



(A GOVERNMENT OF INDIA UNDERTAKING)

**KALASA 0864
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 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **KALASA 0864** Branch, of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **23.06.2026** for recovery of **Rs. 39,46,883.07(Rupees Thirty Nine Lakhs Forty Six Thousand Eight Hundred Eighty Three and Paise Seven only)**, & further interest & costs/charges, and other liability if any due to the **KALASA 0864** Branch of Canara Bank from Co-borrower and legal heirs of borrower(Late Mr. Ajith Kumar M A) 1)Mrs. THILAKALATHA A,W/o AJITH KUMAR M A,168, KALASA TOWN,MUDIGERE TALUK,CHIKKAMAGALURU,KARNATAKA-577124,919480096400, 2)Miss.Anusha A,D/o AJITH KUMAR M A,168, KALASA TOWN,MUDIGERE TALUK,CHIKKAMAGALURU,KARNATAKA-577124,3)Mr.Akhil A,S/o AJITH KUMAR M A,168, KALASA TOWN,MUDIGERE TALUK,CHIKKAMAGALURU,KARNATAKA-577124,4)M/s ANUSHA TRADERS,PROP M A AJITH KUMAR,H NO 168 MAIN ROAD KALASA PO,MUDIGERE TALUK,CHIKKAMAGALURU,KARNATAKA-577124, 5)Mr. DESAI D K(Gurantor),SO K N DESAI,199 HORNADU ROAD,MAAVINAKERE ,KALASA,CHIKKAMAGALURU,KARNATAKA-577124

The reserve price will be **Rs.65.50 Lakh** and the earnest money deposit will be **6.55 Lakh**. The Earnest Money Deposit shall be deposited on or before **22.06.2026** by **5 pm**.

DESCRIPTION OF THE IMMOVABLE PROPERTY

SL NO	IMMOVABLE	NAME OF TITLE HOLDER
	All those parts and parcel of residential property measuring East to West 10.0584 meter and North to South 18.288 meter, bearing E.Property No.1509004003002200243 and site No.32 in Sy.No.433 of Mavinkere Village, Mahaveera Road, Kalasa Town, situated within the limits of Kalasa Gram Panchayath, Mavinkere Village, Kalasa Hobli, Mudigere Taluk. Bounded on the East by Site No.33, West by Site No.31, North by Panchayath land South by Panchayath Road.	Mr. Ajith Kumar M A SINCE DECEASED NOW REPRESENTED BY LEGAL HEIRS, 1) Mrs. THILAKALATHA A, 2) Miss.Anusha A 3) Mr.Akhil A

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 Chief Manager, Canara Bank KALASA 0864 Branch, Ph. No. **918105631573**during office hours on any working day.

Date: 11.05.2026
Place: CHIKKAMAGALURU



For CANARA BANK / केनरा बैंक

Authorised Officer
प्रधिकृत अधिकारी
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.05.2026

1. Name and Address of the Secured Creditor : Canara Bank, **KALASA 0864** Branch.

2. Name and Address of the Borrower/Guarantor: Co-borrower and legal heirs of borrower (Late Mr. Ajith Kumar M A) 1) Mrs. THILAKALATHA A, W/o AJITH KUMAR M A, 168, KALASA TOWN, MUDIGERE TALUK, CHIKKAMAGALURU, KARNATAKA-577124, 919480096400, 2) Miss. Anusha A, D/o AJITH KUMAR M A, 168, KALASA TOWN, MUDIGERE TALUK, CHIKKAMAGALURU, KARNATAKA-577124, 3) Mr. Akhil A, S/o AJITH KUMAR M A, 168, KALASA TOWN, MUDIGERE TALUK, CHIKKAMAGALURU, KARNATAKA-577124, 4) M/s ANUSHA TRADERS, PROP M A AJITH KUMAR, H NO 168 MAIN ROAD KALASA PO, MUDIGERE TALUK, CHIKKAMAGALURU, KARNATAKA-577124, 5) Mr. DESAI D K (Gurantor), SO K N DESAI, 199 HORNADU ROAD, MAAVINAKERE, KALASA, CHIKKAMAGALURU, KARNATAKA-577124

3. Total liabilities : **Rs. 39,46,883.07 (Rupees Thirty Nine Lakhs Forty Six Thousand Eight Hundred Eighty Three and Paise Seven only)**, & further interest & costs/charges, and other liability if any

4. (a) Mode of Auction : On-line

(b) Details of Auction service provider : **M/s PSB Alliance Ltd**
Support.BAANKNET@psballiance.com

(c) Date & Time of Auction : **23.06.2026 & 11.30 am to 12.30 pm**

(d) Place of Auction : E Auction Online

5. Reserve Price : **Rs 65,50,000/ (Rupees Sixty Five Lakhs Fifty Thousand only)**

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 Authorised Officer.

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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkay) 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 22.06.2026, 5 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 e-bkay (M/s PSB Alliance Pvt. Ltd), (contact no. 7046612345/6354910172/ 8291220220/9892219848/8160205051, 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 22.06.2026, 5 pm to Canara Bank, **KALASA 0864** Branch by hand or by email.

Internal



- i) EMD amount If paid through RTGS/NEFT/ E-WALLET, 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.
- g) The intending bidders should register their names at portal <https://baanknet.com/>. mention the website address of service provider) 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 Ltd (baanknet) Contact No. 8291220220 Email: support.baanknet@psballiance.com
- 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. 10,000.00 (Rupees Ten thousand only)**. 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), 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50 Lakh (Rupees Fifty Lakh) 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, TDS on sale proceeds, any taxes, charges etc., as applicable shall be borne by the successful bidder only.
- m) 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 Regional Office Chikkamagalur or **KALASA 0864** Branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact, Chief Manager, Canara Bank **KALASA 0864** Branch Chikkamagalur District (Ph.No.9449867375) e-mail id: cb0864@canarabank.com OR the service provider e-bkay (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: 11.05.2026
Place: CHIKKAMAGALURU



For CANARA BANK / कृते केनरा बैंक
Authorised Officer
पाथिकृत अधिकारी / Authorised Officer
Canara Bank