



UJJIVAN SMALL FINANCE BANK

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru – 560095, Karnataka.

E-AUCTION NOTICE

The undersigned as Authorised Officer of Ujjivan Small Finance Bank Ltd, has taken possession of the following properties in exercise of powers conferred under section 13(4) of the SARFAESI(ACT). The Borrower in particular and public at large are informed that E-Auction of the mortgage properties in the below mentioned area for realization of dues of the Bank will be held on "AS IS WHERE IS BASIS" "and" "AS IS WHAT IS BASIS" on the date as prescribed as here under.

S. No.	Loan Account Number/ Name of Borrower/ Co-Borrower/Guarantor	(i) Date of 13-2 Notice & Demand Amount as on (ii) Date of Possession	Present Outstanding Balance	Reserve Price in INR	Earnest Money Deposit (EMD) in INR
Branch Office: No.15, BH Road, Opp. AES National College, Gauribidanur, Karnataka – 561208					
1.	1138210050000012/ 1.Mrs. Aruna M 2. Mr. Ravi E	(i) 02.12.2024 & ₹ 16,21,098/- (Rupees Sixteen Lakhs Twenty One Thousand Ninety Eight Only) as on 25.11.2024 (ii) Symbolic Possession 19.04.2025 & Physical Possession 12.01.2026	₹ 22,08,599.62 (Rupees Twenty Two Lakhs Eight Thousand Five Hundred and Ninety Nine and Paise Sixty Two Only) as on 03.10.2026	₹ 20,10,000/- (Rupees Twenty Lakh Ten Thousand Only)	₹ 2,01,000/- (Rupees Two Lakh One Thousand Only)
Property Description/Schedule: All that Part & Parcel of the property bearing RCC building measuring East to West 7.924816 mtrs and North to South 9.448819 mtrs constructed on the Assessment 25-508-80/249/229 situated at Jadbhar Sab Baaji, Gowribidanuru CMC, Chickaballapur and bounded on East by: House belongs to Rathnamma, West by: House belongs to Shankarappa, North by: Galli, South by: Private House.					
Branch Office: No.235, Ward No.6, Kuvempunagar, 1st Cross, Channapatna, Ramanagera, Karnataka - 562160					
2.	1120210180000005/ 1.Mr. C.R. Yogeshwar 2. Mrs. Abhiliasha	(i) 11.05.2023 & ₹ 11,29,605/- (Rupees Eleven Lakhs Ninety Thousand Six Hundred And Five Only) as on 06.05.2023 (ii) Symbolic Possession 08.11.2023 & Physical Possession 12.01.2026	₹ 16,97,517/- (Rupees Sixteen Lakhs Ninety Seven Thousand Five Hundred and Seventeen Only) as on 03.10.2026	₹ 16,73,000/- (Rupees Sixteen Lakh Seventy Three Thousand Only)	₹ 1,67,300/- (Rupees One Lakh Sixty Seven Thousand Three Hundred Only)
Property Description/Schedule: All that piece and parcel of land measuring 2700 Sq.ft., bearing Khatha No. 2/228 and E Katha (PID No.) No. 152900102800800239 measuring East to West 30 ft and North to South 90 ft at Chakalluru Village, Channapatna Taluk within the SRO of Channapatna within the Registration District of Ramanagera. Boundaries East by: 5ft Gully Road, West by: Kere Eni (Passage), North by: Property belonging to Patel Lingegowda, South by: Road.					
Branch Office: Ground Floor, No. 2335, Ward No.6, Kuvempunagar 1st Cross, Channapatna, Ramanagera, Karnataka - 562160					
3.	1120210040000049 1. Mr.Yogesh H M 2. Mrs.Saroja	(i) 07.10.2024 ₹ 5,37,935/- (Rupees Five Lakhs Thirty Seven Thousand Nine Hundred and Thirty Five Only) as on 22.09.2024 (ii) Symbolic Possession 07.04.2025 & Physical Possession 04.05.2026	₹ 8,22,025.94 (Rupees Eight Lakhs Twenty Two Thousand Twenty Five and paise Ninety Four Only) as on 03.10.2026	₹ 15,26,000/- (Rupees Fifteen Lakh Twenty-Six Thousand Only)	₹ 1,52,600/- (Rupees One Lakh Fifty-Two Thousand Six Hundred Only)
Property Description / Schedule: All that Part & Parcel of the property bearing Kaneshami No.70/71 and E Katha No. 152900100400120099 measuring East to West 17.6784 Mtr and North to South 9.4488 Mtr, situated at Harohalli Doddi Village, Bevoor Grampanchayath and Channapatna Taluk, Ramanagera District. Boundaries East by: Road, West by: Property of Shanthamma, North by: Property of Hanumanthaiah, South by: House of Bhagyamma.					
Branch Office: Ground Floor, Dwaraka Arcade, Door No.6, 4-63, Gangamma Gudi Rd, VV Layout, Hoskote, Karnataka-562 114					
4.	1633210080000028 (1) Mr.Lagumappa (2) Mrs.Bhavamma	(i) 13.07.2021 & ₹ 7,54,920/- (Rupees Five Lakhs Seventy Four Thousand Nine Hundred and Twenty Only) as on 12th July 2021 (ii) Symbolic Possession 14.03.2022 Physical Possession 25.11.2024	₹ 9,90,951/- (Rupees Nine Lakhs Ninety Thousand Nine Hundred and Fifty One Only) as on 03.10.2026	₹ 4,50,000/- (Rupees Four Lakh Fifty Thousand Only)	₹ 45,000/- (Rupees Forty Five Thousand Only)
Property Description/Schedule: All that part and parcel of property of Land and Residential Building at Assessment/Khata No.6011/3726/1041, Ashraya Layout, Sidlaghatta Town and Taluk, Chickaballapur District, Karnataka – 562 105. Measuring 600 Sq.ft and bounded on the : East by: Property No. 1040, West by: Property No. 1042, North by: Pvt House, South by: Road, Measuring : East to West: 20 ft, North to South: 30 ft in all Measuring 600 Sq.ft					
DATE AND TIME OF E-AUCTION : 28.10.2026, from 11.00 a.m. to 12.00 Noon					
Last Date for submission of Bid		Date & Time of Inspection of the Properties			
on or before 27.10.2026, Between 10.00 a.m and 5.00 p.m		26.10.2026 Between 10.00 a.m and 5.00 p.m			
For More Details Contact Bank Authorized Officer : S.No.1: Mr. Raju V - 88929 14019 / Mr.Tijo Sajan – 78451 92961 S.No.2&3: Mr.Gangadhar - 70191 19973, 95009 96689 / Mr.Tijo Sajan – 78451 92961 S.No.4: Mr. Raju – 88929 14019 / R.Pushpakanth – 98431 14222					
The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".					
The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s.C1 India PVT Ltd. Contact person - Mr.Prabhakaran (Mobile No.7418218709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the property in the website and for taking part in the bid they should register their names at https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India PVT Ltd, Helpline Number:- 72919 18824, 25, 26 support email id: support@bankeauctions.com, Auction portal - https://www.bankeauctions.com .					
For detailed terms and conditions of the sale, please refer to the link provided in our Bank's / Secured Creditor's website i.e., https://www.ujjivansfb.in/e-auctions / https://www.bankeauctions.com					
Sd/- Authorized Officer Ujjivan Small Finance Bank					
Date : 07.10.2026					



INDIA SHELTER FINANCE CORPORATION LTD.

Home Loans

Regd. Office:- Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002, Branch Office :1st floor opposite Hp petrol pump shamnur road, davangere-577004, Branch Office : 3rd floor, kalburgi emerald main road, Deshpande nagar, near kalyanpurkar nursing home, hubli, Karnataka-580029

Whereas, The Undersigned Being The Authorised Officer of The India Shelter Finance Corporation Ltd, Under The Securitisation And Reconstruction of Financial Assets And Enforcement (security) Interest Act,2002 And In Exercise of Power Conferred Under Section 13(2) Read With Rule 3 of The Security Interest (enforcement) Rules,2002,issued A Demand Notice on The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner of The Property/surety To Repay The Amount Within 60 Days From The Date of The Said Notice. Whereas The Owner of The Property And The Other Having Failed To Repay The Amount, Notice is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Physical Possession of The Property/ies Described Herein Below In Exercise of The Powers Conferred on Him/her Under Section 13(4) of The Said Act Read With Rules 8 & 9 of The Said Rules on The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Property/ies And Any Dealing With The Property/ies Will Be Subject To The Charge of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

SL No.	Name of The Borrower/ Guarantor (Owner of The Property) & Loan Account Number	Description of The Charged /mortgaged Property(All The Part & Parcel of The Property Consisting of)	Dt. of Demand Notice, Amount Due As on Date of Demand Notice	Date of Possession
1.	Mr./Mrs. Kavitha J. Mr./Mrs. Pradeep Kumar R. LOAN ACCOUNT NO. LA11CLLONS00 0005036181/AP- 10074669	All that piece and parcel of the Property bearing All the piece and parcel of Immovable House property bearing No.352, Situated at Ist Stage Chikkaharadanahalli Layout, Aravindanagara, Mysore, measuring East 35 feet, North to South 9.00 Meters and bounded as follows: BOUNDARY:- East by: Site bearing No.353, West by Site bearing No.26/A, North by: Site bearing No.349, South by : Road	Demand notice dated 11-Nov-2025, Rs. 813867/- (Rupees Eight Lakh Thirteen Thousand Eight Hundred Sixty Seven Only)pertaining to loan account No. as of 10th March 2026 with further interest applicable from 11th March 2026, along with all cost, charges and expenses until payment in full	03/10/2026 (Symbolic Possession)
2.	MR./ MRS. SEENAPPA T, MR./MRS. LEEELAVATHY V, LOAN ACCOUNT NO. LADVCLLONS00 0005026730/AP- 10038261	All that piece and parcel of the property bearing Site No.1, bearing V/P Katha No.305/1, Situated at Bethamangala Hobli, Kammasandra Village, Bangarape Taluk, measuring East 35 feet, West 46 feet, North 49 feet, South 40 feet and Bounded on: East By Site No.17; West By Road; North By Site No.3; South By Road.	Demand notice dated 11- Jun- 2026, Rs. 441332/- (Rupees Four Lakh Forty-One Thousand Three Hundred And Thirty-Two Only) pertaining to loan account No LADVCLLONS000005026730/AP- 10038261 as of 10 Jun 2026 with further interest applicable from 11th Jun 2026 along with all cost, charges and expenses until payment in full	03/10/2026 (Symbolic Possession)
3.	Mr./ Mrs. Pramila K. MR./MRS. Venkatesh M, LOAN ACCOUNT NO. LA56VLLON S000005073 180/AP- 10177273	(As per E Khatha Form no.9 & 11A). All that piece and parcel of Property bearing House/Site No.20, formed in Sy.Nos.20, 21, 23 & 24, Old V.P.Katha No.681/20, Present BBMP Katha No.1079/20/20, Situated at Madhuranganaga, Soranunase Village, Varthur Hobli, Soranunase Village Panchayath, Bangalore East Taluk, now comes under the limits of BBMP, Bangalore, Ward No.149-Varthur, measuring East to West 40 feet and North to South 30 feet, in all measuring 1200 Sq.feet., along with 100 Sq.feet., A.C.Sheet Roofed house constructed thereon and is bounded on the : BOUNDARY:- East-20 Feet Wide Road; West- Property belongs to Mariyappa; North-10 Feet Wide Road; South-Property belongs to SoranunaseShambaiah.	Demand notice dated 14- July-2025, Rs. 2570345/- (Rupees Twenty Five Lakh Seventy Thousand Three Hundred Forty Five Only) pertaining to loan account No. LA56VLLONS00000507 3180 as of 10th July 2025 with further interest applicable from 11th July 2025, along with all cost, charges and expenses until payment in full	03/10/2026 (Symbolic Possession)
4.	Mr./Mrs. Raziya Begum, Mr./ Mrs. Syed Ahmed, Mr./ Mrs. Syed Mahmood, LOAN ACCOUNT NO. LA11ECLONS000005 032656 & LA11CLLONS000005 008925/AP-10062851 & AP-10071315	All that piece and parcel of the Property bearing Site No.1, BBMP Katha No.110/9B/1, Situated Kogilu Village, Yelahanka Hobli, Bangalore North Taluk, measuring East to West 40 feet and North to South 30 feet in all measuring 1200 Sq feet together with Building Constructed thereon and bounded by: BOUNDARY:- East- Private Property , West- 25-foot Road, North- Private Property, South-Site No.2	Demand notice dated 10-Aug- 2025, Rs. 843134.8504/- (Rupees Eight Lakh Forty-Three Thousand One Hundred Thirty-Four and Eighty-Five Paise) pertaining to loan account No. LA11ECLONS000005032656 as of 10th-Oct-2025 with further interest applicable from 11th-Oct-2025, along with all cost, charges and expenses until payment in full	03/10/2026 (Symbolic Possession)
5.	Mr./ Mrs. Nagarathna, Mr./Mrs. Vijay Kumar S V LOAN ACCOUNT NO. LAHSVLLON S000000506 5189/AP- 10150879	All that piece and parcel in respect of building property situated at Shanthigrama Village, Shanthigrama Grama Panchayath, Hassar Taluk, Hassan District, within the limits of Shanthigrama Grama Panchayath, within the jurisdiction of Sub-registrar, Hassan, having a property ID No. 151600602301101028, Grama Panchayath Khata No.4741325 A site measuring East to West 5.7972 meters and North to South 11.5824 meters (5.7912 X 11.5824)meters = 67.08 Sq Meters (Building plinth area 67.08 Sq meters) together with bunding property and bounded by Boundary:- East-House property of Manjula, West-House property of Rangashetty, North-Road, South-Site property of Vijay Kumar and Rajashetty	Demand notice dated 11-Apr-2025, Rs. 980770/- (Rupees Nine Lakh Eighty Thousand Seven Hundred Seventy One Only) pertaining to loan account No. LAHSVLLONS00000050 6518 as of 10th Apr 2025 with further interest applicable from 11th Apr 2025 along with all cost, charges and expenses until payment in full	03/10/2026 (Symbolic Possession)

Place: Karnataka
Date: 03/10/2026

Sd/- (authorized Officer)
For India Shelter Finance Corporation Ltd

For any query please Contact Mr. KALYAN KUMAR V (8073755149) & Mr.Pasumarty Srinivas Bharat (+91 9100936306) & Mr Naveen Prasad (+91 9986666865) & Mr.Kalyan Kumar V – 8073755149

BRANCH SHIFTING

For better convenience of our valued customers, our

BANGALORE - KAMAKSHIPALAYA

branch will be shifted to a new premises with effect from **06.01.2027**

The new address is mentioned below :-

Muthoot Finance Ltd
No 52/2,
Elevated Ground Floor,
Magadi Main Road, Kamkshipalya
Bangalore, Bangalore District,
Karnataka State, Pin - 560079.

Phone No - 09188902558, 09567286541.
Email id : mgkan2310@muthootgroup.com

In case of any grievance please call - 0484 4804074

We solicit your continued patronage and support.



A Muthoot M George Enterprise

CHANGE OF NAME

I, **PRIVYANKA KUMARI** D/o MADAN SINGH aged 23 years, residing at No 125, 3rd Floor, KESAV KUNJ 3rd Cross, Akkipet, BENGALURU-560053, do hereby declare that I have changed my name from **PRIVANKA KUMARI** to **PRIVYANKA KUMARI**, henceforth, and I shall be known and called as **PRIVYANKA KUMARI**, for all purposes, vide affidavit dated 05TH OCTOBER 2026, sworn before Advocate and Notary R VISHWANATH at Bangalore.

CHANGE OF NAME

I, **MONIKA JAIN** W/o ABHISHEK S aged 36 years, residing at B-602, ETA Gardens Apartment, Near Leprosy Hospital, Magadi Road, Bengaluru-560023, do hereby declare that I have changed my name from **MONIKA** to **MONIKA JAIN**, henceforth, and I shall be known and called as **MONIKA JAIN**, for all purposes, vide affidavit dated 05TH OCTOBER 2026, sworn before Advocate and Notary R VISHWANATH at Bangalore.

PUBLIC NOTICE

General Public is hereby notified that, My Client **SRI. ISMAIL ZABIULLA**, S/o Mahabob Basha, residing at Ward No.03, Baggepalli Town, Chickaballapur District, has lost the below mentioned sale deed, pertaining to property bearing Katha No.2454/4 PID No.38-529-427/14, measuring East to West: 10.97222 meters and North to South: 8.93219 meters. Situated at the above mentioned address, in respect of same my client has lost the Original Registered Sale Deed at Baggepalli.

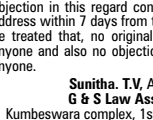
1. Original Registered Sale deed executed by SRI. AMAMASABH, S/o Pakhuddin Sabh, in favour of Smt. LAKSHMAMMA, D/o.Narayanamma, which is registered as Document No BGP-1-03357-2010-11, of Book I, in the office of the sub-registrar Baggepalli on 03-03-2011.

2. Original Registered Sale deed executed by Sri. Anser, S/o Imam Sabh, in favour of Sri. Manjunath T.S. S/o T.S. Srinivasamurthy, which is registered as Document No BGP-1-04438-2022-23, of Book I, in the office of the sub-registrar Baggepalli on 08-02-2023

3. Original Cancellation deed executed by Manjunath T.S. S/o T.S. Srinivasamurthy, in favour of Sri. Anser, S/o Imam Sabh, which is registered as Document No BGP-1-00331-2025-26, of Book I, in the office of the sub-registrar Baggepalli on 21-04-2025

In this regard, he lodged complaint at Bengaluru Rural Police Station, on 03/10/2026 Report Nos. 2451025/2026, 2451045/2026, and 2451053/2026 Finder the same to the above said Police Station or to my client or else if anyone have objection in this regard contact me in the below address within 7 days from today otherwise it will be treated that, no original documents are with anyone and also no objection in this regard from anyone.

Sunitha. T.V. Advocate
G S Law Associates
Kumbeswara complex, 1st Floor, Devanahalli, Bengaluru Rural Dist- 562 111



IIFL FINANCE

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PUBLIC NOTICE

The branch of IIFL Finance Ltd. located at #8-1-10 1525/20, 1st Floor, Sampige Road, Chamaraanjnagar, Karnataka - 571313 will be shifting to below mentioned address with effect from 09.01.2027.

New Address: IIFL Finance Ltd., 8-1-10-1525-20, Ground Floor, Sampige Road, Chamaraanjnagar, Karnataka - 571313.

Contact No. 8453563815

All existing services can be availed at the new location.

ಸಾರ್ವಜನಿಕ ಸೂಚನೆ

ಐಐಫಿಲ್ ಫಿನ್ಯಾನ್ಸ್ ಲಿಮಿಟೆಡ್‌ನ ಚಾಂಪಿಗೆಯ #8-1-10 1525/20, 1^{ನೇ} ಮಹಡಿ, ಸಂಪಿಗೆ ರಸ್ತೆ, ಚಾಮರಾಜನಗರ, ಕರ್ನಾಟಕ - 571313, ಕರ್ನಾಟಕ ನಲ್ಲಿ ನೆಲೆಗೊಂಡಿದೆ. ಇದು 09.01.2027 ರಿಂದ ಚಾಂಪಿಗೆ ಬದಲಿಸುವ ಕೆಳಗೆ ನಮೂದಿಸಲಾದ ವಿಳಾಸಕ್ಕೆ ಸ್ಥಳಾಂತರಗೊಳ್ಳಲಿದೆ.

ಹೊಸ ವಿಳಾಸ - ಐಐಫಿಲ್ ಫಿನ್ಯಾನ್ಸ್ ಲಿಮಿಟೆಡ್, 8-1-10-1525-20, ನೇಲ ಮಹಡಿ, ಸಂಪಿಗೆ ರಸ್ತೆ, ಚಾಮರಾಜನಗರ, ಕರ್ನಾಟಕ - 571313.

ಸಂಪರ್ಕ ಸಂಖ್ಯೆ: 8453563815

ಅಸ್ತಿತ್ವದಲ್ಲಿರುವ ಎಲ್ಲಾ ಸೇವೆಗಳನ್ನು ಹೊಸ ಸ್ಥಳದಲ್ಲಿ ಪಡೆಯಬಹುದು.

PUBLIC NOTICE

The General Public is hereby informed that Mrs. Prajna co Prashanth Kumar K P s/o Prakash K S aged about 27 years, R/lat, #302, Shanthidhama apartment, Hampinagar, Vijayanagar, Bangalore 560104 is intending to purchase the below mentioned schedule property Flat No. T.F. 2, 3rd Floor in Site No. 221, Katha No. 88, from its owner Sri. Viswanatha Reddy N T s/o Sri G Thimma Reddy aged about 46 years R/lat No 126 3rd cross M.S. Ramaiah city, sai enclave JP nagar 7th phase Bangalore 560076.

If anybody is having any objection, claim, interest, dispute for the above intended sale transaction, he/she/they may contact the undersigned with the documentary proof substantiating his/her/their objections/claims /details of dispute/s within Seven (7) days from the date of this publication to the below address, failing which, we will proceed to complete the sale transaction with the above owner as if there are no third party claims/objections/disputes in respect of the Schedule Property and thereafter no claims/objections /disputes will be entertained.

Schedule Property

All that piece and parcel of the Flat No. T.F. 2 , 3rd Floor constructed in the Vacant Property bearing Site No.221 (Two Hundred Twenty One), Katha No.88, BBMP Present Katha No.977/859/88/221, situated at KOTHANUR VILLAGE, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, Presently within the limits of Bruhat Bangalore Mahanagara Palike, Bangalore, Measuring as Follows: EAST to WEST : 50.0(Fifty) Feet, NORTH to SOUTH : 80.0(Eighty) Feet, All Measuring : 4000.0 Square Feet, And Bounded As Follows: EAST BY : Site No.222, WEST BY : Site No.220, NORTH BY : Road, : SOUTH BY : Site No.229

Sd/-
Subrahmanya K P
Date : 07/10/2026
Phone 9113842339



TATA CAPITAL HOUSING FINANCE LIMITED

Registered Office: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013
Corporate Identity Number: U67190MH2008PLC187552
Website: www.tatacapital.com

PUBLIC NOTICE FOR CLOSURE & SHIFTING OF BRANCH

Tata Capital Housing Finance Limited ("Company"), having its Registered Office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400 013, Maharashtra, India, hereby informs its customers and all concerned that below mentioned branch office of the Company will be closing and shifting to new place, with effect from January 08, 2027: Existing Branch Office Address (Proposed to be closed): 2nd Floor, Plot No. 8, SDR Tower, ITPL, Whitefield, Bangalore 560066

New Branch Office Address:
1st Floor, G.J. INDUSTRIAL ESTATE, No. 2, SURVEY, 28/A, Kanakapura Main Rd, Doddakallasandra, Bengaluru, Karnataka 560062

For any query / concerned please write to customercare.housing@tatacapital.com

For and on behalf of
Tata Capital Housing Finance Limited
Pradeep Puri
Chief Compliance Officer

Place: Mumbai
Date: 07th October 2026

APPENDIX IV-A

Sale Notice for sale of Immovable Property

E-Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of 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 **Sammaan Capital Limited** (formerly known as **Indiabulls Housing Finance Ltd.**) [CIN : L65922DL2005PLC136029] ("Secured Creditor"), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "as is where is", "as is what is" and "whatever there is" basis on 23.10.2026 from 05.00 P.M. to 06.00 P.M., for recovery of Rs. 1,34,37,653/- (Rupees One Crore Thirty Four Lakh Thirty Seven Thousand Six Hundred Sixty Three only) pending towards Loan Account No. HHLBGM00332726, by way of outstanding principal, arrears (including accrued late charges) and interest till 23.09.2026 with applicable future interest in terms of the Loan Agreement and other related loan document(s) w. e. f. 24.09.2026 along with legal expenses and other charges due to the Secured Creditor from RAGESH P and NIMYA K C.

The Reserve Price of the Immovable Property will be Rs. 62,00,000/- (Rupees Sixty Two Lakh only) and the Earnest Money Deposit ("EMD") will be Rs. 6,20,000/- (Rupees Six Lakh Twenty Thousand only) i. e. equivalent to 10% of the Reserve Price.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT No. 403, FOURTH FLOOR, KRISHNA SYMPHONY, MUNICIPAL NO. 1, SY. NO. 522/2 & SY. NO. 523/2, KALKERE VILLAGE, KRISHNARAJAPURAM, HOBLI, BANGALORE EAST TALUK, BENGALURU – 560036, KARNATAKA.

For detailed terms and conditions of sale, please refer to the link provided on the website of the Secured Creditor i.e. www.sammaancapital.com; Contact No : 0124-6910910, +91 7065451024; E-mail id : auctionhelpline@sammaancapital.com. For bidding, log on to www.auctionfocus.in.

Sd/-
AUTHORIZED OFFICER
SAMMAAN CAPITAL LIMITED
(Formerly known as
INDIABULLS HOUSING FINANCE LTD.)

Date : 26.09.2026
Place : BENGALURU



Canara Bank

ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,

2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

(Under Rule 8(6) of the Security Interest (Enforcement) Rules 2002)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of 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 creditors the possession of which has been taken by the Authorised Officer of **Canara Bank, ARM Branch II Bangalore**, of the Canara will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.10.2026 from 1.00 p.m. to 3.00 p.m. basis for recovery of outstanding dues from below mentioned Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below.

Neme of Borrowers and Guarantors	Total Liabilities as per Sale Notice	Description of Immovable Assets	Auction Date & Time	Incremental Value at Bid
1) (1) M/s. Balaji Fashions , Registered Office at : # 202, New Bel Bunk, Bangalore-560094. 2) Mr. Ajay Agarwal S/o. Om Prakash Agarwal, # C-401, Brindavan Apartments, Uttarahalli Main Road, Bangalore-560069. 3) Mrs. Neha Agarwal W/o. Ajay Agarwal, # C-401, Brindavan Apartments, Uttarahalli Main Road, Bangalore-560069.	Rs. 4,86,27,172/- (Rupees Four crore eighty six lakhs twenty seven thousand one hundred seventy two only) plus further interest thereon from 05.10.2026 and other expenses, other charges, etc.	7 No.s of residential flats at Apartment Named " Bonsal Apartment" at Doddathoguru Village, Begur Hobli, Bangalore-560068. Property in the name of Mr. Ajay Agarwal. Details of flat wise is given below :	28.10.2026 from 1.00 p.m. to 3.00 p.m.	Multiples of Rs. 50,000/- Encumbrance (s) : Not Known The Earnest Money Deposit shall be deposited on or before 27.10.2026.
2) 1) M/s. Land send Trading Services , No. 28, Ground Floor, RAHEJA ARCADE,Opp. 5th Main, Koramangala, 5th Block, Bangalore-560095. 2) Sri O Raghunatha Reddy S/o. Sri O Veera Reddy, Residing at No. S41/2, 1st Cross, 8th Main Road, 4th Block, Koramangala, Bangalore-560034. 3) Sri Ajay Agarwal W/o. Sri Om Prakash Agarwal, C-401, Renaissance Brindavan, Uttarahalli Main Road, Bangalore-560061.	Rs. 9,07,65,802/- (Rupees Nine crore seven lakhs sixty five thousand eight hundred two only) plus further interest thereon from 05.10.2026 and other expenses, other charges, etc.	9 No.s of residential flats at Apartment Named " Bonsal Apartment" at Doddathoguru Village, Begur Hobli, Bangalore-560068. Property in the name of Mr. Ajay Agarwal. Details of flat wise is given below :	28.10.2026 from 1.00 p.m. to 3.00 p.m.	Multiples of Rs. 50,000/- Encumbrance (s) : Not Known The Earnest Money Deposit shall be deposited on or before 27.10.2026.

Other terms and Conditions :

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer.
- 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.
- 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.
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.10.2026**, to Canara Bank, ARM Branch II Bangalore by hand or 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) Bid Form. 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) - e- mail: support.baanknet@psballiance.com**, EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD/Sale proceeds shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 50,000/-**. 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.
- 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. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, **ARM II Branch, A/c No. 209272434, IFSC Code: CNRB0006298**.
- For sale proceeds of **Rs. 50.00 Lacs** (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable rate on the sale proceeds and submit the original receipt of TDS certificate to the bank.
- All charges for Conveyance, Stamp Duty/GST/Registration Charges tax arrears, other charges, dues etc., As applicable shall be borne by the successful bidder only.
- Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason therefor.
- 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 II, who as a facilitating centre shall make necessary arrangements.
- 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.
- After confirmation of sale, bidder's request cannot be accepted for refund of amount which is already paid and Bank will proceed as per SARFAESI Act.

For further details contact : Authorised Officer, Canara Bank, ARM Branch-2 (9113092975, 89215958