



ASSET RECOVERY MANAGEMENT -1 BRANCH
#86, Second Floor, Spencer Towers, MG Road, Bengaluru - 560001

Ref No. ARM1/CR-807/REWARDS/SN-2/2026

Date: 07.10.2026

To,

M/s REWARDS SOURCING PVT LTD
I) 1ST FLOOR, NO 18, SNS PLAZA ROAD
KUMARA KRUPA ROAD
Bangalore North 560001

II) NO 11, 3 RD FLOOR, RAILWAY PARALLEL ROAD
NEHRUNAGAR, BENGALURU-560020

Ms. SHARVANI SACHIDANAND
DIRECTOR and GUARANTOR of M/s REWARDS SOURCING PVT LTD
D/O Budagere Sachidanand, NO 201 HANATHE 4TH C MAIN
3RD BLOCK 3RD STAGE
BASAVESHWARA NAGAR
Bangalore North 560079

Mrs PINKY DHANPAL SAKARIA
DIRECTOR AND GUARANTOR OF M/s REWARDS SOURCING PVT LTD
W/O Dhanpal Sakaria, NO 33/1 SAKARIA NIVAS NEHARUNAGAR
SESHADRIPURAM 1ST CROSS
Bangalore North 560020

Smt. SHANTI DEVI
GUARANTOR and MORTGAGOR of M/S REWARDS SOURCING PVT LTD
W/O Tejraj Bantiya, NO 50/30 YAMUNA BAI ROAD
OPP E TV OFFICE
MADHAVANAGAR, Bangalore North 560001

Sri. DHANPAL SAKARIA
GUARANTOR and MORTGAGOR of M/S REWARDS SOURCING PVT LTD
S/O Inderkumar Devichandji Sakaria, No 33/1, 1ST CROSS
NEHRUNAGAR, BANGLORE 560020

Sri. NIRMAL BANTIYA
GUARANTOR of M/S REWARDS SOURCING PVT LTD
S/O Tejraj Bantiya, NO 50(30) YAMUNA BAI ROAD
OPP E TV OFFICE, MADHAVANAGAR
Bangalore North 560001

MR. SURESH KUMAR
REPRESENTED BY POA HOLDER MRS. PINKY DHANPAL SAKARIA
PARTNER OF M/S DHRUVI BUILDERS AND CONSTRUCTIONS
REGISTERED OFFICE AT NO.33/1, 1ST CROSS ROAD,
NEHRU NAGAR, BANGALORE 560020

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ASSET RECOVERY MANAGEMENT -1 BRANCH

#86, Second Floor, Spencer Towers, MG Road, Bengaluru - 560001

M/s Dhruvi Builders and Constructions

(Represented by Mrs. Pinky Dhanpal Sakaria and Mr. Suresh Kumar, Represented by POA holder Mrs. Pinky Dhanpal Sakaria)

MORTGAGOR of M/S REWARDS SOURCING PVT LTD

Registered Office at No.33/1, 1st Cross Road,
Nehru Nagar, Bangalore 560020

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) RULES, 2002

As you are aware, I on behalf of Canara Bank, ARM-1 Branch, Bengaluru 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 ARM-1 Branch Bengaluru 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

प्राधिकृत अधिकारी / Authorised Officer
अस्ति बसुन्नी प्रमोशन शाखा-1
अधिकृत अधिकारी / Authorised Officer
Asset Recovery Management Branch - 1,
Canara Bank G. Road, Bengaluru - 560 001
Spencer's Bank



Encl: Sale Notice

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SALE NOTICE

E-Auction Sale Notice for Sale of Immovable / movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 / movable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Canara Bank, ARM-1 Branch will be sold on 31.10.2026 from 10.30 AM to 11.30 AM "As is where", "As is what is" and "Whatever there is" for recovery of Rs. 4,88,00,621.86 (Rupees Four Crore Eighty Eight Lakh Six hundred and Twenty one and Paise Eighty six only) as on 06-10-2026 with further interest/charges due to the Canara Bank, ARM-1 Branch, Bengaluru.

BORROWER/GUARANTOR (S)

M/s REWARDS SOURCING PVT LTD
I)1ST FLOOR, NO 18, SNS PLAZA ROAD
KUMARA KRUPA ROAD
Bangalore North 560001

II)NO 11,3 RD FLOOR, RAILWAY PARALLEL ROAD
NEHRUNAGAR, BENGALURU-560020

Ms. SHARVANI SACHIDANAND
DIRECTOR and GUARANTOR of M/s REWARDS SOURCING PVT LTD
D/O Budagere Sachidanand, NO 201 HANATHE 4TH C MAIN
3RD BLOCK 3RD STAGE
BASAVESHWARA NAGAR
Bangalore North 560079

Mrs PINKY DHANPAL SAKARIA
DIRECTOR AND GUARANTOR OF M/s REWARDS SOURCING PVT LTD
W/O Dhanpal Sakaria, NO 33/1 SAKARIA NIVAS NEHARUNAGAR
SESHADRIPURAM 1ST CROSS
Bangalore North 560020

Smt. SHANTI DEVI
GUARANTOR and MORTGAGOR of M/S REWARDS SOURCING PVT LTD
W/O Tejraj Bantiya, NO 50/30 YAMUNA BAI ROAD
OPP E TV OFFICE
MADHAVANAGAR, Bangalore North 560001+

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Sri. DHANPAL SAKARIA

GUARANTOR and MORTGAGOR of M/S REWARDS SOURCING PVT LTD

S/O Inderkumar Devichandji Sakaria, No 33/1, 1ST CROSS

NEHRUNAGAR, BANGLORE 560020

Sri. NIRMAL BANTIYA

GUARANTOR of M/S REWARDS SOURCING PVT LTD

S/O Tejraj Bantiya, NO 50(30) YAMUNA BAI ROAD

OPP E TV OFFICE, MADHAVANAGAR

Bangalore North 560001

MR. SURESH KUMAR

REPRESENTED BY POA HOLDER MRS. PINKY DHANPAL SAKARIA

PARTNER OF M/S DHRUVI BUILDERS AND CONSTRUCTIONS

REGISTERED OFFICE AT NO.33/1, 1ST CROSS ROAD,

NEHRU NAGAR, BANGALORE 560020

M/s Dhruvi Builders and Constructions

(Represented by Mrs. Pinky Dhanpal Sakaria and Mr. Suresh Kumar, Represented by POA holder Mrs. Pinky Dhanpal Sakaria)

MORTGAGOR of M/S REWARDS SOURCING PVT LTD

Registered Office at No.33/1, 1st Cross Road,

Nehru Nagar, Bangalore 560020

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before 30.10.2026 by 5.00 PM 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, the description of the property is as under

(Amt in Lakhs)			
Lot	Description of the Immovable Property	Reserve Price	EMD
1	MODTD of 3Bed room residential Row house /Villa at Varthur Village Bengaluru bearing No 02, "COURTYARD CONVERTED" SY No. 163/3 and 163/2 situated at Varthur Village, Varthur hobli, Bengaluru East taluk with super built up area of flat 2581.66 sqft and undivided share of land 2388.035 sqft and Garden area - 819.16 sqft. Bounded by East by : Garden West by: Road North by: Row house/Villament no 1 and South by: Row house/Villament no 3 Property Owned by Smt. Shanthi Devi	219.00	21.90

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2	All that piece and parcel of apartment bearing Flat No.201 in second floor with 2 car parking at Kalpavruksh Homes No.8 Municipal No 5, PID No.77-60-5, 1st Main Road, Ward No.77, Chakravarthi Iyengar Extension, Seshadripuram, Bengaluru 560020 measuring North to South 40Feet, East to West 60Feet, Super Built up area 2400Sq Ft, Undivided Share of land 600 Sq ft. Bounded By East by: Dr. Prasanna Kumar House, West by: 1st main road Chakravarthi Iyengar extension/Layout North By: M R Sarojini Devi House, South By: Krishna Iyyengar House Property Owned by Mr. Dhanpal Sakaria 	185.50	18.55
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The incremental value of the properties mentioned above will be in multiples of Rs.1,00,000/- (Rupees One Lakh Only).

Known encumbrances, if any: SA No. 576/2026 - DRT-1 (No Stay)

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 Canara Bank, Infantry Road Branch, Bengaluru-560025, Phone No. 9901642631, 9486092152 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

 प्राधिकृत अधिकारी / Authorised Officer
 अखिल बसुली प्रबंधन शाखा-1
 स्पेन्सर टावर, एम.जी. रोड, बेंगलूर - 01
 Asset Recovery Management Branch - 1,
 Spencer's Tower, Canara Bank, Bengaluru - 560 001

Date: 07.10.2026

Place: Bengaluru

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.10.2026

1. Name and Address of the Secured Creditor :	Canara Bank, Infantry Road Branch, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	M/s REWARDS SOURCING PVT LTD I)1ST FLOOR, NO 18, SNS PLAZA ROAD KUMARA KRUPA ROAD Bangalore North 560001 II)NO 11,3 RD FLOOR, RAILWAY PARALLEL ROAD NEHRUNAGAR, BENGALURU-560020 Ms. SHARVANI SACHIDANAND DIRECTOR and GUARANTOR of M/s REWARDS SOURCING PVT LTD D/O Budagere Sachidanand, NO 201 HANATHE 4TH C MAIN 3RD BLOCK 3RD STAGE BASAVESHWARA NAGAR Bangalore North 560079 Mrs PINKY DHANPAL SAKARIA DIRECTOR AND GUARANTOR OF M/s REWARDS SOURCING PVT LTD W/O Dhanpal Sakaria, NO 33/1 SAKARIA NIVAS NEHARUNAGAR SESHADRI PURAM 1ST CROSS Bangalore North 560020 Smt. SHANTI DEVI GUARANTOR and MORTGAGOR of M/S REWARDS SOURCING PVT LTD W/O Tejraj Bantiya, NO 50/30 YAMUNA BAI ROAD OPP E TV OFFICE MADHAVANAGAR, Bangalore North 560001 Sri. DHANPAL SAKARIA GUARANTOR and MORTGAGOR of M/S REWARDS SOURCING PVT LTD S/O Inderkumar Devichandji Sakaria, No 33/1, 1ST CROSS NEHRUNAGAR, BANGLORE 560020 Sri.NIRMAL BANTIYA GUARANTOR of M/S REWARDS SOURCING PVT LTD S/O Tejraj Bantiya, NO 50(30) YAMUNA BAI ROAD OPP E TV OFFICE, MADHAVANAGAR Bangalore North 560001 MR. SURESH KUMAR REPRESENTED BY POA HOLDER MRS. PINKY DHANPAL SAKARIA PARTNER OF M/S DHARUVI BUILDERS AND CONSTRUCTIONS REGISTERED OFFICE AT NO.33/1, 1ST CROSS ROAD, NEHRU NAGAR, BANGALORE 560020

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	M/s Dhruvi Builders and Constructions (Represented by Mrs. Pinky Dhanpal Sakaria and Mr. Suresh Kumar, Represented by POA holder Mrs. Pinky Dhanpal Sakaria) MORTGAGOR of M/S REWARDS SOURCING PVT LTD Registered Office at No.33/1, 1 st Cross Road, Nehru Nagar, Bangalore 560020		
Total liabilities: as on 06-10-2026	Rs. 4,88,00,621.86 (Rupees Four Crore Eighty Eight Lakh Six hundred and Twenty one and Paise Eighty six only) along with further Interest and cost thereon due to ARM-1 Branch, Bengaluru.		
1. (a) Mode of Auction :	E-Auction.		
(b)Details of Auction service provider	M/s PSB Alliance (Baanknet) Contact no: 8291220220 e- mail: support.baanknet@psballiance.com Website: https://baanknet.com/		
(c) Date & Time of Auction	31.10.2026 & 10:30 AM to 11:30 AM		
(d) Place of Auction	Online.		
2. Reserve Price / EMD :-			
(Amt in Lakhs)			
Lot	Description of the Immovable Property	Reserve Price	EMD
1	MODTD of 3Bed room residential Row house /Villa at Varthur Village Bengaluru bearing No 02, "COURTYARD CONVERTED" SY No. 163/3 and 163/2 situated at Varthur Village, Varthur hobli, Bengaluru East taluk with super built up area of flat 2581.66 sqft and undivided share of land 2388.035 sqft and Garden area - 819.16 sqft. Bounded by East by : Garden West by: Road North by: Row house/Villament no 1 and South by: Row house/Villament no 3 Property Owned by Smt. Shanthi Devi	219.00	21.90
2	All that piece and parcel of apartment bearing Flat No.201 in second floor with 2 car parking at Kalpavruksh Homes No.8 Municipal No 5, PID No.77-60-5, 1 st Main Road, Ward No.77, Chakravarthi Iyengar Extension, Seshadripuram, Bengaluru 560020 measuring North to South 40Feet, East to West 60Feet, Super Built up area 2400Sq Ft, Undivided Share of land 600 Sq ft. Bounded By East by: Dr. Prasanna Kumar House, West by: 1 ST main road Chakravarthi Iyengar extension/Layout North By: M R Sarojini Devi House, South By: Krishna Iyyengar House Property Owned by Mr. Dhanpal Sakaria	185.50	18.55



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Other terms and conditions:

- a) 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). 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 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.
- c) Property can be inspected on 23.10.2026 between 10AM to 4PM
- 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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: support.baanknet@psballiance.com)
- e) The intending bidders shall deposit Earnest Money Deposit (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 30.10.2026 - 5:00 PM. The 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 M/s PSB Alliance (Baanknet) (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com)
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Rupees One Lakh Only) for the properties mentioned above. 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.
- g) The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (incremental price) and time shall be extended to 05(minutes) when valid bid received in last minutes.
- h) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

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- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day from the date of confirmation of sale 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 Authorized 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-1 Branch, IFSC Code CNRB0002366 (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 on 07.09.2026 from 10.00A.M. to 4.00P.M.
- o). After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **30.10.2026 - 05:00 PM** to ARM-1 branch of Canara Bank Bengaluru, by hand or by e-mail.
 - i) 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.
- p) 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 M/s PSB Alliance (Baanknet) Bangalore (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com)



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- q) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- r) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- s) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- t) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Infantry Road Branch, of Canara Bank, Bengaluru who, as a facilitating center, shall make necessary arrangements.
- u) 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.
- v) 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 07.09.2026 from 10.00AM to 4.00PM.
- w) For further details contact Asst General Manager, ARM-1 Branch, Ph 080 - 25310066, Mob 9486092152, 9901642631, email id cb2366@canarabank.com during office hours on any working day, OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com/).

PECIAL 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



प्राधिकृत अधिकारी / Authorised Officer
अस्ति वसुन्ती प्रबंधन शाखा-1
मोन्सार्न टावर, एम.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - 1,
Spencer's Tower, M.G. Road, Bengaluru - 560 001
Canara Bank

Date: 07.10.2026

Place: Bengaluru

