

केनरा बैंक
भारत सरकार का उपक्रम

Canara Bank
A Government of India Undertaking



सिंडिकेट Syndicate

Ref: ARM

KOLAR/7898/SALE/160002406046/2026/10

Date: 05.10.2026

SALE NOTICE

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) 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/symbolic possession of which has been taken by the **Authorized Officer, Canara Bank, ARM BRANCH KOLAR**, for follow up, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **29.10.2026** for recovery of dues Rs. **1,02,58,549.62/- (Rupees One Crore Two Lakh Fifty eighty thousand Five hundred and forty nine and paise sixty two Only)** as on **04.10.2026** with further interest and cost thereon due to the **ARM BRANCH KOLAR** of Canara Bank from **1. Sri P Ravi Kumar, S/o Fakkir Naik, No. 101, 1st Floor, Sri Sai Residency, 1st A Cross Street, S.K. Nataraju Layout, Near T.R. Hospital, Kothanur Main Road, JP Nagar 8th Phase, Bangalore; South. 2. Smt Geeta Ravi Kumar, W/o P Ravi Kumar, (Same Address as above).**

The Reserve Price will be **Rs. 85,00,000/- (Rupees Eighty Five Lakh Only)**. And The Earnest Money Deposit will be **Rs. 8,50,000/- (Rupees Eight Lakh fifty thousand Only)** shall be deposited **on or before 28.10.2026 at 5:00 PM.**

DETAILS AND FULL DESCRIPTION OF THE PROPERTY

SCHEDULE A PROPERTY:

All that piece and parcel of the western portion of the property bearing Present Municipal No. 1, Old Municipal No. 6, "**GURU SADANA**" Having PID NO. 29-106-1, Situated at Naragunda Devara Mutt Lane (Thengina Maradha Lane) Cottonpet, Bangalore 560053, presently under the limits of BBMP, Ward No. 120, Ward Name

CANARA BANK, ARM BRANCH (7898), NEAR TO, DOOMLIGHT CIRCLE, KOLAR-563101

Internal

Cottonpet, Measuring East to West 52 feet and North to South 42 feet and bounded on the:

East By : Remaining Eastern portion of the property, bearing Flat No. 101

West By : B. Nachappa;s House

North By : 20 feet Naragunda Devara Mutt Lane (TMM Lane)

South By : Marigangappa and Reddys House

SCHEDULE B PROPERTY:

(Description of the Undivided Share Hereby Conveyed)

200 Sq. feet of undivided share, right, title interest and ownership in Schedule "A" property.

SCHEDULE C PROPERTY:

(Description of the Apartment Hereby Conveyed)

All that piece and parcel of the property bearing residential Apartment/Flat bearing No. 102, in the Ground Floor, consisting of 3BHK, having 1000 Sq. feet of Super Built-up area including proportionate share in common areas such as lobbies, passage, lifts, Staircases along with one covered parking space in the building known as "GURU SADANA", constructed on the Schedule A property. The building is constructed with bricks and cement walls, RCC roofing, Vitrified/Ceramic Tiles flooring, Jungle wood doors and steel frame windows, with electricity, water and sanitary facility.

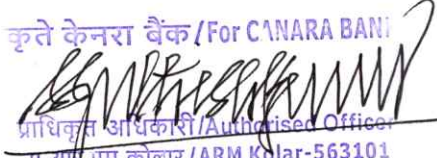


Known encumbrances, if any: Not to the knowledge of the Bank.

CANARA BANK, ARM BRANCH (7898), NEAR TO, DOOMLIGHT CIRCLE, KOLAR-563101

Internal

For detailed terms and conditions of the sale please refer the link E-Auction provider in Canara Banks website (baanknet.com/) (or) may contact The **DIVISIONAL MANAGER, ARM KOLAR BRANCH, Canara Bank, Phone No. 8660593395 / 08152227898, email: cb7898@canarabank.com** (Helpdesk Number: 8291220220, Website: <https://baanknet.com/>, Email: support.baanknet@psballiance.com).

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
ए आर एम कोलार / ARM Kolar-563101
AUTHORISED OFFICER
CANARA BANK

Date: 05.10.2026

Place: KOLAR.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05.09.2026

Name and Address of the Secured Creditor:	Canara Bank, ARM BRANCH, Kolar.
Name and Address of the Borrower(s)/Guarantor(s)	1. Sri P Ravi Kumar S/o Fakkir Naik, No. 101, 2nd Floor, Sri Sai Residency, 1st A Cross Street, S.K. Nataraju Layout, Near T.R. Hospital, Kothanur Main Road, JP Nagar 8th Phase, Bangalore Karnataka -560076 2. Smt Geeta Ravi Kumar W/o P Ravi Kumar, No. 101, 2nd Floor, Sri Sai Residency, 1st A Cross Street, S.K. Nataraju Layout, Near T.R. Hospital, Kothanur Main Road, JP Nagar 8th Phase, Bangalore Karnataka -560076.
Total Contractual liabilities as on (05.10.2026):	Rs. 1,02,58,549.62/- (Rupees One Crore Two Lakh Fifty eighty thousand Five hundred and forty nine and paise sixty two Only) as on 05.10.2026 with

CANARA BANK, ARM BRANCH (7898), NEAR TITO, DOOMLIGHT CIRCLE, KOLAR-563101

	further interest and cost thereon due to the ARM BRANCH KOLAR . The amounts remitted after issuance of Demand notice are duly accounted.
Mode of Auction	Online Electronic Bidding
Details of Auction service provider	https://baanknet.com/ Helpdesk Number: 8291220220 Email: support.baanknet@psballiance.com
Date & Amt; Time of Auction	29.10.2026, 12:00 P.M. to 02:00 P.M. (With unlimited extension of 10 minutes duration each till the conclusion of the sale)
Place of Auction	Online
Reserve Price	Rs. 85,00,000/- (Rupees Eighty Five Lakhs Only).

Other terms and conditions:

1. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://www.baanknet.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
 2. The property can be inspected, with Prior Appointment of Authorized Officer, on or before **28.10.2026** between bank working hours.
 3. 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.
 4. EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (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.
 5. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28.10.2026, 5:00 PM**, to Canara Bank, ARM BRANCH KOLAR, by hand or by email.
 6. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 7. 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.
- Bidder's Name, Contact No., Address, E-Mail Id. Bidder's A/c details for online refund of EMD.

CANARA BANK, ARM BRANCH (7898), NEAR TO, DOOMLIGHT CIRCLE, KOLAR-563101

Internal

8. The intending bidders should register their names at portal 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 baanknet.com/. Helpdesk Number: 8291220220, Website: <https://baanknet.com/>, E-mail: support.baanknet@psballiance.com.
9. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
10. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 25,000/- (Rupees twenty five Thousand Only)**. 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.
11. 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
12. FOR IMMOVABLES: For **sale proceeds of Rs. 50.00 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.
13. All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
14. 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.
15. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
16. In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned KOLAR ARM BRANCH, who, as a facilitating Centre, shall make necessary arrangements.

For further details contact The **DIVISIONAL MANAGER, KOLAR ARM BRANCH, CANARA BANK**, Phone No. **8660593395 / 08152227898**, email: **cb7898@canarabank.com** (or): or the service provider (baanknet.com/), (Helpdesk Number: 8291220220, Website: <https://baanknet.com/>, Email: support.baanknet@psballiance.com).

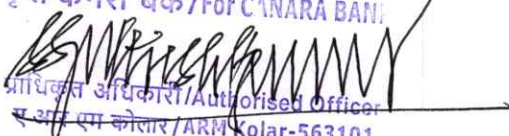
CANARA BANK, ARM BRANCH (7898), NEAR TO, DOOMLIGHT CIRCLE, KOLAR-563101

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: 05.10.2026

Place: KOLAR.

कृते केनरा बैंक / For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer
स. अ. अ. एम. कोलार / ARM Kolar-563101

AUTHORISED OFFICER

CANARA BANK



CANARA BANK, ARM BRANCH (7898), NEAR TO, DOOMLIGHT CIRCLE, KOLAR-563101

Internal

केनरा बैंक

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Canara Bank

A Government of India Undertaking



सिंडिकेट Syndicate

Ref: ARM KOLAR/7898/SALE/160002406046/2026/10

Date: 05.10.2026

SALE NOTICE COVERING LETTER

1. Sri P Ravi Kumar

S/o Fakkir Naik,

No. 101, 2nd Floor, Sri Sai Residency,

1st A Cross Street, S.K. Nataraju Layout,

Near T.R. Hospital, Kothanur Main Road,

JP Nagar 8th Phase, Bangalore

Karnataka -560076

2. Smt Geeta Ravi Kumar

W/o P Ravi Kumar,

No. 101, 2nd Floor, Sri Sai Residency,

1st A Cross Street, S.K. Nataraju Layout,

Near T.R. Hospital, Kothanur Main Road,

JP Nagar 8th Phase, Bangalore

Karnataka -560076

Dear Sir/Madam,

SUB: Notice under Section 13(4) of the Securitization 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 KOLAR 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 ARM KOLAR 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,

केनरा बैंक/For CANARA BANK

अधिकृत अधिकारी/Authorised Officer
ए.आर.एम कोलार/ARM Kolar-563101
AUTHORIZED OFFICER

Encl: Sale Notice

CANARA BANK, ARM BRANCH (7898), NEAR TO, DOOMLIGHT CIRCLE, KOLAR-563101

Internal