

संदर्भ/Ref: ARMB/510394/155/2026-27/AK

दिनांक/Date: 07.07.2026

COVERING LETTER TO SALE NOTICE

To,

Mr. Shankar Jogi Naik (Borrower)
Chitrapura Road,
Shirali,
BHATKAL 581354
Uttara Kannada

Mr. Manjunath Jogi Naik (Guarantor)
Jogimane Kembre Chitrapura,
Shirali,
BHATKAL 581354
Uttara Kannada

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.

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,

कृत केनरा बैंक
For Canara Bank

प्रधिकृत अधिकारी / Authorised Officer
ए.आर.एम. शाखा पणजी, गोवा
Authorized Officer, Panaji, Goa.
Canara Bank



ENCLOSURE – SALE NOTICE

Internal



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

संदर्भ/Ref: ARMB/510394/155/2026-27/AK

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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 Authorized 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 **29.07.2026** for recovery of **Rs. 1,38,12,550.33 (Rupees One Crore Thirty-Eight Lakhs Twelve Thousand Five Hundred Fifty and Paise Thirty Three only)** as on 30.06.2026 plus further interest from 01.07.2026 due to the Secured Creditor.

Mr. Shankar Jogi Naik (Borrower) Chitrapura Road, Shirali, BHATKAL 581354 Uttara Kannada	Mr. Manjunath Jogi Naik (Guarantor) Jogimane Kembre Chitrapura, Shirali, BHATKAL 581354 Uttara Kannada
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The reserve price will be **Rs. 32,29,000/- (Rupees Thirty-Two Lakh & Twenty-Nine Thousand Only)** and the earnest money deposit will be **Rs. 3,22,900/- (Rupees Three Lakh Twenty-Two Thousand Nine Hundred Only)**.

1	Name and Address of the Secured Creditor	Canara Bank, ARM Branch, Panaji Goa
2	Name and Address of the Borrower:	
	Mr. Shankar Jogi Naik (Borrower) Chitrapura Road, Shirali, BHATKAL 581354 Uttara Kannada	Mr. Manjunath Jogi Naik (Guarantor) Jogimane Kembre Chitrapura, Shirali, BHATKAL 581354 Uttara Kannada
3	Total liabilities as on 30.06.2026	Rs. 1,38,12,550.33 (Rupees One Crore Thirty-Eight Lakhs Twelve Thousand Five Hundred Fifty and Paise Thirty Three only)

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4	A) Mode of Auction B) Details of Auction service provider C) Date & Time of Auction D) EMD date E) Place of Auction	E-Auction BAANKNET https://baanknet.com/ 29.07.2026, 11:00 A.M to 12:00 NOON 28.07.2026 Online (https://baanknet.com)
5	Details of Properties: All that part and parcel of Immovable property situated at sy no. 751 Hissa 8 measuring 0-10-3 (A-G-A) situated in Shirali 2 Village, Taluka Bhatkal, Uttara Kannada District, Karnataka State (owned by Shankar Jogi Naik) and bounded by: East: Adjacent to Sy.No. 751/1 West: Adjacent to Sy.No. 751/1 and 548 North: Adjacent Sy.No. 751/1 South: The remaining portion of survey no. 751/1 *Vacant Plot*	
6	Reserve Price	Rs.32,29,000/- (Rupees Thirty-Two Lakh Twenty-Nine Thousand Only)
7	Earnest Money Deposit	Rs.3,22,900/- (Rupees Three Lakh Twenty-Two Thousand Nine Hundred Only)
8	Property Inspection	Property Can be inspected with the prior permission of the Authorized Officer

9. Other terms and conditions:

- a. 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(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. **Property Can be inspected with the prior permission of the Authorized Officer**
- d. 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).
- e. The intending bidders shall deposit **Earnest Money Deposit (EMD) of Rs. 3,22,900/- (Rupees Three Lakh Twenty-Two Thousand Nine Hundred Only)** for being of 10% of the Reserve

Internal





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प्रधानकार्यालय/HEAD OFFICE : BENGALURU 560002

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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 **28.07.2026**.

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/- (Rupees Fifty Thousand Only) each (Incremental amount/price). 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 must 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 communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be Rs. Rs.50,000/- (Rupees Fifty Thousand Only) each (Incremental amount/price) and time shall be extended to 05 minutes when valid bid received in last minutes.
- h. Sales shall be confirmed in favor 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 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- 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 through RTGS/NEFT should remit the above-mentioned balance sale price (other than EMD amount) to Account No. 209272434 of Canara Bank, ARM Panaji Branch, IFSC Code CNRB0005103.
- l. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m. 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 is applicable, same shall be paid by the Successful buyer as per Government guidelines.
- n. 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**

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the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.

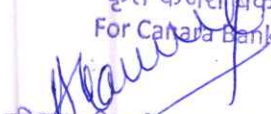
- o. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site with prior permission from Authorized Officer.
- p. Authorized officer reserves the right to postpone/cancel the auction or vary the terms and conditions of auction without assigning any reason thereof.

For further details ARM 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: M/s (Baanknet)-7046612345/ 8291220220/9892219848/8160205051 Email id: website <https://baanknet.com/>.

Place: Panaji

Date: 07.07.2026



कृते केनरा बैंक
For Canara Bank

प्रधिकृत अधिकारी / Authorised Officer
आरएम शाखा, पणजी, गोवा
ARM Branch Panaji, Goa.
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