



(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
BRANCH OFFICE: LONGFORD TOWN BRANCH
Email: cb0424@canarabank.com

Lot	Description of the immovable/ movable assets:	Reserve Price	EMD
1	Schedule -A All that piece and parcel of Immovable property bearing site No 1238, 4th 'H' Block, 6th Stage, Banashankari, Bangalore. Presently comes under the limits of Bangalore Development Authority and the said site measuring East to West: 9 meters and North to South 12 meters in total measuring 108 square meters and bounded on the: East by : Site No. 1237 West by: Site No. 1239 North by: Site No. 1251 South by: Road	Rs.98,81,000	Rs.9,88,100

The incremental value of the properties mentioned above will be in multiplies of Rs.50,000/- (Rupees Fifty Thousand Only).

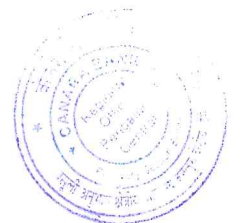
Known encumbrances, if any: Not to the knowledge of the Bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website www.canarabank.com or may contact Chief Manager, Longford Town Branch, Bengaluru, Ph. No. 080-22213142, 7979789851 during office hours on any working day.

Date: 22.07.2026

Place: Bengaluru

केनरा बैंक / CANARA BANK
शाखा नाम / Branch Name _____
Authorized Officer
Canara Bank



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.07.2026

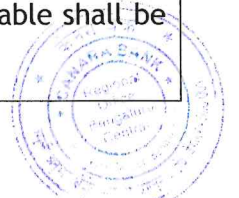
1. Name and Address of the Secured Creditor :	Canara Bank Longford Town Branch, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	Mr Robin Robert PJ S/o Jessian P S No. 154/1, 3rd Cross Jeevanahalli, Cox Town Bengaluru-560005 Mrs. Rani W/o Mr. Robin Robert PJ No. 154/1, 3rd Cross Jeevanahalli, Frazer Town Bengaluru-560005 Ms. Sarguna Sheela P J D/o Jessian P S D No 176, Balaji Nagar Amman Nagar Backside Sirupuluvampatty Post Tiruppur, Tamil nadu-641603 Also Residing at Ms. Sarguna Sheela P J D/o Jessian P S Door No B-33 30, Buddha Road Jai Bharath Nagar Bangalore-560062
3. Total liabilities:	Rs. 9,44,016.32 (Rupees Nine Lakh Forty Four Thousand Sixteen and Paisa Thirty Two only) along with further Interest and cost thereon due to the Longford Town branch of Canara Bank Bengaluru respectively.
4. (a) Mode of Auction :	E-Auction.
(b) Details of Auction service provider	M/s PSB Alliance (Baanknet) Contact no: 8291220220 e- mail: support.baanknet@psballiance.com Website: https://baanknet.com/
(c) Date & Time of Auction	25.08.2026 , 11.00 AM to 12.00 PM
(d) Place of Auction	Online.
5. Reserve Price / EMD :-	1. The reserve price of property: Rs.98,81,000/- (Rupees Ninety Eight lakhs Eighty One thousand Only). 2. The earnest money deposit is Rs.9,88,100/- (Rupees Nine lakh Eighty Eight Thousand One Hundred Only)

6. The property can be inspected Date & Time	21.08.2026 , 10AM to 4PM
7. Other terms and conditions: a) The property/ies will be sold in AS is where is", As is what is", and Whatever there is" 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). 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 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. c) Property can be inspected on or before 21.08.2026 between 10AM to 4PM 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email: support.baanknet@psballiance.com) e) The intending bidders shall deposit Earnest Money Deposit (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 on or before 24.08.2026 - 5:00 PM. The 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 (Baanknet) (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com) f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.50,000/- (Rupees Fifty Thousand Only) for the properties mentioned above. 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. g) The incremental amount/price during the time of each extension shall be Rs.50,000/- (incremental price) and time shall be extended to 05(minutes) when valid bid received in last minutes. h) Sale shall be confirmed in favour 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), on the same day or not later than next working day on declaring him/her as the successful bidder.	

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and the balance on or before 15th day 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) 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, Longford Town Branch, IFSC Code CNRB0000424(Branch IFSC Code).
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) 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.
- m) 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.
- n) 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 on or before 21.08.2026 from 10.00A.M. to 4.00P.M.
- o) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24.08.2026 - 06:00 PM** to Longford Town branch of Canara Bank Bengaluru - 560025, by hand or by e-mail.
 - i) 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.
- p) 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) Bangalore (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com)
- q) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- r) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.



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- s) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- t) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Longford Town Branch, of Canara Bank, Bengaluru who, as a facilitating center, shall make necessary arrangements.
- u) For further details contact Chief Manager, Canara Bank, Longford Town branch, Mob 080-22213142, 7979789851 e-mail id cb0424@canarabank.com, during office hours on any working day, OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: 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.

Date: 22.07.2026
Place: Bengaluru

CANARA BANK
Branch Name _____
Authorized Officer _____
Canara Bank

Ref No. 0424/EA/AUG/01/2026-27

Date: 22.07.2026

To,

Mr Robin Robert PJ
S/o Jessian P S
No. 154/1, 3rd Cross
Jeevanahalli, Cox Town
Bengaluru-560005



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Mrs. Rani
W/o Mr. Robin Robert PJ
No. 154/1, 3rd Cross
Jeevanahalli, Frazer Town
Bengaluru-560005

Ms. Sarguna Sheela P J
D/o Jessian P S
D No 176,
Balaji Nagar Amman Nagar Backside
Sirupuluvampatty Post
Tiruppur,
Tamil nadu-641603

Also Residing at

Ms. Sarguna Sheela P J
D/o Jessian P S
Door No B-33
30, Buddha Road
Jai Bharath Nagar
Bangalore-560062

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, Longford Town branch - Bengaluru 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 Longford Town Branch Bengaluru 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 30 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.

Yours faithfully,
कावेरा बैंक / CANARA BANK

आखा नाम / Branch Name
Authorized Officer
Canara Bank



Encl: Sale Notice

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