

Ref: ARM-I/CR-524/ 0539796004797/2026-27

Date: 05.03.2026

To,

1. Smt. B K PREMA

W/o T Varadaraju
Nallu Village, Hanumanahalli Post
Mulbagal Taluk
Kolar Ddistrict-563127.

2. Sri Varadaraj T

S/o Thimmarayappa
Nallur Village, Hanumanhalli Post
Mulbagal Taluk
Kolar District-563127.

3. Shri Raghu K

S/o G Krishanappa
Opp. To APMC Yard
ST. ANNES SCHOOL MAIN ROAD
MULBAGAL
KOLAR DISTRICT-563131.

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 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 ARM-I Branch Bangalore 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 **15** 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

कृते केनरा बैंक / For CANARA BANK

आधिकृत अधिकारी / Authorised Officer
आधिकृत अधिकारी / Authorised Officer

हस्ताक्षर नाम, एम. जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - I,
Spencer's Tower, Office Road, Bengaluru - 560 001

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) 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 to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer ARM-1 will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.08.2026** (10.30 AM to 11.30AM), for recovery of **Rs. 4,10,62,683.33** as on 28.07.2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from **1. Smt. B K PREMA** W/o T Varadaraju, Nallu Village, Hanumanahalli Post, Mulbagal Taluk, Kolar District-563127. **2. Sri Varadaraj T** S/o Thimmarayappa, Nallur Village, Hanumanahalli Post, Mulbagal Taluk, Kolar District-563127. **3. Shri Raghu K** S/o G Krishanappa Opp. To APMC Yard, ST. ANNES SCHOOL MAIN ROAD, MULBAGAL, KOLAR DISTRICT-563131.

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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**.

(Rs. in lacs)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	Land and Building Site No.135/1 of Dugasandra Hobli, Mulabagal Taluk, Kolar District. Total Extent of the land 1 acres 37 Guntas and Total Extent of the Plot 1.925 acres. Coordinates of the property Latitude- 13.162750 Longitude- 78.267083	150.00	15.00	1.00
	TOTAL	150.00	15.00	1.00

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 E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) portal and may contact ARM-1 Branch, Bengaluru, Canara Bank, (Ph. No. 7022044933 and 9486092152) during office hours on any working day.

Date: 05.08.2026

Place: Bangalore

Authorised Officer

Canara Bank
कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
अखिल वसुन्नी प्रबंधन शाखा-1
स्पेंसर टावर, एम.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.08.2026

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru			
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1. Smt. B K PREMA W/o T Varadaraju Nallu Village, Hanumanahalli Post Mulbagal Taluk Kolar Ddistrict-563127. 2. Sri Varadaraj T S/o Thimmarayappa Nallur Village, Hanumanahalli Post Mulbagal Taluk Kolar District-563127. 3. Shri Raghu K S/o G Krishanappa Opp. To APMC Yard ST. ANNES SCHOOL MAIN ROAD MULBAGAL KOLAR DISTRICT-563131.			
3. Total liabilities: As on date 28.07.2026	Rs. 4,10,62,683.33 with further interest and cost thereon.			
4. (a) Mode of Auction :	E-Auction.			
(b) Details of Auction service provider	M/s PSB Alliance (https://baanknet.com/) Helpdesk Number : 8291220220 Website: https://baanknet.com/			
(c) Date & Time of Auction	25.08.2026 10.30 AM to 11.30AM			
(d) Place of Auction	Online.			
5. Reserve Price / EMD	In Lakhs			
1	Land and Building Site No.135/1 of Dugasandra Hobli, Mulabagal Taluk, Kolar District. Total Extent of the land 1 acres 37 Guntas and Total Extent of the Plot 1.925 acres. Coordinates of the property Latitude- 13.162750 Longitude- 78.267083	150.00	15.00	1.00
	TOTAL	150.00	15.00	1.00
6. Other terms and conditions: a) 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 can be inspected, with Prior Appointment with The Authorized Officer 17.08.2026 10.00 AM to 2.00 PM.				



n) In case there are bidders who do not have access to the internet but interested in participating the e-Auction, they can approach concerned Circle office or Canara Bank ARM I Branch, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make necessary arrangements.

o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank.

p) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No.7022044933 and 9486092152) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), Helpdesk Number : 8291220220, Website: <https://baanknet.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: 05.08.2026

Place: Bangalore

कृते केनरा बैंक / For CANARA BANK
प्राधिकृत अधिकारी / Authorised Officer
अश्विनी बसवती प्रबंधन शाखा
स्वयंसेवा केंद्र, एम.जी. रोड, बेंगलूर - 560 001
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bangalore - 560 001
CANARA BANK

