



Ref: CB/ARMB/HUB/F-520/1/2026-27/GPK

Date: 06/10/2026

Auction Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 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 properties mortgaged/charged to the Secured Creditor, the Physical possession of which had been taken by the Authorised Officer of Specialised Asset Recovery Management Branch, Hubballi, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **28/10/2026**, for recovery of the current Liability of Rs. **14,19,85,433.61/- (Rupees Fourteen Crores Nineteen Lakhs Eighty Five Thousand Four Hundred Thirty Three and Paise Sixty One only)** plus further interest and cost/charges from 01/10/2026 due to the Canara Bank, Specialised Asset Recovery Management Branch, Hubballi from Borrower/guarantor (1) **M/s. Aadi Argo Ventures Pvt Ltd.** At No 15 1 APMC Market Yard Belagavi-590010 Represented by its Directors and Guarantor (1) Mr Vinit Vasant Bichu F-4 Pandurang Krupa Opp RPD College Tilakwadi Belagavi -590006, Directors (1)Mr Rajesh Ramesh Revankar Gotagodikoppa,Gotagudi Malagi,Karwar-581346 (2) Mr.Sourabh Chandrakant Jadhav S/o Chandrakant Jadhav 468/8,CCB No.67 Nath Pai Nagar Angol Tilakwadi-590006. And **Corporate Guarantors -(1) M/s Saurabh Cold Storages Ltd. and (2) M/s Vefru Agro Pvt Ltd.**

Details and full description of the immovable properties:

(Amount in lakhs)

Details of property	Boundary	Reserve Price	EMD
1) All that Piece and Parcel of Plot No.10,Comprised in R.S.No.56 to 59 Corresponding CTS No.1189 and its City Corporation PID No.135038,Land Measuring 50875 Sq.Ft(3705.20 Sq Mtrs as Per City Survey Records)along with Building Thereon situated at APMC,Kangrali K.H,Belagavi Standing In the Name of M/s.Saurabh Cold Storages Limited.	East: By 60 Feet Road. West: By 60 Feet Road North:By Rayat Bhavan of APMC South:By Cattle Shed of APMC	2308.64	230.80

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 **27/10/2026 4.00 PM**. There are no known encumbrances on the property as per 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, Canara Bank Specialized Asset Recovery Management Branch, Hubballi, Phone No. (0836-2239457 & 8368667227/9480696809/9742056176) during office hours on any working day.

कृते केनरा बैंक/For CANARA BANK

Authorised Officer

अधिकृत अधिकारी/AUTHORISED OFFICER

आस्ति बिल्ली 06/10/2026, हुब्बल्लि

Asset Recovery Management Branch, Hubballi



Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

Telephone: 0836-2239410
E -mail:cb7261@canarabank.com



6. Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://BAANKNET.com/> M/s PSB Alliance Private Limited (BAANKNET) 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, on **26/10/2026** on Banks working day within working hours.

(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 (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 **27/10/2026** 4.00 PM.

(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27/10/2026** at 5.00 PM, to Canara Bank, Specialised Asset Recovery Management, by hand or by email (cb7261@canarabank.com)

(i) 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.

(ii) Bidders Name, Contact No. Address, E Mail Id and remittance details.

(f) The intending bidders should register their names at M/s PSB Alliance Private Limited (BAANKNET) <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 Private Limited (BAANKNET) Helpdesk No. 8291220220, E-mail: support.baanknet@psballiance.com

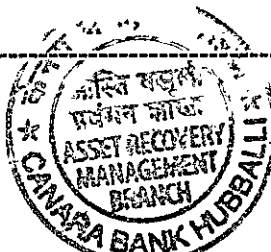
(g) EMD deposited by the unsuccessful bidder shall be refunded to them by M/s PSB Alliance Private Limited (BAANKNET) only. The EMD shall not carry any interest.

(h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000.00. 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.

(i) 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.

(j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs 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.

Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030



Telephone: 0836-2239410
E -mail:cb7261@canarabank.com