

Ref: ARM-I/CR-538-539/2026/ANJ

Date: 16.04.2026

To,

1. Shri Sendhil Elumalai

S/o Elumalai Govindaraj
10, O 2nd Street, Near Shree Complex
Shivan Chetty Gardens
Bangalore-560042.

2. M/s PSB Distributors

19/1 SADASHIVA REDDY COMPOUND
BEHIND BALDWIN SCHOOL
R M NAGAR MAIN ROAD, BANASWADI BENGALURU
KARNATAKA 560043

Also At:

Shri Sendhil Elumalai

R/o 401/7 14th Main Old,
Madivala, BTM 1st stage,
Bengaluru-560029.
MOB NO.9886561236

3. Shri Bhaskar M

No. 1534, 39th Cross
4th Block, Jayanagar
Bengaluru-560041

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 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 ARM-I Branch Bangalore 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15** days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK

Authorised officer



प्राधिकृत अधिकारी / Authorised Officer

एन्ड साइलेंस / End Silence

स्पेंसर टावर, एम.जी. रोड, बेंगलूर - 01

Asset Recovery Management Branch -1,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Internal

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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 Physical possession of which has been taken by the Authorised Officer will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.05.2026** (10.30 AM to 11.30AM), for recovery of Rs. 6,09,70,245.46/- (Rupees Six crores Nine lakhs Seventy thousand Two hundred and forty five and paise forty six only) as on 01.04.2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from **1. Shri Sendhil Elumalai S/o Elumulai Govindaraj, # 10, O 2nd Street, Near Shree Complex, Shivan Chetty Gardens, Bangalore-560042. 2. M/s PSB Distributors, 19/1 SADASHIVA REDDY COMPOUND, BEHIND BALDWIN SCHOOL, R M NAGAR MAIN ROAD, BANASWADI BENGALURU KARNATAKA 560043. 3. Shri Sendhil Elumalai R/o 401/7 14th Main Old Madivala, BTM 1st stage, Bengaluru-560029 4. Shri Bhaskar M, No. 1534, 39th Cross, 4th Block, Jayanagar, Bengaluru-560041.**

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 **06.05.2026 5.00 pm**

(Rs. in lacs)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	Flat No. F-402 3 rd floor F block, Sy No.108/3, 108/2, Measuring super built up area of 1089 Sqft along with 400 Sqft of undivided interest in land at Garden Residency Apartment, Bommasandra, Jigani Hobli, Anekal Taluk, Bangalore 560099. Boundries: North-open to sky of the apartment building. South-Common corridor. East-open to sky of the apartment building. West-Residential apartment privately numbered as F-401. Coordinates of the property Latitude- 12.8053267N Longitude- 77.6770091	39.00	3.90	1.00
2	Flat No. F-403 3 rd floor F block, Sy No.108/3, 108/2, Measuring super built up area of 1089 Sqft along with 400 Sqft of undivided interest in land at Garden Residency Apartment, Bommasandra, Jigani Hobli, Anekal Taluk, Bangalore 560099. Boundries: North-common corridor South-open to sky of the apartment building East-open to sky of the apartment building. West-Residential apartment privately numbered as F-404. Coordinates of the property Latitude- 12.8053267N Longitude- 77.6770091	39.00	3.90	1.00
3	Flat No. F-404 3 rd floor F block, Sy No.108/3, 108/2, Measuring super built up area of 1089 Sqft along with 400 Sqft of undivided interest in land at Garden Residency Apartment, Bommasandra, Jigani Hobli, Anekal Taluk, Bangalore 560099. Boundries: North-common corridor South-open to sky of the apartment building East- Residential apartment privately numbered as F-403. West-Lift area. Coordinates of the property Latitude- 12.8053267N Longitude- 77.6770091	39.00	3.90	1.00
4	Residential Villa old: property bearing Sy No.119/2 panchayat khatha 92/180 S Medahalli village Sarjapur Hobli Anekal Taluk Bangalore. New: Property bearing Villa No.180/6A Sarjapur Athipalli cross road Sarjapur Bangalore 5621244, Extent 3841.66 Sqft.	210.00	21.00	1.00

Internal



Asset Recovery Management Branch -1, Bengaluru

Boundries: North-Road. South- property bearing Sy No.117. East-property bearing Sy No.119/1. West- property bearing Sy No.119/3. Coordinates of the property Latitude- 12.834639 Longitude- 77.780889			
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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 ARM-I Branch, Bengaluru, Canara Bank, Ph. No. 9901642631 and 9483544116 during office hours on any working day.



कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
अस्ति वसूली प्रबंधन शाखा - I
स्पेन्सर टावर, एम.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001
Canara Bank

Date: 16.04.2026

Place: Bangalore

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.04.2026

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru				
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1. Shri Sendhil Elumalai S/o Elumulai Govindaraj, # 10, O 2nd Street, Near Shree Complex, Shivan Chetty Gardens Bangalore-560042. 2. M/s PSB Distributors, 19/1 SADASHIVA REDDY COMPOUND ,BEHIND BALDWIN SCHOOL ,R M NAGAR MAIN ROAD,BANASWADI BENGALURU KARNATAKA 560043. 3. Shri Sendhil Elumalai R/o 401/7 14th Main Old Madivala, BTM 1st stage, Bengaluru-560029 4. Shri Bhaskar M, No. 1534, 39th Cross, 4th Block, Jayanagar Bengaluru-560041.				
3. Total liabilities: As on date 01.04.2026	Rs. 6,09,70,245.46/- 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/) Helpdesk Number : 8291220220 Website: https://baanknet.com/				
(c) Date & Time of Auction	07.05.2026 10.30 AM to 11.30AM				
(d) Place of Auction	Online.				
5. Reserve Price / EMD	In Lakhs				
Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value	
1	Flat No. F-402 3rd floor F block, Sy No.108/3, 108/2, Measuring super built up area of 1089 Sqft along with 400 Sqft of undivided interest in land at Garden Residency Apartment, Bommasandra, Jigani, Hobli, Anekal Taluk, Bangalore 560099. Boundries: North-open to sky of the apartment building. South-Common corridor. East-open to sky of the apartment building. West-Residential apartment privately numbered as F-401. Coordinates of the property Latitude- 12.8053267N Longitude- 77.6770091	39.00	3.90	1.00	
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Internal



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4	Residential Villa old: property bearing Sy No.119/2 panchayat khatha 92/180 S Medahalli village Sarjapur Hobli Anekal Taluk Bangalore. New: Property bearing Villa No.180/6A Sarjapur Athipalli cross road Sarjapur Bangalore 5621244, Extent 3841.66 Sqft. Boundries: North-Road. South- property bearing Sy No.117. East-property bearing Sy No.119/1. West- property bearing Sy No.119/3. Coordinates of the property Latitude- 12.834639 Longitude- 77.780889	210.00	21.00	1.00

6. 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 The Authorized Officer **27.04.2026 10.00 AM to 2.00 PM.**

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 the auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited in 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 **06.05.2026.**

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 M/s. PSB Alliance, Bangalore @ e-mail: support.ebkray@psballiance.com

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **06.05.2026 - 5.00 PM**, to Canara Bank, ARM Branch I, Bangalore by hand.

i) Demand Draft/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.

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iii) Bid form to be submitted.

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, M/s. PSB Alliance (<https://baanknet.com/>) - e- mail: support.ebkray@psballiance.com) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/-. 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 creditor.

j) 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

k) FOR IMMOVABLES : For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate 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, tax arrears, other charges, dues etc., as applicable shall be borne by the successful bidder only.

m) The Authorised 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 in participating the e-Auction, they can approach concerned Circle office or Canara Bank ARM I Branch, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.

o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

p) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 9901642631 and 9483544116) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), e-mail: support.ebkray@psballiance.com, Helpdesk Number : 8291220220, Website: <https://baanknet.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: 16.04.2026
Place: Bangalore



कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
असिस्टेंट प्रबंधन शाखा-1
एन. जी. रोड, बंगलूरु - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Internal

