate bearing number ALN(HK).SR. 104/2013-14 ,Dated 10/02/2014 issued by the deputy commisiopner Bangalore district Bangalore) situated at Hoskote Village Kasaba Hobli , Hoskote Taluk, Totally measuring 13 ½ guntas with all rights appurtenance whatsoever hereunder or underneath or above the surface and bounded on the

BOUNDARIES AS PER VALUATION REPORT/SALE DEED:-

East : Site No 117 in Nisarga Hitech Layout

West: Property belongs to Nagala Naidu

North: Nisarga Hitech Layout

South: Nisarga Hitech Layout

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**Item No 2:**

All that piece and parcel of the immovable property bearing of Plot No 117, khata No 1051 ,a layout formed out of converted survey No 150/1 in the layout named “Nisarga Hitech Phase 2 Layout “(converted vide the orders of the deputy commissioner Bangalore Rural District dated 03/10/2009 bearing No ALN(H)SR:77/2009-10) and as per the residential layout plan approved by vide no:HPA/LAO/05/2009-10 Dated 24/09/2010 situated at Kannurahali Village KasabaHobli , Hosakote Taluk , Bengaluru Rural District , measuring $((26.09+39.55 \text{ mtrs })/2) * 16.46 \text{ mtrs}$ totally measuring 540.20 sqmtrs or 5814.89 sq ft with with all rights appurtenance whatsoever herunder or underneath or above the surface and bounded on the

BOUNDARIES AS PER VALUATION REPORT/SALE DEED:-

East : 80 ft Road

West: Private Property

North: Site No 118,119,120 & 121

South: Site No 116 & 115

Restrict
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Schedule B

35.28 sq mtrs or 379.75 sq ft undivided right title and interest in the immovable property mentioned in Schedule A above

Schedule C

Flat No. 107, in the First Floor, E-Khata No.150300401000120478, in Block “B” measuring about 124.03 Sq mtrs or 1335 Sq. feets super built up area, containing Three Bed Rooms, together with proportionate share in common areas such as passages, lobbies, staircase, etc., in the multi-storeyed residential building complex known as “VR PEARL” constructed over schedule “A” property and the above said flat bounded on

BOUNDARIES AS PER VALUATION REPORT/SALE DEED:-

East : Open to Sky

West: Flat No.108 and Wide Corridor

North: Wide Corridor

South: Open to Sky



Known encumbrances, if any: Not to the knowledge of the Bank.

Details and full description of movable property-NA

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in common

9. Other terms and conditions:

- a) 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 can be inspected, with Prior Appointment with Authorized Officer, on **11.05.2026 or before between 11:00 hrs to 16.00 hrs.**
- c) 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) **EMD amount of 10% of the Reserve Price is to be deposited infavor of Authorized Officer, Canara Bank, Hoskote Branch 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 11.05.2026 4.00 PM.**
- e) 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 **BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220 ,Email:support.baanknet@psballiance.com)**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **11.05.2026, 4.00 PM,** to Canara Bank, Hoskote Branch (0598) mob nos: **9948696711, 7276819489** by hand or by email cb0598@canarabank.com.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.



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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.

g) The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **BAANKNET(M/s PSB Alliance Pvt. Ltd),(Contact No. 8291220220, Email:support.baanknet@psballiance.com)**

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10000/- (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 10000 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 favour of the successful bidder, subject to confirmation of the same by the secured credit.

j) 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 30 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.

k) For sale proceeds of Rs. 50 (Rupees Fifty) 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.

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

m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested

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in participating the e-auction, they can approach concerned Circle office or branch who, as a facilitating centre, shall make necessary arrangements.

o) For further details contact Authorized officer, Canara Bank, Hoskote Branch, Hoskote Taluk, Bangalore Rural -562114 (Ph.No.9948696711, 7276819489)

OR the service provider **BAANKNET (M/s PSB Alliance Pvt. Ltd),**
(Contact No. 8291220220

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.

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कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorised Officer

Authorised Officer
Canara Bank

Place:Hoskote

Date: 07.04.2026

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