



Annexure 13

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, the **possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 24.06.2026 from 01.00 PM. to 03.00 PM.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs. 1,04,44,656.70/- (Rupees One Crore Four Thousand Forty Four Six Hundred Fifty Six and Seventy paisa only) plus further interest thereon from 03.05.2026 and other expenses due to Canara Bank from 1.M/s Basaveshwara Enterprises 2.Mruthyunjaya M 3.Sudha Mani S L and 4.Adarsh M.

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

(Amount in Lakhs)			
S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	All that part and parcel of the Residential land bearing Khatha NO D2/1834/K-82 PID No 6-2-514-138measuring East to West 6.096012 mtrs & 3.048006 mtrs, North to South 12.192024+12.801626/2mtrs & 9.144018 mtrs. Total extent of the plot 1430 Sq.ft, situated at 5th Cross, Kallahally, Mandya-571401. bounded on: East by: 6-2-514-136 and 6-2-514-136B West by: 6-2-515-169 North by: Road South by: 6-2-514-136B and 6-2-514-138A	42.90	4.29
2	All that part and parcel of the Residential land bearing Induvalu grama Panchayath Khatha and assessment No 315/315/5, E- Khatha No 152100406400500819 measuring East to West 9.144 mtrs and North to South 12.192mtrs, Total extent of the plot 1200 Sq.ft situated at sundahalli Village , Kothathi Hobli, Mandy-571402. bounded on: East by: Site No 4 West by: Site No 6 North by: Road South by: Road	9.60	0.96

ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
 Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com



The EMD should be deposited on or before 23.06.2026.

The property will not be sold below the Reserve Price.

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Chief Manager, ARM Branch II Bangalore, Ph. No. 9113092975, 8921102717, 9201460154, 9464534482, 8709675503 and 080-25310181, during office hours on any working day.

Place: Bengaluru
Date: 16.05.2026

हस्ताक्षर के लिए CANARA BANK

AUTHORISED OFFICER
CANARA BANK
ARM Branch II, Bangalore



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

- 1.Name and address of the Secured Creditor : Canara Bank ARM II Branch Bengaluru
 2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1.M/s Basaveshwara Enterprises 82/2 5th cross Kallahalli Mandya - 571401	2.Mruthyunjaya M S/o Bangaraiah 1529 5TH CROSS Kallahalli Mandya -571401
3.Sudha Mani S L Prop of Basaveshwara Enterprises W/o Mruthyunjaya M no 1529 5th cross Kallahalli Mandya-571401	4.Adarsh M S/o Mruthyunjaya M 1529 5 th Cross Kallahalli Mandya -571401

3.Total liabilities : Rs. 1,04,44,656.70/- (Rupees One Crore Four Thousand Forty Four Six Hundred Fifty Six and Seventy paisa only) plus further interest thereon from 03.05.2026 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online E-Auction
 (b) Details of : M/s. M/s.PSB Alliance (BAANKNET), e- mail:
support.baanknet@psballiance.com

(c) **Date & Time of e- auction** : **Date 24.06.2026 Time 01.00 PM. to 03.00 PM.**
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price:

(Amt in Lakhs)

S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
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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 (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.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 23.06.2026**, to Canara Bank, ARM Branch II Bangalore by hand OR Email.
 - 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.
 - iii. Bid Form.

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) - e- mail: support.baanknet@psballiance.com

EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD/Sale proceeds shall not carry any interest.

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.25,000/-**.The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful



कृते केनरा बैंक / For CANARA BANK
 प्राधिकृत अधिकारी / Authorised Officer
 आसिस्ट मैनेजिंग मैनेजर / Assistant Manager
 86, S M G Road, Bengaluru-560001

