

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

Ref: ARM-II/KM/01/542/2026-2027

Date: 22.05.2026

Without Prejudice

To,

1.M/s Sai Akshaya Electrical

No 123, Hennur Main Road,

Kacharakanahalli St Thomas Road

Post, Bengaluru-560084

2.Mr.Anand Raj

No 176, Gullamma Road,

Kacharakanahalli,

Bengaluru-560084

By Email/ Speed
Post/ RPAD/ Hand
Delivery

Dear Sir / Madam,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH
RULE 8 (6) & (9) OF THE SECURITY INTEREST(ENFORCEMENT) RULES, 2002.

As you are aware, I on behalf of Canara Bank, ARM branch II, Bangalore-560 001 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 II, Bangalore-560 001 of our Bank.

The undersigned proposes to sell the assets (through e-auction) 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. 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 other law in force.

Yours faithfully,
Authorised Officer
Canara Bank
Enclosure: Sale Notice

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



CANARA BANK
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 Assets 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/ies 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 **17.06.2026 from 1:00 p.m. to 3.00 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs 2,96,91,402.46/- (Rupees Two Crore Ninety Six Lakhs Ninety One Thousand Four Hundred Three and Forty Six Paisa only)** as on **03.05.2026** plus further interest thereon and other expenses with direct and indirect liabilities due to Canara Bank from **M/s Sai Akshaya Electrical**.

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

S N o	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)
1.	Property No.1 : All that piece and parcel of property comprising one apartment unit ,i.e., Flat bearing No A-401,in converted land bearing Sy no.108/2,Katha No.522/108/2, measuring a super built-up area of 1260 Sq.ft. situated in the Third floor,in 'A' Block, along with one Covered Car Parking space in the Basement/Surface/Stilt floor and 270 Sq.ft. of undivided share,rights,title and interest in the Schedule "A" Property, in the Apartment known as situated at Apartment building known as "Garden Residency", Kanchanayakana-halli,Jigani Hobali, Anekal taluk and bounded on: East by: Land in Sy No. 108/2; West by: Road; North by: Road and South : Tank Bed. Property No.2 : All that piece and parcel of property comprising one apartment unit ,i.e., Flat bearing No C-404,in converted land bearing Sy no.108/2,Katha No.522/108/2, measuring a super built-up area of 1089 Sq.ft. situated in the Third floor,in 'C' Block, along with one Covered Car Parking space in the Basement/Surface/Stilt floor and 270 Sq.ft. of	Rs.27.00 lakhs	Rs.2,70,000/-	Not Known

Confidential

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



undivided share, rights, title and interest in the Schedule "A" Property, in the Apartment known as situated at Apartment building known as "Garden Residency", Kanchanayakana-halli, Jigani Hobali, Anekal taluk and bounded on: East by: Lift Area; West by: Residential Apartment privately numbered as C-405 in the third floor; North by: Common Corridor and South : Area open to sky of the apartment building.	Rs.17.00 lakhs	Rs.1,70,000/-	Not Known
--	----------------	---------------	-----------

The EMD should be deposited on or before 16.06.2026.

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 Authorized Officer, ARM Branch II Bangalore, Canara Bank, Ph. No.9113092975, 8921102717, 8709675503, 7561062889, 9201460154, 9464534482 and 080-25310181, during office hours on any working day.

Place: Bangalore
 Date: 22.05.2026

ಕೃತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್ / For CANARA BANK
 AUTHORISED OFFICER
 CANARA BANK
 Recovery Management Branch - II, Bengaluru - 560 001

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

Confidential



DETAILS

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch II M G Road Bangalore-1.

2. Name and Address of the Borrower(s)/ Guarantor(s):Details as under

1.M/s Sai Akshaya Electrical No 123,Hennur Main Road, Kacharakanahalli St Thomas Road Post,Bengaluru-560084	2.Mr.Anand Raj No 176,Gullamma Road, Kacharakanahalli Bengaluru-560084
---	--

3. Total liabilities of Rs 2,96,91,402.46/- (Rupees Two Crore Ninety Six Lakhs Ninety One Thousand Four Hundred Three and Forty Six Paise only) as on 03.05.2026 plus further interest thereon and other expenses with direct and indirect liabilities due to Canara Bank from M/s Sai Akshaya Electrical.

4. Details of the auction:

a) Mode of Auction: E - auction

b) M/s.PSB Alliance (Baanknet) - e- mail: support.BAANKNET@psballiance.com

c) Place, Date & Time of Auction: Bangalore - 17.06.2026 - 1:00 PM to 3.00 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5.The reserve price & EMD for Property are as follows:

S N O	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD
1	Property No.1 : All that piece and parcel of property comprising one apartment unit ,i.e., Flat bearing No A-401,in converted land bearing Sy no.108/2,Katha No.522/108/2, measuring a super built-up area of 1260 Sq.ft. situated in the Third floor,in 'A' Block, along with one Covered Car Parking space in the Basement/Surface/Stilt floor and 270 Sq.ft. of undivided share,rights,title and interest in the Schedule "A" Property, in the Apartment known as situated at Apartment building known as "Garden Residency", Kanchanayakanahalli,Jigani Hobali, Anekal taluk and bounded on: East by: Land in Sy No. 108/2; West by: Road; North by: Road and South : Tank Bed. Property No.2 : All that piece and parcel of property comprising one apartment unit ,i.e., Flat bearing No C-404,in converted land bearing Sy no.108/2,Katha No.522/108/2, measuring a super	Rs.27.00 lakhs	Rs.2,70,000/-

Confidential

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



built-up area of 1089 Sq.ft. situated in the Third floor,in 'C' Block, along with one Covered Car Parking space in the Basement/Surface/Stilt floor and 270 Sq.ft. of undivided share,rights,title and interest in the Schedule "A" Property, in the Apartment known as situated at Apartment building known as "Garden Residency", Kanchanayakana-halli,Jigani Hobali, Anekal taluk and bounded on: East by: Lift Area; West by: Residential Apartment privately numbered as C-405 in the third floor; North by: Common Corridor and South : Area open to sky of the apartment building.	Rs.17.00 lakhs	Rs.1,70,000/-
---	----------------	---------------

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 **16.06.2026**, 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 bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- g. 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

Confidential

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



without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006298.

- h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
- j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
- k. 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 Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.
- l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area, dues, suits and cases etc. No claim subsequent to submission of bid shall be entertained by the bank.
- m. After confirmation of sale, bidder's request cannot be accepted for refund of amount which is already paid and Bank will proceed as per SARFAESI Act.

For further details contact Authorized Officer, Canara Bank , ARM Branch-2- (9113092975, 8921102717, 8709675503, 7561062889, 9201460154 9464534482 and 080-25310181) e-mail id - cb6298@canarabank.com OR the service provider M/s.PSB Alliance(Baanknet) - e- mail: 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.

Place: Bangalore

Date: 22.05.2026

ಕೃತೇ ಕೆನರಾ ಬ್ಯಾಂಕ್ / For CANARA BANK

 प्राधिकृत अधिकारी / Authorised Officer
 आसि वसुली प्रबन्धन शाखा - 560 001
 Asset Recovery Management Branch - II, Bengaluru - 560 001

Confidential

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



