

(A GOVERNMENT OF INDIA UNDERTAKING)

(भारत सरकार का एक उपक्रम)

Recovery, Legal & Fraud Prevention Section, Regional Office, Devanahalli
#333, MATRU ARCADE, II FLOOR, 19, WARD, B B ROAD, DEVANAHALLI,
BANGALORE RURAL DISTRICT, KARNATAKA 562110

COVERING LETTER TO SALE NOTICE

Ref:7958/RODEVREC/SALE/ANANDAIH/26-27/1

DATE: 27.07.2026

To

BORROWER:

SRI ANANDA I H
SO HANUMANTHAPPA
HOUSE NO.309
LINGENAHALLI, VINAYAKA NAGARA
MADHUGIRI,
RM YARD, MADHUGIRI,
TUMKUR, KARNATAKA-572132.

Alternate Address:

SRI ANANDA I H
S/O HANUMANTHAPPA
PLOT NO 174, PROPERTY NO: 150300401900320073
NISARGA HI-TECH WHITE COUNTY LAYOUT
SY NO 162/1 & 163, LAKKONDAHALLI VILLAGE,
KASABA HOBLI, HOSAKOTE TALUK
BENGALORE DISTRICT 562114

Dear Sir/Mam,

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) Rules, 2002

As you are aware, I on behalf of Canara Bank **Hoskote M V Extension branch** 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 our Hoskote M V Extension branch 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 thereunder, 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,

कृते केनरा बैंक / For CANARA BANK

AUTHORISED OFFICER

ENCLOSURE – SALE NOTICE



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(Auction Sale Notice for Immovable properties)

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER 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/physical possession of which has been taken by the Authorised Officer of **HOSKOTE M V EXTENSION Branch** of Canara Bank, will be sold on AS is where is", As is what is", and Whatever there is" on **18.08.2026** (date of the sale), for recovery of **Rs. 81,33,144.00 (Rupees Eighty-One Lakh Thirty-Three Thousand One Hundred Forty-Four Only)** As on 30.06.2026 plus applicable interest and charges from 01.07.2026 due to the **HOSKOTE M V EXTENSION Branch** of Canara Bank from Sri Ananda I H, S/O Hanumanthappa, # House no.309, Lingenahalli Vinayaka Nagara, Madhugiri, RM Yard, Madhugiri, Tumkur, Karnataka-572132.

The reserve price and the earnest money deposit details and full description of the immovable properties with no encumbrances to the knowledge of the bank, are mentioned below:

Sl No.	Details of the property	Reserve Price (Rs)	EMD Amount (Rs)
1.	All that piece and parcel of the Residential (Land and Building) Conversion site property approved from HPA bearing Plot No 174, Property No/E Khatha No 150300401900320073 in the layout named and Known as "NISARGA HI-TECH WHITE COUNTY" formed in land converted for non-agriculture residential use vide official memorandum no ALN(H.K)CR.82/2010-11 dated 24.03.2011 issued by Deputy Commissioner Bengaluru District in Survey 162/1 and 163, situated at Lakkondahalli Village, Kasaba Hobli, Hosakote Taluk with approval from Hoskote Planning Authority and measuring to an extent East to West 9 mtrs and North to South (16.58 mtrs+16.75 mtrs/2) Totally measuring 149.96 Sq.Mtrs or 1614 Sq ft situated at Lakkondahalli Village Kasaba Hobli, Hosakote Taluk ,Bangalore Rural District bounded by : East by : Site No 175; West by : Site no 173; North by: Sy No 162/2; South by: 9 Mtrs Road. CERSAI ID: 400055366272	58,00,000/-	5,80,000/-



The Earnest Money Deposit (EMD) shall be deposited on or before 17.08.2026 at 04:00 P.M.

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For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website(www.canarabank.bank.in) or may contact: Authorised Officer, Regional office Devanahalli, Canara Bank, Ph. No. 9986549964 during office hours on any working day.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.07.2026

1	Name and Address of the Secured Creditor	Canara Bank, HOSKOTE M V EXTENSION Branch, WARD NO. 6, CAUVERY COMPLEX, COLLEGE MAIN ROAD, M.V.EXTENSION, HOSAKOTE 562114
2	Name and Address of the Borrower(s)/Guarantor(s)	SRI ANANDA I H SO HANUMANTHAPPA C # HOUSE NO.309 LINGENAHALLI VINAYAKA NAGARA MADHUGIRI RM YARD, MADHUGIRI, TUMKUR, KARNATAKA-572132.
3	Total liabilities as on	Rs. 81,33,144.00 (Rupees Eighty-One Lakh Thirty Three Thousand One Hundred Forty Four Only) As on 30.06.2026 plus applicable interest and charges from 01.07.2026
4	(a) Mode of Auction	Online E-Auction
	(b) Details of Auction service provider	Service provider: M/S PSB Alliance Pvt Ltd (Baanknet) Website: https://baanknet.com/ and Helpdesk Number: 8291220220 Email id: support.baanknet@psballiance.com
	(c) Date & Time of Auction	18.08.2026 Time 11:30 AM to 01:30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	E-Auction https://baanknet.com/
5.	Detail of Property/ies:	All that piece and parcel of the Residential (Land and Building) Conversion site property approved from HPA bearing Plot No 174, Property No/E Khatha No 150300401900320073 in the layout named and Known as "NISARGA HI-TECH WHITE COUNTY" formed in land converted for non-agriculture residential use vide official memorandum no ALN(H.K)CR.82/2010-11 dated 24/03/2011 issued by Deputy Commissioner Bengaluru District in Survey 162/1 and 163, situated at Lakkondahalli Village, Kasaba Hobli, Hosakote Taluk with approval from Hoskote Planning Authority and measuring to an extent East to West 9mtrs and North to South (16.58 mtrs+16.75 mtrs/2) Totally measuring 149.96 Sq.Mtrs or 1614 Sq ft situated at Lakkondahalli Village Kasaba Hobli, Hosakote Taluk ,Bangalore Rural District bounded by : East: Site No 175 West: Site no 173 North: Sy No 162/2 South: 9 Mtrs Road

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6.	Reserve Price: EMD AMT:	Reserve Price: Rs 58,00,000/- (Rupees Fifty-Eight Lakh Only) EMD AMT: Rs 5,80,000/- (Rupees Five Lakh Eighty Thousand Only)
7.	Last date of Deposit of EMD Amount:	The Earnest Money Deposit shall be deposited on or before 17.08.2026 04:00 PM.
8.	The Property Can be Inspected Date & Time:	On 17.08.2026 between 10.00 am and 4.00 pm
9.	Detail of Encumbrance	Not Known
10.	Detail of litigation	Not Known
11.	Other terms and conditions:	
11.a	The property/ies will be sold in AS is where is", As is what is", and Whatever there is" "Without Recourse" condition, including encumbrances if any. mentioned in above table at S.No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.	
11.b	The property/ies will be sold above the Reserve Price.	
11.c	The property can be inspected on 17.08.2026 between 10.00 am and 4.00 pm	
11.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 (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.	
11.e	The intending bidders shall deposit Earnest Money Deposit (EMD) of 10% of the Reserve Price 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 17.08.2026 at 4.00 PM.	
11.f	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.25,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at 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.	
11.g	The incremental amount/price during the time of each extension shall be Rs.25,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.	
11.h	Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.	
11.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	

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	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.
11.j	No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
11.k	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, HOSKOTE M V EXTENSION Branch, IFSC Code CNRB0010660
11.l	It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
11.m	All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
11.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
11.o	To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
11.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 be permitted to interested bidders at site on 17.08.2026 from 10AM to 4PM.
11.q	The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
11.r	At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice
11.s	For further details, contact Sri PRAVEEN KUMAR , Authorised Officer, Regional office Devanahalli, Canara Bank, Ph. No. 9986549964 may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com / support.ebkray@procure247.com)."

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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


अधिकृत अधिकारी / Authorised Officer
Authorised Officer

Place: Devanahalli
Date: 27.07.2026



