केनरा बैंक
Canara Bank

**Asset Recovery Management Branch Manipal**

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**Ref: ARM/7280/SALENOTICE/2026-27/93** **Date: 11.05.2026**

| To Borrower/s | To Guarantor(s) |
|---|---|
| **M/s. VIKRAM INDUSTRIES (Borrower)**<br>S No 72/12A9 MandadiJeddu<br>Chara Village Hebri Post<br>Karkala Udupi 576112 | **Mr. H PRABHAKARA NAYAK(Guarantor)**<br>S/o Late H LaxmanNayak<br>Kelapete, Hebri, Karkala Taluk,<br>Udupi District,<br>Karnataka – 576112 |
| **Mr. H VIKRAM NAYAK (Partner)**<br>S/O H PrabhakarNayak<br>Kelapete, Hebri,<br>Hebri Taluk,<br>Udupi District,<br>Karnataka – 576112 | |
| **Mrs. MAYA NAYAK (Partner)**<br>W/o H VikramNayak<br>Kelapete, Hebri,<br>Hebri Taluk,<br>Udupi District,<br>Karnataka – 576112 | |

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), 6(2) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002**

As you are aware, Authorized Officer of Canara Bank 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 ARM 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 being published in the NEWS paper containing the 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,

**Authorised officer**

Encl: Sale Notice

केनरा बैंक
Canara Bank

**Asset Recovery Management Branch Manipal**

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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), 6(2) & 9 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 Authorized Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **30.05.2026** (11.00AM to 12.00PM), for recovery of **Rs 8,02,29,169.47 (Rupees Eight Crores Two Lakhs Twenty Nine Thousand One Hundred Sixty Nine and Paise Forty Seven Only)** as on **30.04.2026** with further interest and cost thereon due to the ARM Branch, Manipal of Canara Bank from **– 1. M/S. Vikram Industries (Borrower) 2. Mr. H Vikram Nayak (Partner) 3. Mrs. Maya Nayak (Partner) 4. Mr. H Prabhakara Nayak (Guarantor)**

<table>
<tr><th>SL No</th><th>Description of the immovable assets:</th><th>Reserve Price</th><th>EMD</th><th>Incremental Value</th></tr>
<tr><td>1.</td><td>All that piece and parcel of the property located at:
<table>
<tr><th>Survey No</th><th>Extent of Areas in cents</th><th>Location</th><th>Boundaries</th></tr>
<tr><td>71/2B</td><td>25</td><td>Chara Village</td><td rowspan="3">North: S.D. Lines<br>South: S.D. Lines<br>East: S.D. Lines<br>West: S.D. Lines</td></tr>
<tr><td>71/2A</td><td>35</td><td>Chara Village</td></tr>
<tr><td>71/13</td><td>11</td><td>Chara Village</td></tr>
<tr><td colspan="4">The Above Property with Building and all other Appurtenances thereto. As per Form 9 and 11 issued by Rural Development and Panchayat Raj Department description of the property:</td></tr>
<tr><th>PID No</th><th>Extent of Property (SqMtrs)</th><th>Extent of Building (SqMtrs)</th><th></th></tr>
<tr><td>152600100500254120</td><td>948.75</td><td>210.50</td><td></td></tr>
<tr><td>152600100500254123</td><td>1689.40</td><td></td><td></td></tr>
<tr><td>152600100500252122</td><td>2428.11</td><td>1015.33</td><td></td></tr>
<tr><th>Survey No</th><th>Extent of Areas in cents</th><th>Location</th><th>Boundaries</th></tr>
<tr><td>71/12A9 (Non-Agricultural Commercial)</td><td>60</td><td>Chara Village</td><td>North: S No 71/12A2<br>East: S.No 71/94, 71/32<br>South – Road<br>West : S.No 71/12</td></tr>
</table>
</td><td>Rs 2,41,00,000/- (Rupees Two Crores Forty-One Lakhs only)<br><br>(Including Machinery Price of Rs 16.00 Lakhs)</td><td>Rs 25,00,000/- (Rupees Twenty-Five lakhs Only)</td><td>Rs 1,00,000/- (Rupees One Lakh Only)</td></tr>
</table>

<table>
<tr>
<td></td>
<td>
The Above Property with Building Bearing D NO 3/93, right of way and Water, easement rights etc all other appurtenances attached therein.
<table>
<tr><td colspan="4">Immovable Property Situated in Chara Village within CharaGrama Panchayat Hebri Taluk and Brahmavara SRO.</td></tr>
<tr><td>Survey No</td><td>Extent of Areas in cents</td><td>Location</td><td>Boundaries</td></tr>
<tr><td>71/12A9</td><td>136</td><td>Chara Village</td><td>North: S No 71/12A10, 71/12A2<br>East: S NO 71/12A9 (i) and Road<br>South: S NO 127<br>West: S No 71/7 71/12A12</td></tr>
</table>
As Per Form 9 and 11 issued by the Rural Development and panchayat Raj Department - Property No 152600100500254470, Extent of property 5503.62 SqMtr and Extent of Building – 3744 SqMtr.<br><br>
The Above Property with building bearing No D NO 3/93(6), right of way and water, Easement Rights etc and all other appurtenances attached therein.
</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Machineries Installed at the M/s Vikram industries property Located at Chara Village Hebri</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td colspan="5">PLEASE NOTE SERIAL NO. 1 AND 2 MENTIONED ABOVE WILL BE SOLD TOGETHER</td>
</tr>
</table>

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

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 **29.05.2026- 5.00PM**

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 Branch, Manipal, Canara Bank, Ph. No.0820-2575412,7303893008, 9449862135 during office hours on any working day.

Date: 11.05.2026
Place: Manipal

**Authorised Officer**
**Canara Bank**

## DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

| | |
|---|---|
| 1. Name and Address of the Secured Creditor : | **Canara Bank, ARM Branch Manipal**<br>SRD Building, Near HO Annex Building<br>Manipal, Udupi – 576 104 |
| 2. Name and Address of the Borrower(s)/ Guarantor(s): | **M/s. VIKRAM INDUSTRIES (Borrower)**<br>S No 72/12A9 MandadiJeddu<br>Chara Village Hebri Post<br>Karkala Udupi 576112<br><br>**Mr. H VIKRAM NAYAK (Partner)**<br>S/O H PrabhakarNayak<br>Kelapete, Hebri,<br>Hebri Taluk,<br>Udupi District,<br>Karnataka – 576112<br><br>**Mrs. MAYA NAYAK (Partner)**<br>W/o H VikramNayak<br>Kelapete, Hebri,<br>Hebri Taluk,<br>Udupi District,<br>Karnataka – 576112 |
| 3. Total liabilities: As on date 30.04.2026 | **Rs 8,02,29,169.47 (Rupees Eight Crores Two Lakhs Twenty-Nine Thousand One Hundred Sixty-Nine and Paise Forty-Seven Only)** |
| 4. (a) Mode of Auction: | E-Auction. |
| (b) Details of Auction service provider | **M/s PSB Alliance (https://baanknet.com/)**<br>**Helpdesk Number: 8291220220**<br>Website: https://baanknet.com/ |
| (c) Date & Time of Auction | **30.05.2026 From 11.00 AM to 12.00PM** |
| (d) Place of Auction | Online. |
| 5. Last Date for receipt of EMD Documents (Online/ Offline): | 29.05.2026 till 05.00 PM |
| 5. Submission Address for EMD document | **Canara Bank, ARM Branch Manipal**<br>SRD Building, Near HO Annex Building<br>Manipal, Udupi – 576 104 |
| 6. Reserve Price / EMD | |

| SL NO | Description of the immovable assets: | Reserve Price | EMD | Incremental Value |
|---|---|---|---|---|
| 1. | All that piece and parcel of the property located at: | **Rs 2,41,00,000/- (Rupees Two Crores Forty-One Lakhs only)**<br><br>**(Including Machinery Price of Rs 16.00 Lakhs)** | **Rs 25,00,000/- (Rupees Twenty-Five lakhs Only)** | **Rs 1,00,000/- (Rupees One Lakh Only)** |

| Survey No | Extent of Areas in cents | Location | Boundaries |
|---|---|---|---|
| 71/2B | 25 | Chara Village | North: S.D. Lines |
| 71/2A | 35 | Chara Village | South: S.D. Lines |

| | | | |
|---|---|---|---|
| 71/13 | 11 | Chara Village | East: S.D. Lines<br>West: S.D. Lines |

The Above Property with Building and all other Appurtenances thereto. As per Form 9 and 11 issued by Rural Development and Panchayat Raj Department description of the property:

| **PID No** | **Extent of Property (SQ. Mtrs)** | **Extent of Building (SQ. Mtrs)** | |
|---|---|---|---|
| 15260010050 0254120 | 948.75 | 210.50 | |
| 15260010050 0254123 | 1689.40 | | |
| 15260010050 0252122 | 2428.11 | 1015.33 | |

| **Survey No** | **Extent of Areas in cents** | **Location** | **Boundaries** |
|---|---|---|---|
| 71/12A9 (Non-Agricultural Commercial) | 60 | Chara Village | **North**: S No 71/12A2<br>**East**: S.No 71/94, 71/32<br>**South** – Road<br>**West**: S.No 71/12 |

The Above Property with Building Bearing D NO 3/93, right of way and Water, easement rights etc all other appurtenances attached therein.

**Immovable Property Situated in Chara Village within CharaGrama Panchayat HebriTalukandBrahmavara SRO.**

| **Survey No** | **Extent of Areas in cents** | **Location** | **Boundaries** |
|---|---|---|---|
| 71/12A9 | 136 | Chara Village | **North**: S No 71/12A10, 71/12A2<br>**East:** S NO 71/12A9 (i) and Road<br>**South**: S NO 127<br>**West**: S No 71/7 71/12A12 |

As Per Form 9 and 11 issued by the Rural Development and panchayat Raj Department - Property No 152600100500254470, Extent of property 5503.62 SqMtr and Extent of Building – 3744 SqMtr.

The Above Property with building bearing No D NO 3/93(6), right of way and water, Easement Rights etc and all other appurtenances attached therein.

| | | | | |
|---|---|---|---|---|
| | | | | |
| 2. | Machineries Installed at the M/s Vikram industries property Located at Chara Village Hebri | | | |
| **PLEASE NOTE SERIAL NO. 1 AND 2 MENTIONED ABOVE WILL BE SOLD TOGETHER** | | | | |

| | |
|---|---|
| 7. Last date of receipt of EMD | **29.05.2026 till 05.00 PM** |

8. **OTHER TERMS AND CONDITIONS:**
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following condition.

***a)*** The property will be sold in **"as is where is and as is what is"** basis including encumbrances, if any viz. Electricity dues, property tax dues, etc. Where the property is sold subject to encumbrances, the successful bidder has to deposit the money required to discharge the encumbrances and interest due thereon together with additional amount that may be sufficient to meet the contingencies or further cost and expenses (as per Rule 9(7) of SARFAESI Rules 2002). In such case, the successful bidder will be given the delivery of the property free from encumbrances (as per Rule 9(9) of SARFAESI Rules 2002). (However, there are no encumbrances to the knowledge of the Bank as on date. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD)).

***b)*** '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, register themselves on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also registered with Digi locker mandatorily.

***c)*** 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.

***d)*** 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 properties can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM and 5.00 PM on or before **27.05.2026.**

***e)*** The properties will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.

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 (Baanknet)**, Helpdesk No. **7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051**, **E mail: support.baanknet@psballiance.com.**

***f)*** 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 29.05.2026 up to 05.00 pm.***

***g)*** After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29.05.2026 upto 05.00 PM**, to Canara Bank, ARM Branch, Manipal by hand or by email.

a) Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

b) 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.

c) Bidders Name. Contact No. Address, E Mail Id.

d) Bidder's A/c details for online refund of EMD.EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

***h)*** EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

***i)*** Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/-** (Rupees One Lakhs only) and time shall be extended to 5 (Five) (minutes) when valid bid received in last minutes.

***j)*** 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 Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the Authorized Officer/secured creditor.

***k)*** 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 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.

***l)*** ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank***.

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

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

***o)*** In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Circle Office or ARM Branch, Manipal who, as a facilitating center, shall make necessary arrangements.

For further details ARM Branch Manipal (Ph.0820-2575412/7303893008/9449862135) may be contacted during office hours on any working day, e-mail id cb7280@canarabank.com OR **M/s PSB Alliance (Baanknet)**, Helpdesk No. **7046612345/ 6354910172/ 8291220220, /9892219848/ 8160205051 E mail: support.baanknet@psballiance.com / support.ebkray@procure247com**..

**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: 11.05.2026 **Authorised Officer**

Place: Manipal **CANARA BANK**