

संदर्भ सं. / Ref. No: **SN/160002655328/430/2026-27**

दिनांक / Date: **25-08-2026**

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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/charged to the Secured Creditor, the constructive/physical (Strike whichever is not applicable) possession of which has been taken by the Authorised Officer of **Indiranagar Branch (0430)** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **16.09.2026**, for recovery of **Rs. 1,70,43,770.31 (Rupees One Crore Seventy Lakh Forty Three Thousand Seven Hundred and Seventy and Paise Thirty one Only)** as on **25-08-2026** with further interest and charges thereon due to the **Indiranagar Branch (0430)** of Canara Bank from **Borrower/s 1. M G TECHNOPOS IT SERVICES LLP** represented by its partners **2. Mr Mahesh Bhat S s/o Subramanya Bhat** and **3. Mr. Krishnaprasad** (herein after referred as borrower 1,2,3) and **4. Chaithra B S** (Hereinafter referred as Guarantor-4).

The reserve price will be **Rs. 85,19,000.00 (Rupees Eighty five Lakh Nineteen Thousand Only)** and the **earnest money deposit will be Rs.8,52,000.00 (Rupees Eight Lakh Fifty Two Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **15.09.2026** by 4.00 PM.

Details and full description of the immovable property with known encumbrances, if any.

SI No	Immovable	Name of Title holder
1.	<u>SCHEDULE-B:</u> <u>SCHEDULE "A" Property</u> All that piece and parcel of residentially converted lands measuring 20.15 guntas and 22 guntas in sy.no 89/2 and 26 Guntas in Sy. No 89/3, admeasuring 01 Acres 28.15 Guntas or 75,030 Square feet all situated at Kammasandra Village, Attibele hobli, Anekal taluk, Bangalore urban district, duly converted for Non-agricultural / Residential purpose, vide official memoranda bearing No.ALN/SR.(E):259/2004-05 dated:02.12.2004; No.BDS.ALN(A):586/2004-05 dated:30.03.2005, issued by the office of the special Deputy Commissioner, Bangalore District, Bangalore and bounded on the: East by: Property bearing Sy.No.50 & road West by: Property bearing Sy.No 89/1-Emmanuel Cluster & property bearing Sy.No.89/5; North By: Property bearing Sy.No.89/4 South By: Property bearing Sy.No.88 <u>SCHEDULE "B" Property</u> 1.33% undivided share, right, title and interest equivalent to 996.54 Square feet in Schedule "A" Property. <u>SCHEDULE "C" Property</u> All that piece and parcel of the residential apartment bearing No.F-202 on the 2nd floor, in the multi-stored building known as "Emmanuel Vista", having a super built up area of 1,585 Square feet,	Mahesh Bhat S and Chaithra B S CERSAI ID/ Asset ID: 400084218034



constructed on Schedule A Property, consisting 3 Bedrooms, 3 Bathroom cum toilets, Living cum Dining area, 2 Balconies, a Kitchen with utility area, inclusive of proportionate share of common areas, along with one car parking space bearing No.F-202 in the Stilth floor of the building. The building is of RCC, Structure vitrified tile flooring, wooden doors and aluminium windows and previously assigned Hebbagodi Village panchayath RDPR/PID No.150200103101106836 and presently falling within the administrative jurisdiction of Ward No.29, Hebbagodi city Municipal council, anekal taluk, Bangalore and Assigned CMC Khata No.6726/89/2/89/3/SF/F-202. Address of the apartment: Emmanuel Vista Survey No.89/2,89/3 Flat No: 202 2 nd floor situated at Kammasandra Village, Attibele hobli Anekal Taluk Bangalore.	
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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.com) or may contact **Authorised Officer Sanjeev Krishna Singh**, Canara Bank Regional Office East Contact no 7030375111 or Branch head Indiranagar Branch (DP:0430), #628/4, I Stage, Indiranagar, BENGALURU 560038. Ph: 9483520430 E-mail: cb0790@canarabank.com.

केनरा बैंक / CANARA BANK
शाखा नाम / Branch Name

Place: BENGALURU
Date: 25-08-2026

अधिकृत अधिकारी / Authorized Officer
Canara Bank
Authorised Officer

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25-08-2026

1.	Name and Address of the Secured Creditor :	Canara Bank Sanjeev Krishna Singh, RO East Contact number 7030375111 or Canara Bank, Indiranagar Branch (DP:0430), ##628/4, I Stage, Indiranagar, BENGALURU 560038. Ph: 9483520430 e-mail: cb0430@canarabank.com
2.	Name and Addresses of the Borrower(s): 1. MG TECHNOPOS IT SERVICES LLP NO 30 1 1ST FLOOR R K PLAZA CMH ROAD INDIRANAGAR Bangalore 560038 2. MAHESH BHAT S (Borrower) S/O SUBRAMANYA BHAT S FLAT NO B202 EMMANUEL VISTA BLOCK B-202 BEHIND CANRA BANK KAMMASANDRA ANEKAL BENGALURU 560100	3. KRISHNA PRASAD P (Borrower) NO 08 1ST CROSSVIKA NAGASANDRA PENYA NAGASANDRA BENGALURU 560073 4. CHAITHRA M S (Guarantor) W/o MAHESH BHAT S B202 EMMANUEL VISTA KAMMASANDRA ROAD E CITY ANEKAL BENGALURU 560100
3.	Total liabilities as on 25-08-2026 :	1,70,43,770.31 (Rupees One Crore Seventy Lakh Forty Three Thousand Seven Hundred and Seventy

			and Paise Thirty one Only) plus interest & charges
4.	(a) Mode of Auction	:	Online Electronic Bidding
	(b) Details of Auction service provider	:	M/s PSB ALLIANCE PVT LTD
	(c) Date & Time of Auction	:	16-09-2026 & 10.30 A.M. to 11.30 AM. (With unlimited extension of 5 minutes duration each till the conclusion of the sale).
	(d) Portal of e- auction	:	https://baanknet.com
5.	Reserve Price & EMD	:	Rs. 85,19,000.00 (Rupees Eighty five Lakh Nineteen Thousand Only) and the earnest money deposit will be Rs.8,52,000.00 (Rupees Eight Lakh Fifty Two Thousand Only).

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 Authorised Officer, from 27-08-2026 to 15-09-2026 between 11 A.M to 4.00P.M.		
	(c) 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.		
	(d) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited 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		
	(e) 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 E-bkay (M/s PSB Alliance Pvt. Ltd), support.baanknet@psballiance.com / Helpdesk Number : 82912 20220.		
	(f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/detail on or before 15-09-2026 before 4.00 PM, to Canara Bank Indiranagar Branch(0430) , #628/4, I Stage, Indiranagar, BENGALURU 560038 Ph: 9483520430 e-mail: cb0430@canarabank.com . by hand or by email.		
	i) Demand Draft/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.		
	(g) 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 E-bkay (M/s PSB Alliance Pvt. Ltd), (Contact No.8291220220, Email:support.baanknet@psballiance.com.		
	(h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.		
	(i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand only) (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs.50,000 as incremental value). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.		
	(j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.

(k) For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

(l) There is no encumbrance in the property to the knowledge of the bank. Successful Bidder is liable to pay all society dues, municipal taxes / panchayat taxes / electricity/ water charges / other charges, duties and taxes whatsoever, including outstanding, if any, in respect of and/or affecting the subject property. All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only

(m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

(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 Regional Office or Canara Bank, Indiranagar Branch (0430) who, as a facilitating centre, shall make necessary arrangements.

(o) For further details contact Authorised Officer Sanjeev Krishna Singh, RO East contact no / 7030375111 Canara Bank, Indiranagar Branch, #628/4, I Stage, Indiranagar, BENGALURU 560038 Ph: 9483520430 e-mail: cb0430@canarabank.com during office hours on any working day or the service provider E-bkay (M/s PSB Alliance Pvt. Ltd), (Contact No.8291220220, 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 : 25-08-2026

Place :Bengaluru

