

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTAROAD,
MANGALURU 575001

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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/ physical 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", and "Whatever there is" on 21.08.2026, for recovery of Rs. 1,44,20,682.84 (One Crore Fourty Four Lakh Twenty Eight Thousand Six Hundred and Eighty Two and Paise Eighty Four Only) as on 30.06.2026 plus further interest and charges from 01.07.2026 due to the Secured Creditor from, M/s Lekhmo Enterprises (Borrower), Mrs. Anuradha M P (Propreitor), Mr. Keshave Gowda (Partner/mortgager/guarantor). The reserve price for property will be Rs. 4,02,50,000/- (Rupees Four Crore Two Lakh Fifty Thousand Only) and the earnest money deposit will be Rs. 40,25,000/- (Rupees Fourty Lakh Twenty Five Thousand Only).

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the borrower & Guarantor	- M/s Lekhmo Enterprises, Prop: Anuradha M P, Khatha No 45/3, Echalahalli, Kandli, Hassan 573201 - Mrs. Anuradha M P, W/o Keshavagowda, 6th Cross, Saraswathipuram, Hassan 573201 - Mr. Keshave Gowda S/o Krishne Gowda, Near Yagachi Vidyapeetha, B M Road Kandali, Hassan 573201
Total Liabilities as on 30.06.2026	Rs. 1,44,20,682.84 (One Crore Fourty Four Lakh Twenty Eight Thousand Six Hundred and Eighty Two and Paise Eighty Four Only)
(a) Mode of auction	Online



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(b) Details of auction service provider	https://baanknet.com/
(c) Date & time of auction	21.08.2026 Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d) Place of auction	"Online Electronic Bidding" through the website https://baanknet.com/
Details of properties	<u>Name of Title Holder:- Keshave Gowda</u> <u>Property</u> All that part and parcel of the property with site no 363 property id 151600603600520070 situated at Uddur Village, Kasaba Hobli, Hassan Taluk total measuring 1978.61 sq. Meters bounded on' East: Sy no 74/2.5, West: Sy no 98, North: Sy no 76, South: 110 ft ring road and Sy no 72
Reserve price	Rs. 4,02,50,000/- (Rupees Four Crore Two Lakh Fifty Thousand Only)
Earnest Money Deposit	Rs. 40,25,000/- (Rupees Fourty Lakh Twenty Five Thousand Only).
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.

OTHER TERMS AND CONDITIONS OF SALE NOTICE DATED 28.07.2026

- 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).

Internal

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- Internal



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him shall be forfeited by the Authorised 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, ARM Branch, Mangaluru**, IFSC: **CNRB0006296** (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 with prior permission from Authorised Officer.
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. **For further details Contact, ARM Branch, Canara Bank Building, Hampankatte, Balmatta Road, Mangaluru (Phone No. 7907942635, 0824-2440469), during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051,**

Place : MANGALORE
Date : 28.07.2026

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For CANARA BANK

ಅಧಿಕೃತ ಅಧಿಕಾರಿ Authorised Officer
ಎ ಆರ್ ಎಂ ಶಾಖಾ, ಮಂಗಲೂರು
ARM Branch, Mangaluru
AUTHORISED OFFICER
CANARA BANK

