ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU 575001
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) & 9 READ WITH RULE 6 (2) 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 **physical possession** of which has been taken by the Authorised Officer of Canara Bank will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **03.11.2026**, for recovery of **Rs.8,18,20,340.38 (Rupees Eight crores Eighteen Lakhs Twenty Thousand Three Hundred Forty and paise Thirty-Eight only)** liability as on 30.09.2026 plus further interest from 01.10.2026 and costs due to the A R M Branch of Canara Bank, Canara Bank Building, Hampankatta, Mangaluru 575001 from **M/s. Adilaxmi Garments (Borrower), Mrs. Vishalaxi (Proprietor & Mortgagor), Mr. Sandeep Kumar Alias Sandeep Kanchan (Guarantor and Mortgagor) and Mr. Harish Thantry (Guarantor).** The **Reserve Price** for the property is: **Rs 66.50 lakhs (Rupees Sixty-Six lakhs Fifty Thousand only)**

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the borrower & Guarantor	**M/s. Adilaxmi Garments (Borrower),** House no. 1-99-1, Kodsarabettu Post, Nandalike, Karkala, Karnataka – 571214 **Mrs. Vishalaxi (Proprietor & Mortgagor)** W/o. Sandeep Kumar, House no. 1-44-1, Kodsarabettu Post, Nandalike, Karkala, Karnataka – 576111 **Mr. Sandeep Kumar** **Alias Sandeep Kanchan (Guarantor and Mortgagor)** S/o. Narayana Bangera, House no. 1-44-1, Kodsarabettu Post, Nandalike, Karkala, Karnataka – 571214

Internal

Scanned with OKEN Scanner

	Mr. Harish Thantry (Guarantor) S/o. Shrinivasa Thantry, House no. 4-14-1, Aprameya Karkala, Nandalike, Udupi, Karnataka - 576111
Total Liabilities as on 30.09.2026	**Rs.8,18,20,340.38 (Rupees Eight crores Eighteen Lakhs Twenty Thousand Three Hundred Forty and paise Thirty-Eight only)**
(a) Mode of auction **(b) Details of auction service provider** **(c) Date & time of auction** **(d) Place of auction**	**Online** **https://baanknet.com/** **03.11.2026** Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.) "Online Electronic Bidding" through the website **https://baanknet.com/**
Details of properties	**Property 1 :** **Lot 1 : MODTD of:** **A)** Non-Agricultural immovable property at Nandalike Village of Karkala Taluk within Nandalike Gram Panchayath limits and within the Sub-Registration District of Karkala, Udupi District and comprised in:-

Sy no.	Sub Division no.	Extent A-C	Kissam
199	8	0-17	Converted

As per the extract of 9 & 11A issued by Nandalike Gram Panchayath on 02-12-2015, The E-property Number is 152600100100111122 and measurement of the property is 687.97 sq mtrs and building situated therein measuring 189.52 sq mtrs.

Above described Seventeen cents of Non-agricultural / Industrial property together with industrial building bearing Nandlike Grama Panchayath Door no. ND-1-99/1A measuring 189.52 sq mtrs together with right of Road, right of way and water and all easementary rights appurtenant thereto.

Boundaries of the property :
North: Portion of Sy no. 175/2A1
South: Portion of Sy no. 281/3
East: Portio of Sy no. 199/2
West: Portion of Sy no. 281/2

AND

Internal

Scanned with OKEN Scanner

	MODTD of: **B)** Non-Agricultural immovable property at Nandalike Village of Karkala Taluk within Nandalike Gram Panchayath limits and within the Sub-Registration District of Karkala, Udupi District and comprised in:- As per the extract of 9 & 11A issued by Nandalike Gram Panchayath on 02-12-2015, The E-property Number is 152600100100111044 and measurement of the property is 1335.46 sq mtrs and building situated therein measuring 300.26 sq mtrs Above described Thirty-Three cents of Non-agricultural / Industrial property together with industrial building bearing Nandlike Grama Panchayath Door no. ND-1-99/1 measuring 300.26 sq mtrs together with right of Road, right of way and water and all easementary rights appurtenant thereto. **Boundaries of the property:** North: Portion of Sy no. 175/2A South: Portion of Sy no. 281/3 East: Portio of Sy no. 199/2 West: Portion of Sy no. 281/2
Reserve price	Rs 66.50 lakhs (Rupees Sixty-Six lakhs Fifty Thousand only);
Earnest Money Deposit	Rs 6.65 lakhs (Rupees Six lakhs Sixty-Five Thousand only)
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.

Sy no.	Sub Division no.	Extent A-C	Kissam
281	3P2	0-33	Converted

Other terms and conditions of sale Notice dated 15.10.2026

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).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected with prior permission from Authorised Officer.

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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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**

Internal

Scanned with OKEN Scanner

Baanknet (Contact details: 7046612345 / 6354910172 / 8291220220 / 9892219848 / 8160205051, Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit **Earnest Money Deposit (EMD)** of **Rs 6.65 lakhs (Rupees Six lakhs Sixty-Five Thousand only)** being of 10% of the Reserve Price 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 **02.11.2026** at 5:00 PM

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of for **Rs.1,00,000/-(Rupees One Lakhs only)** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). 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. Rs.1,00,000/-(Rupees One Lakhs only) (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.

i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days 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 Authorised 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 Branch (6296), IFSC Code: CNRB0006296

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

Internal

Scanned with OKEN Scanner

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 with prior permission from Authorised Officer.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact **Shivanand K R,** Manager, Canara Bank, ARM Branch, Canara Bank building, Hampankatte, Mangaluru (**Phone No.9742054288, 0824-2440469**), e-mail id: cb6296@canarabank.com or/s **PSB Alliance Pvt. Ltd), (Contact No.7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.**

कृते केनरा बैंक For Canara Bank

अधिकृत अधिकारी Authorised Officer
विशेषीकृत आ व प्र शाखा, मंगलुरु
Specialised ARM Branch, Mangaluru

Place: Mangaluru
Date: 15.10.2026

Authorised Officer
CANARA BANK

Scanned with OKEN Scanner