

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: SN/OMSAIPAVAN

Date: 15-05-2026

From: Authorised Officer, Ballari Main Carstreet (506) Canara Bank

TO

Borrower	Proprietor/Mortagagor	Proprietor
M/S OM SAI PAVAN TRADERS Through its Proprietor Kiran Kumar & K Rukmani Main Road C/o Govindappa Kalyana Mantapa Talur Road Ballari- 583101. Mob: 9886385288	K. Rukmani W/o K Ramesh Ward No 22 Talur Road Near Anjaneyaswamy Temple Srinagar Colony 5 th cross Ballari 583101 Mob: 9886385288	Kiran Kumar S/o K Shankar P No 33 Talur Road Ballari 583101 Mob: 8970999994

Dear Sir/Madam,

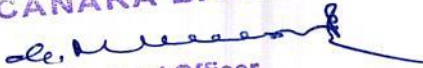
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Canara Bank, BALLARI MAIN CARSTREET (506)-Branch have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our BALLARI MAIN CARSTREET (506) 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,

CANARA BANK

Authorised Officer
Name: Mahesh Raju.C
Designation: Divisional Manager
Regional Office, Ballari.

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

Internal

BALLARI MAIN CARSTREET (506) BRANCH, BALLARI REGION

(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 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 Authorized Officer of **Ballari Main Carstreet (506)** Branch of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 30-10-2025 for recovery of Rs. 43,33,445.90/- (Rupees Forty Three Lakhs Thirty Three Thousand Four Hundred Forty Five and Ninety Paise only) (Liability as on 15-05-2026 and interest there on) due to the Ballari Main Carstreet Branch of Canara Bank Sri M/s Om Sai Pavan Traders (hereinafter referred to as "the Borrower"¹) through its proprietor Mr K Kiran Kumar S/o K Shankar and Smt K Rukmini W/o K Ramesh (hereinafter referred to as "the mortgagor").

The reserve price will be
Reserve Price -Rs. 24,00,000/-

Earnest Money Deposit- Rs 2,40,000/- . (10% of Reserve Price)

Last date to deposit EMD- on or before 20-06-2026, 11.00 AM.

All the part and parcel of vacant land situated within sreedharagadda garma panchayat limits na and town planning authority gulbarga approved layout sy no 395/2 measuring 6.04 acres, plot no 19, swathina no (as per grama panchayat) 1713/9 swathina no. 150500102205602759 within sub registration district of Ballari, Ballari taluk, Ballari district stands in the name of Smt K Rukmini w/o K Ramesh.

Measeurements:

East to west: 12.00 mtrs

North to south : 09.00 mtrs Total measuring : 108.00 sq mtrs (1200 sq feet)

Bounaries:

East: 30 feet mud road

West: Plot No 6

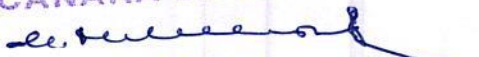
North: 30 feet mud road

South: Plot No 18.

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 Manager BALLARI MAIN CARSTREET (506), BALLARI Canara Bank , Mobile: 9963861635 during office hours on any working day.

Date: 15-05-2026

Place: Ballari Car Street

CANARA BANK

Authorized Officer
Name: Mahesh K. S. S.
Designation: Divisional Manager
Regional Office, Ballari.

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15-05-2026.

1.	NAME AND ADDRESS OF THE CREDITOR		CANARA BANK BALLARI MAIN CARSTREET (506) BRANCH
2.	NAME AND ADDRESS OF THE BORROWER AND GUARANTOR		M/S OM SAI PAVAN TRADERS Through its Proprietor K Rukmani Main Road C/o Govindappa Kalyana Mantapa Talur Road Ballari- 583101. Mob: 9886385288 K. Rukmani W/o K Ramesh Ward No 22 Talur Road 9886385288 Near Anjaneyaswamy Temple Srinagar Colony 5 th cross Ballari 583101 K Kiran Kumar S/o K Shankar P No 33 Talur Road Ballari 583101 Mob: 8970999994
3	TOTAL LIABILITIES		Rs. 43,33,445.90/- (Rupees Forty Three Lakhs Thirty Three Thousand Four Hundered Forty Five and Ninety Paise only) (Liability as on 15-05-2026 and interest there on).
4	(a)	MODE OF AUCTION	Online Electronic Bidding
	(b)	DETAILS OF THE AUCTION SERVICE PROVIDER	M/s PSB Alliance (Baanknet) Helpdesk Number- 8291220220 Email : support.ebkcray@psballiance.com Website : https://ebkcray.in/
	(c)	DATE & TIME OF AUCTION	20-06-2026 (11.30AM - 01.30 PM)
	(d)	PLACE OF AUCTION	ONLINE
5	RESERVE PRICE		24,00,000/-

Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkcray.in/> M/s PSB Alliance Private Limited (E-bkcray) 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, from 16-05-2026 to 20-06-2026 Banks working days within working hours.

(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.

Internal

(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 20-06-2026 11.00 AM.

(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 30-10-2025 10.00 AM, to Canara Bank, BALLARI MAIN CARSTREET (506) BRANCH DP:506, by hand or by email (cb0506@canarabank.com)

(i) 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.

(ii) Bidders Name. Contact No. Address, E Mail Id and remittance details.

(f) The intending bidders should register their names at M/s PSB Alliance Private Limited (E-bkay) <https://ebkay.in/> 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 Private Limited (Ebkray) Helpdesk No. 8291220220, E-mail: support.ebkray@psballiance.com

(g) EMD deposited by the unsuccessful bidder shall be refunded to them by M/s PSB Alliance Private Limited (E-bkay) only. The EMD shall not carry any interest.

(h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- 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.

(i) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

(j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.

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

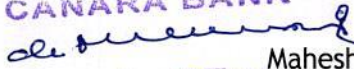
(l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

(m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank Regional office Ballari facilitating centre, shall make necessary arrangements. For further details contact, Canara Bank, BALLARI MAIN CARSTREET (506) Branch DP: 506 9963861635 e-mail id: cb0506@canarabank.com OR The service provider E-bkay (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051,Email:support.ebkray@psballiance.com/support.ebkray@procure247.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: 15-05-2026

Place: BALLARI

CANARA BANK

Authorized Officer
Name: Mahesh Raju. C
Designation: Divisional Manager
Regional Office, Ballari.

Internal