



भारत सरकार का उपक्रम/ A GOVERNMENT OF INDIA UNDERTAKING
प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

संदर्भ/Ref:ARMB/510368/120/2026-27/RKG

दिनांक/Date: 08.06.2026

COVERING LETTER TO SALE NOTICE

To,

M/s Prasanna V Ghotage Rep by Proprietor Mr Prasanna V Ghotage 1088/B, Prerana Homes, Hindwadi, Ranade Colony, Belgaum- 590 011 Also at: Mr Prasanna V Ghotage Proprietor of M/s Prasanna V Ghotage 202, Chidambar Nagar, Tilakwadi, Belgaum, Karnataka – 590 006	a) M/s Upsurge Multitrade Pvt Ltd No.311, Morya Estate, 3rd Floor, Andheri Link Road, Andheri (West), Mumbai -400 053 Also at:- b) M/s Upsurge Multitrade Pvt Ltd 1088/B, Prerana Homes, Hindwadi, Ranade Colony, Belgaum- 590 011 Also at:- c) M/s Upsurge Multitrade Pvt Ltd 33, 1st Floor, Crescent Road, High, Gorunds, Bangalore-560 001 Also at:- d) M/s Upsurge Multitrade Pvt Ltd Purushottam Nilaya, behind Azad Mill, Mahaveer Nagar, 3rd Cross, Chitradurga – 577 501 Also at:- e) M/s Upsurge Multitrade Pvt Ltd Nizmar Center, Ground Floor, Opp Wisdom Book Depot, Panaji, Goa- 403 001
Mrs Vilasini V Ghotage 1088/B, Prerana Homes, Hindwadi, Ranade Colony, Belgaum- 590 011 Also at Mrs Vilasini V Ghotage 202, Chidambar Nagar, Tilakwadi, Belgaum, Karnataka – 590 006	
Mr H K Mariyappa S/o Kunjappa, No.33 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114	
Mr H K Muninanjappa S/o Kunjappa, No.33 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114	
Mr H K Narayana Swamy S/o Kunjappa, No.33 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114	Mr H K Rajanna S/o Kunjappa, No.40 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114
Mrs Amrutha M Subramani W/o Late H K Subramani No.431 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114	

Dear Sirs,

Sub : Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 of Immovable Properties under Rule 8(6) and 9 of the Security Interest (Enforcement) Rules 2002.

As you are aware, I on behalf of Canara Bank, 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 Canara Bank.





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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,
For Canara Bank

अधिकृत अधिकारी, Authorised Officer
ए.आर.एम. पणजी, गोवा
ARM Branch, Panaji, Goa.

Authorized Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

Raw





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(Auction Sale Notice for Immovable properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" on 30.06.2026 for recovery of **Rs. 201,05,84,539.35 (Rupees Two Hundred One Crore Five Lakh Eighty Four Thousand Five Hundred Thirty Nine and Paise Thirty Five Only)** as on 31.05.2026 plus further interest from 01.06.2026 due to the Secured Creditor from, 1. M/s Prasanna V Ghotage Rep by Proprietor Mr Prasanna V Ghotage 2. Mr. Prasanna V Ghotage 3. Mrs Vilasini V Ghotage 4. Mr H K Mariyappa S/o Kunjappa 5. Mr H K Muninanjappa S/o Kunjappa, 6. Mr H K Narayana Swamy 7. Mrs Amrutha M Subramani 8. M/s Upsurge Multitrade Pvt Ltd, 9. Mr H K Rajanna S/o Kunjappa. The reserve price will be **Rs.12,56,56,000 /- (Rupees Twelve Crore Fifty Six Lakh Fifty Six Thousand Only)** and the earnest money deposit will be **Rs. 1,25,65,600/- (Rupees One Crore Twenty Five Lakh Sixty Five Thousand Six Hundred Only)**

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa
2	Name and Address of the Borrower:	
	M/s Prasanna V Ghotage Rep by Proprietor Mr Prasanna V Ghotage 1088/B, Prerana Homes, Hindwadi, Ranade Colony, Belgaum- 590 011 Also at: Mr Prasanna V Ghotage Proprietor of M/s Prasanna V Ghotage 202, Chidambar Nagar, Tilakwadi, Belgaum, Karnataka – 590 006 Mrs Vilasini V Ghotage 1088/B, Prerana Homes, Hindwadi, Ranade Colony, Belgaum- 590 011 Also at	a) M/s Upsurge Multitrade Pvt Ltd No.311, Morya Estate, 3 rd Floor, Andheri Link Road, Andheri (West), Mumbai -400 053 Also at:- b) M/s Upsurge Multitrade Pvt Ltd 1088/B, Prerana Homes, Hindwadi, Ranade Colony, Belgaum- 590 011 Also at:- c) M/s Upsurge Multitrade Pvt Ltd 33, 1 st Floor, Crescent Road, High, Gorunds, Bangalore-560 001 Also at:- d) M/s Upsurge Multitrade Pvt Ltd

आस्तियां वसूली प्रबंधन शाखा पणजी, प्रथम तल, माथियास प्लाज़ा 18 जून रोड, पणजी गोवा –403001
ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





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	Mrs Vilasini V Ghotage 202, Chidambar Nagar, Tilakwadi, Belgaum, Karnataka – 590 006 Mr H K Mariyappa S/o Kunjappa, No.33 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114 Mr H K Muninanjappa S/o Kunjappa, No.33 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114 Mr H K Narayana Swamy S/o Kunjappa, No.33 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114 Mrs Amrutha M Subramani W/o Late H K Subramani No.431 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114	Purushottam Nilaya, behind Azad Mill, Mahaveer Nagar, 3rd Cross, Chitradurga – 577 501 Also at:- e) M/s Upsurge Multitrade Pvt Ltd Nizmar Center, Ground Floor, Opp Wisdom Book Depot, Panaji, Goa- 403 001 Mr H K Rajanna S/o Kunjappa, No.40 Kote, Hosakote, Tq Bangalore Rural Dist.Karnataka-562114
3	Total liabilities as on 31.05.2026	1. M/s Prasanna V Ghotage - Rs. 67,16,17,831.37 (Rupees Sixty Seven Crore Sixteen Lakh Seventeen Thousand Eight Hundred Thirty One and Paise Thirty Seven Only) 2. M/s Upsurge Multitrade Pvt Ltd - Rs. 1,33,89,66,707.98 (Rupees One Hundred Thirty Three Crore Eighty Nine Lakh Sixty Six Thousand Seven Hundred Seven and Paise Ninety Eight Only) Thus total liabilities of Rs. 201,05,84,539.35 (Rupees Two Hundred One Crore Five Lakh Eighty Four Thousand Five Hundred Thirty Nine and Paise Thirty Five Only)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction BAANKNET https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings 30.06.2026, 11:00 A.M to 12:00 NOON Online (https://baanknet.com/)
5	Details of Properties: All that part and parcel of land admeasuring 2 Acres 15 Guntas along with building constructed thereon bearing Khatha No.205/108 formed in converted Sy.No.108 situated in Dandupalya Village, Kasaba Hobli, Hoskote Taluka, Bangalore Rural District, Karnataka in the name of Mr. H K Mariyappa & others bounded by:-	

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ARM BRANCH PANAJI, FIRST FLOOR, MATHIAS PLAZA, 18th JUNE ROAD, PANAJI, GOA- 403001
M: 77220 39869 ई मेल E Mail- cb5103@canarabank.com





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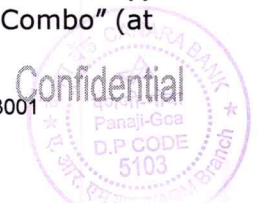
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North : Old Madras Road South : Private Property East : Private Property West : Private Property * RFA No: 2101/2022 pending before high court Bangalore. * Since property is in symbolic possession demarcation of property yet to be ascertained. * NA Order not available on record. * E-swattu of the property not available. * Auction shall be subject to result of appeal as per HC Bengaluru order in RFA No: 2101/2022. Next hearing date 14.07.2026.	
6 Reserve Price	Rs.12,56,56,000 /- (Rupees Twelve Crore Fifty Six Lakh Fifty Six Thousand Only)
7 Earnest Money Deposit	Rs. 1,25,65,600/- (Rupees One Crore Twenty Five Lakh Sixty Five Thousand Six Hundred Only)
8 Property Inspection	With prior permission from Authorised Officer

9. Other terms and conditions:

- Before bidding the prospective buyer will have to execute bidder declaration on affidavit regarding awareness to bear consequences of litigation pending in respect of the property. Any bid without such bidder indemnity cum declaration will be immediately rejected.
- The property/ies will be sold in "As is where is", "As is what is", "Whatever there is" and "Without Recourse" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(f) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected with prior permission from Authorised Officer.
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com **portal you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 8291220220 /9892219848 /8160205051, Email:support.BAANKNET@psballiance.com.**
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 1,25,65,600/- (Rupees One Crore Twenty Five Lakh Sixty Five Thousand Six Hundred Only)** being of 10% of the Reserve Price in E-Wallet of (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" on or before **29.06.2026 at 17:00.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (Rupees One Lakh Only) (Incremental amount/price) mentioned under the column "Increment Combo" (at





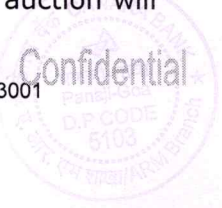
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least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

- h. The incremental amount/price during the time of each extension shall be Rs. 1,00,000/-(Rupees One Lakh Only) and time shall be extended to 05 minutes when valid bid received in last minutes.
- i. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. No extension request beyond a period of 15 days will be entertained for payment of remaining 75% of auction amount. Under any circumstances failure to pay remaining 75% auction amount within 15 days time as aforesaid will result in forfeiture without any notice.
- k. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- l. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Panaji Branch, IFSC Code CNRB0005103.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.
- p. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will





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be permitted to interested bidders at site with prior permission from Authorised Officer.

- q. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- r. For further details ARM Branch Panaji branch may be contacted during office hours on any working day, contact No. M: +91 7722039869/9024719953/6263746626/9730515988) e-mail id cb5103@canarabank.com OR the service provider **(Baanknet)**. Contact details **(Baanknet)**- **7046612345/ 8291220220/9892219848/8160205051**
Email id: website <https://baanknet.com/>.

Place: Panaji
Date: 08.06.2026



कुल केनरा बैंक
For Canara Bank
Authorised Officer
Canara Bank
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