केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Asset recovery Management Branch-1, Bengaluru
, Email Id: cb2366@canarabank.com

Ref: ARM-I/CR-763/0982/2026/RR **Date: 11.06.2026**

To,

M/s PEBBALIO CONCRETE PRODUCTS, Represented by its Partners 1. 1.Sri Sridhar R, 2. Sri Ullanganathan R and Sri Venkatesh R SY NO 10 AND 11, GIDDENAHALLI, VILLAGE ATTIBELE, ANEKAL TALUK NEXT TO APPLICOM, BANGALORE.	M/s. PIPPALI CREATIVE SOLUTIONS PVT LTD Represented by 1.Sri Sridhar R and 2. Sri Ullanganathan R NO 324/1 HOSUR ROAD MADIWALA BANGALORE BANGALORE KARNATAKA 560068
1. SRIDHAR R NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT BANGALORE KARNATAKA-560076	2. ULAGANATHAN R S/o LATE RANGANATHA NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT2ND STAGE BANGALORE KARNATAKA-560076
3. VENKATESH R S/o LATE RANGANATHA NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT 2ND STAGE BANGALORE KARNATAKA-560076	5. VIJAY KUMAR R S/o LATE RANGANATHA NO 2 4TH A CROSS TANK SHORE ROAD BTM LAOUT 2ND STAGE BANGALORE KARNATAKA-560076
5. Sri R PRABHAKAR YASHORANGA NILAYA 4TH A CROSS, TANK SHORE ROAD, B T M LAYOUT 2ND STAGE BANGALORE -560076	6. Sri R CHANDRASHEKAR S/o LATE RANGANATHA YASHORANGA NILAYA 4TH A CROSS, TANK SHORE ROAD, B T M LAYOUT 2ND STAGE BANGALORE -560076.
7. Smt R KOUSALYA D/o LATE RANGANATHA YASHORANGA NILAYA 4TH A CROSS, TANK SHORE ROAD, B T M LAYOUT 2ND STAGE BANGALORE -560076	

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) RULE, 2002**

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets described in the 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-I Branch** Bangalore 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. 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 law in force.

कृते केनरा बैंक / For CANARA BANK
Yours faithfully,

प्राधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा-I
स्पेन्सर टॉवर, एम.जी.रोड, बेंगलूरु - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Authorised officer
Encl: Sale Notice

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केनरा बैंक CANARA BANK Asset Recovery Management Branch - I M.G. Road, BENGALURU - 560 001

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Asset recovery Management Branch-1, Bengaluru
, Email Id: cb2366@canarabank.com

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 to the Secured Creditor, the **Symbolic possession** of which has been taken by the Authorised Officer of **ARM Branch-1** (Earlier Agricultural finance Branch), Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.06.2026** (10.00 AM to 11.00AM), for recovery of **Rs.71,11,140.92/- (Rupees Seventy one lakh eleven thousand one hundred fourty and ninety two Only)** as on **10.06.2026** with further interest and cost thereon due to the **ARM-1 Branch, Bengaluru of Canara Bank** from **1. M/S Pebbalio Concrete Products** represented by **1.Sri Sridhar R, 2.Sri.Ulaganathan R, 3.Sri.R. Venkatesh**. Guarantor/s 1.Sri **Vijay Kumar R, 2.Sri Prabhakar R, 3.Sri ChandraShekar R and 4.Smt Kousalya**. And also M/s Pippali Creative Solutions Represented by **1.Sri Sridhar R and 2.Sri.Ulaganathan R.**

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 **29.06.2026 5.00 pm.**

(Rs. in lacs)

Lot	**Description of the immovable assets:**	**Reserve Price**	**EMD**	**Incremental Value**
1	**All that piece and parcel of commercial land and building situated at Old no 324/2, new no 132, PID No.66-1-132, Hosur Road, Siddhartha Colony, Madiwala 1st Stage, BTM Layout, Bengaluru - 560068 comprising of Ground, First and second floor constructed on plot area of 1750 sq ft with built up area of 4500 sq ft**	**450.00**	**45.00**	**2.00**

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

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-1 Branch, Bengaluru, Canara Bank, Ph. No.08025310066, 9486092152 and 9554895427 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Date: 11.06.2026
Place: Bangalore

प्राधिकृत अधिकारी / Authorised Officer
Authorized Officer
Canara Bank
आस्ति वसूली प्रबंधन शाखा-I
स्पेन्सर्स टॉवर, एम.जी. रोड. बेंगलूरु - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

केनरा बैंक CANARA BANK Asset Recovery Management Branch - I M.G. Road, BENGALURU - 560 001 आस्ति वसूली प्रबंधन शाखा - I, एम.जी. रोड, बेंगलूरु - 560 001

Asset recovery Management Branch-1, Bengaluru
, Email Id: cb2366@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.06.2026

1.	Names and Address of the secured creditor	Canara Bank, ASSET RECOVERY MANAGEMENT-I, #86, SECOND FLOOR, SPENCER TOWERS, M G ROAD, BENGALURU-560001. Phone No. 080- 25310064, mbl No. 9486092152 & 9554895427, Email Id: cb2366@canarabank.com.
2.	Names and Address of the Borrower/ Guarantors/Legal Heirs	**1. M/S PEBBALIO CONCRETE PRODUCTS & PIPPALI CREATIVE SOLUTIONS represented by its directors** **1. Shri. Venkatesh R S/O Late Ranganatha,** **2. Sri Ulaganathan S/O Late Ranganatha** **3. Sri Sridhar R S/O Late Ranganatha** **Guarantor/s or Mortgagor/S and The Legal Heirs of the Mortgaged Property Owner** **1. Shri Vijay Kumar R S/O Late Ranganatha** **2. Shri R Chandrashekar S/O Late Ranganatha** **3. Shri Venkatesh R S/O Late Ranganatha** **4. Smt R Kousalya D/O Late Ranganatha** **5. Shri R Prabhakar S/O Late Ranganatha** **6. Sri Sridhar R S/O Late Ranganatha** **7. Sri Ulaganathan S/O Late Ranganatha** **All are residing at** **No 24th A Cross Tankshore Road, BTM Layout Bangalore, Karnataka-560076**
3.	Total liabilities as on 04-12-2025	**Rs. 71,11,140.92/- (Rupees Seventy-one lakh eleven thousand one hundred forty and ninety two Only)** along with costs, expenses and future interest as on 04-12-2025
4.	Last Date & Time of receipt of online tender and Submission of EMD	**29.06.2026 from 10:00 AM to 4:00 PM**
5.	Address in which the online tender to be submitted	The Authorized Officer, Canara Bank, HSR Layout Branch, Avani Arcade, L -1135, 17th Cross, 80 Feet Road, Sector-7, HSR Layout, Bengaluru - 560102
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	**30.06.2026 from** 10:00 AM to 11.00 AM
6a	Portal for E-auction	***M/s PSB Alliance (https://baanknet.com/)*** ***Helpdesk Number : 8291220220*** ***Website: https://baanknet.com/***

6b. Details of property: **(Rs. In Lakh)**

Lot	**Description of the immovable assets:**	**Reserve Price**	**EMD**	**Incremental Value**
1	**All that piece and parcel of commercial land and building situated at Old no 324/2, new no 132, PID No.66-1-132, Hosur Road, Siddhartha Colony, Madiwala 1st Stage, BTM Layout, Bengaluru - 560068 comprising of Ground, First and second floor constructed on plot area of 1750 sq ft with built up area of 4500 sq ft**	**450.00**	**45.00**	**2.00**

7	**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 The Authorized Officer **24.06.2026 from 10.00 AM to 4.00 PM.**
	(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 (**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 **29.06.2026.**
	(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 M/s. PSB Alliance, Bangalore @ Website: https://baanknet.com/
	(f) After payment of the EMD amount, the intending bidders should submit a copy of the following

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documents/details on or before **29.06.2026.**- 4.00 PM, to Canara Bank, ARM Branch I, Bangalore by hand.
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) 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/** 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 (Website: https://baanknet.com/) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
(h) EMD deposited by the unsuccessful bidder shall be refunded to them. **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.2,00,000.00 (Rupees Two Lakh** only). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as a 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
(k) For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs) 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 etc., as applicable shall be borne by the successful bidder only.** **ii. It is not within the knowledge of the bank about any taxes, revenue/dues to any local authority and any/all such taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.**
(m) Authorized 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 Circle office or **Canara Bank ARM I Branch**, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.
(0) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.
(o) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (**Ph. No. 9486092152**) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (**https://baanknet.com/**), Helpdesk Number : 8291220220, Website: **https://baanknet.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.

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Date: 11.06.2026
Place: Bengaluru

Authorized officer
Canara Bank
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

केनरा बैंक CANARA BANK Asset Recovery Management Branch - I M.G. Road, BENGALURU - 560 001