केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

Ref: ARMII/SN/02/738/2026-2027 **Date: 02.11.2026**

To,

1.M/S UNIFI COLORS PVT LTD HAVING ITS OFFICE AT 235 11TH MAIN AGS LAYOUT AREHALLI, UTRAHALLI BANGALORE SOUTH KARNATAKA-560061	**2.LATE. ANANTHA PADMANABHA AKKEREKADU** (DIRECTOR/GUARANTOR/MORTGAGOR) S/O RAMAKRISHNA RAO THROUGH HIS' LEGAL HEIRS **(I) SMT.SIDDHI JOSHI (Wife)** **(II) MS. AVANTI AKIREKADU (Daughter)** B308 OASIS NINE 1ST MAIN 7TH CROSS NEAR SHARADA SCHOOL ISRO LAYOUT JP NAGAR PO, BENGALURU SOUTH, BENGALURU KARNATAKA-560078
3.M/S UNIFI COLORS PVT LTD KRISHNA TOWERS 2ND FLOOR LOCATED AT SY NO.64/1 CHIKKAKALLASANDRA UTTRAHALLI HOBLI BANGALORE KARNATAKA-560061.	**4.SMT. CHANDRIKA HEGDE** (DIRECTOR/GUARANTOR) RESCARCH KANNADA SARASWATI LADIES HOSTEL DARWARD,KARNATAKA -580003. **Also at:** **4A.SMT. CHANDRIKA HEGDE** (DIRECTOR/GUARANTOR) C/O UDAYARAVI HEGDE 235, 11TH MAIN, NEAR S B I ATM, AGS LAYOUT AREHALLI, UTRAHALLI BANGALORE SOUTH, SUBRAMANYAPURA(POST) KARNATAKA-560061. **Also at:** **4B.SMT. CHANDRIKA HEGDE** (DIRECTOR/GUARANTOR) #762 SUDARSHAN 1ST FLOOR 7TH MAIN NEAR SRINAGAR BUS STOP, BANGALORE SOUTH, KARNATAKA-560050.
5.M/S UNIFI COLORS PVT LTD NO.81, M/S MADHU ART STUDIO (ABBAIAH NAIDU STUDIO), CHIKALSASANDRA, UTTARAHALLI,BANGALOERE -560061.	**6.MR. UDAYA RAVI HEGDE** (DIRECTOR/ GUARANTOR) NO.525 PRASHANTH NILAYA 2ND FLOOR 2ND MAIN 4TH CROSS AGS LAYOUT AREHALLI BENGALURU SOUTH, KARNATAKA-560061 **Also at,** **6A.MR. UDAYA RAVI HEGDE** (DIRECTOR/GUARANTOR) NO 600/A, 7TH BLÓCK BSK III STAGE, II PHASE GIRINAGAR, BANGALORE, KARNATAKA-560085 **Also at,** **6B.MR. UDAYA RAVI HEGDE** (DIRECTOR/GUARANTOR) 235, 11TH MAIN, NEAR SBI ATM AGS LAY OUT AREHALLI, UTRAHALLI, BANGALORE SOUTH SUBRAMANYAPURA (POST) KARNATAKA-560061
7.MR. LALSAHAB RAJARAM YADAV (DIRECTOR) S/O RAJARAM RAMBILAS YADAV B-35, MANEK NAGAR BUILDING MG ROAD, NEAR PATEL NAGAR NAKA, MUMBAI, KANDIVALI WEST, MAHARASTRA-400067.	**8.MR. JAYPRAKASH NAVAL JHA (DIRECTOR)** S/O NATHUNI JHA #11, SHREE GOKUL GARDEN CHS, THAKUR COMPLEX KANDIVALI EAST MUMBAI MAHARASTRA-400101

Confidential

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

.0
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 6(2) and 8(6) a of the Security Interest (Enforcement) Rules, 2002.

As you are aware, the Authorised Officer of Canara Bank has 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 Branch II, BANGALORE-560 001 of our Bank.

The undersigned proposes to sell the assets (through E-auction) 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 containing 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 other law in force.

Yours faithfully,

Authorised Officer
Canara Bank
ENCLOSURE – SALE NOTICE

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com
Confidential

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

Annexure 13

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

E-Auction sale notice for sale of Immovable property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 6(2) and 8(6) and 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 creditors, the **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" basis on 25.11.2026 from 01.00 PM. to 03.00 PM**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs.2,31,16,806/- (Rupees Two crores thirty one lakhs sixteen thousand eight hundred six only) plus further interest thereon from 01.11.2026 and other expenses due to Canara Bank from **1. M/S UNIFI COLORS PVT LTD 2. LATE. ANANTHA PADMANABHA AKKEREKADU 3. SMT. CHANDRIKA HEGDE 4. MR. UDAYA RAVI HEGDE 5. MR. LALSAHAB RAJARAM YADAV 6. MR. JAYPRAKASH NAVAL JHA.**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

(Amount in Lakhs)

S No	Description of Movable/Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	**Movable Assets:** Hypothecation of stock and book debts, machineries purchased from bank finance kept at Krishna Towers 2nd floor, located at Sy no.64/1 Cikkakallasandra Uttrahalli Hobli Bangalore, Karnataka-560061 and now as per letter dated 06.02.2026,same is shifted no.81, M/s Madhu Art Studio (Abbaiah naidu studio), Chikalsasandra, Uttarahalli, Bangalore -560061. As belove given descriptions of Movable Assets: 1. Davinci resolve online apple 12 core workstation with davinci resolve studio 18- Total Quantity 01. 2. Thunderbolt 4K Video storage- Total Quantity 01. 3. HP Z 6 Series/Dell- Total Quantity 15. 4. HP Z 8 Series/Dell- Total Quantity 20. 5. HP Z 4 Series/Dell- Total Quantity 15.	**1,32,00,000/-**	**13,20,000 /-**

Confidential

2	**Immovable Property:** **SCHEDULE A PROPERTY** All that piece and parcel of immovable property bearing Khatha No. 731/534/1, flats formed in Sy. No. 15, measuring 1 acre, situated at Bikasipura village.Uttarahalli Hobli, Bangalore South Taluk Bangalore, presently coming within the jurisdiction of the Bruhat Bangalore Mahanagara Palke, Subramanyapura Range, Bangalore, converted to Non-Agricultural Residential purposes vide Order bearing No. BDS:ALN/SR(S)278/1996-97, Dated:28/01/1997 together with all rights appurtenant thereto, whether situated on, below or above the surface, and bounded on the: **East by:**40 ft wide 7th Cross Road from the ISRO Layout and remaining portion of Sy, No.15 **West by:** Remaining portion of Sy. No.15 **North by:** 6th Cross Road **South by:** Remaining portion of Land retained by the Trust owned by party No, 1 of the First Parties **SCHEDULE B PROPERTY** An undivided 1.265% (One Point Two Six five percent) share, right, title and interest in the land comprised in the SCHEDULE A PROPERTY equivalent to 550.9540 Sqft (Five Hundred, Fifty Point Nine Five Four Zero Square Feet), of the Owner's share with proportionate undivided share in the land, together with all appurtenances whatsoever, whether situated on. below or above the surface. **SCHEDULE C PROPERTY** All that part and parcel of the Residential Building 3 BHK Flat, bearing Flat No B-308, BBMP KATHAN NO :731/534/1-15, Situated on the third floor of the block B in the building known as "OASIS NINE" flat situated in Sy No 15 at Bikasipura Village, Uttarahalli Hobli, Bangalore South measuring 1356 Sq ft. **East by:** Flat No B309 **West by:** Open Space **North by:** Open Space **South by:** Flat No B 307	**82,00,000/-**	**8,20,000/-**

The EMD should be deposited on or before 24.11.2026.

The property will not be sold below the Reserve Price.

For detailed terms and conditions of the sale, please refer to the link provided in https://www.canarabank.com/english/announcements/sale-notice/karnataka/ provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact **Authorised Officer, ARM Branch II Branch,** Bangalore, Ph. No. 9113092975, 9743619091, 9464534482, 8921595802, 8709675503,9945985611 and 080-25310181, during office hours on any working day.

Place: Bengaluru **AUTHORISED OFFICER**
Date: 02.11.2026 **CANARA BANK**

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001. Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

Confidential

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1.Name and address of the Secured Creditor **: Canara Bank ARM II Branch Bengaluru**
2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1.M/S UNIFI COLORS PVT LTD HAVING ITS OFFICE AT 235 11TH MAIN AGS LAYOUT AREHALLI, UTRAHALLI BANGALORE SOUTH KARNATAKA-560061	**2.LATE. ANANTHA PADMANABHA AKKEREKADU** (DIRECTOR/GUARANTOR/MORTGAGOR) S/O RAMAKRISHNA RAO THROUGH HIS' LEGAL HEIRS **(I) SMT.SIDDHI JOSHI (Wife)** **(II) MS. AVANTI AKIREKADU (Daughter)** B308 OASIS NINE 1ST MAIN 7TH CROSS NEAR SHARADA SCHOOL ISRO LAYOUT JP NAGAR PO, BENGALURU SOUTH, BENGALURU KARNATAKA-560078
3.M/S UNIFI COLORS PVT LTD KRISHNA TOWERS 2ND FLOOR LOCATED AT SY NO.64/1 CHIKKAKALLASANDRA UTTRAHALLI HOBLI BANGALORE KARNATAKA-560061.	**4.SMT. CHANDRIKA HEGDE** (DIRECTOR/GUARANTOR) RESCARCH KANNADA SARASWATI LADIES HOSTEL DARWARD,KARNATAKA -580003. **Also at:** **4A.SMT. CHANDRIKA HEGDE** (DIRECTOR/GUARANTOR) C/O UDAYARAVI HEGDE 235, 11TH MAIN, NEAR S B I ATM, AGS LAYOUT AREHALLI, UTRAHALLI BANGALORE SOUTH, SUBRAMANYAPURA(POST) KARNATAKA-560061. **Also at:** **4B.SMT. CHANDRIKA HEGDE** (DIRECTOR/GUARANTOR) #762 SUDARSHAN 1ST FLOOR 7TH MAIN NEAR SRINAGAR BUS STOP, BANGALORE SOUTH, KARNATAKA-560050.
5.M/S UNIFI COLORS PVT LTD NO.81, M/S MADHU ART STUDIO (ABBAIAH NAIDU STUDIO), CHIKALSASANDRA, UTTARAHALLI,BANGALOERE -560061.	**6.MR. UDAYA RAVI HEGDE** (DIRECTOR/ GUARANTOR) NO.525 PRASHANTH NILAYA 2ND FLOOR 2ND MAIN 4TH CROSS AGS LAYOUT AREHALLI BENGALURU SOUTH, KARNATAKA-560061 **Also at,** **6A.MR. UDAYA RAVI HEGDE** (DIRECTOR/GUARANTOR) NO 600/A, 7TH BLÓCK BSK III STAGE, II PHASE GIRINAGAR, BANGALORE, KARNATAKA-560085 **Also at,** **6B.MR. UDAYA RAVI HEGDE** (DIRECTOR/GUARANTOR) 235, 11TH MAIN, NEAR SBI ATM AGS LAY OUT AREHALLI, UTRAHALLI, BANGALORE SOUTH SUBRAMANYAPURA (POST) KARNATAKA-560061
7.MR. LALSAHAB RAJARAM YADAV (DIRECTOR) S/O RAJARAM RAMBILAS YADAV B-35, MANEK NAGAR BUILDING MG ROAD, NEAR PATEL NAGAR NAKA, MUMBAI, KANDIVALI WEST, MAHARASTRA-400067.	**8.MR. JAYPRAKASH NAVAL JHA (DIRECTOR)** S/O NATHUNI JHA #11, SHREE GOKUL GARDEN CHS, THAKUR COMPLEX KANDIVALI EAST MUMBAI MAHARASTRA-400101

ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com
Confidential

केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

3.Total liabilities : Rs.2,31,16,806/- (Rupees Two crores thirty one lakhs sixteen thousand eight hundred six only) plus further interest thereon from 01.11.2026 along with expenses, other charges, etc**.**

4. (a) Mode of Auction : Online E-Auction
(b) Details of : M/s. M/s.PSB Alliance (BAANKNET), e- mail: **support.baanknet@psballiance.com**

(c) **Date & Time of e- auction : Date 25.11.2026** Time **01.00 PM. to 03.00 PM.**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5. Reserve Price:

(Amt in Lakhs.)

S No	Description of Movable/Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	**Movable Assets:** Hypothecation of stock and book debts, machineries purchased from bank finance kept at Krishna Towers 2nd floor, located at Sy no.64/1 Cikkakallasandra Uttrahalli Hobli Bangalore, Karnataka-560061 and now as per letter dated 06.02.2026,same is shifted no.81, M/s Madhu Art Studio (Abbaiah naidu studio), Chikalsasandra, Uttarahalli, Bangalore -560061. As belove given descriptions of Movable Assets: 1. Davinci resolve online apple 12 core workstation with davinci resolve studio 18- Total Quantity 01. 2. Thunderbolt 4K Video storage- Total Quantity 01. 3. HP Z 6 Series/Dell- Total Quantity 15. 4. HP Z 8 Series/Dell- Total Quantity 20. 5. HP Z 4 Series/Dell- Total Quantity 15.	**1,32,00,000/-**	**13,20,000 /-**
2	**Immovable Property:** **SCHEDULE A PROPERTY** All that piece and parcel of immovable property bearing Khatha No. 731/534/1, flats formed in Sy. No. 15, measuring 1 acre, situated at Bikasipura village.Uttarahalli Hobli, Bangalore South Taluk Bangalore, presently coming within the jurisdiction of the Bruhat Bangalore Mahanagara Palke, Subramanyapura Range, Bangalore, converted to Non-Agricultural Residential purposes vide Order bearing No. BDS:ALN/SR(S)278/1996-97, Dated:28/01/1997 together with all rights appurtenant thereto, whether situated on, below or above the surface, and bounded on the: **East by:**40 ft wide 7th Cross Road from the ISRO Layout and remaining portion of Sy, No.15 **West by:** Remaining portion of Sy. No.15 **North by:** 6th Cross Road **South by:** Remaining portion of Land retained by the Trust owned by party No, 1 of the First Parties	**82,00,000/-**	**8,20,000/-**

Confidential

	SCHEDULE B PROPERTY An undivided 1.265% (One Point Two Six five percent) share, right, title and interest in the land comprised in the SCHEDULE A PROPERTY equivalent to 550.9540 Sqft (Five Hundred, Fifty Point Nine Five Four Zero Square Feet), of the Owner's share with proportionate undivided share in the land, together with all appurtenances whatsoever, whether situated on. below or above the surface. **SCHEDULE C PROPERTY** All that part and parcel of the Residential Building 3 BHK Flat, bearing Flat No B-308, BBMP KATHAN NO :731/534/1-15, Situated on the third floor of the block B in the building known as "OASIS NINE" flat situated in Sy No 15 at Bikasipura Village, Uttarahalli Hobli, Bangalore South measuring 1356 Sq ft. **East by:** Flat No B309 **West by:** Open Space **North by:** Open Space **South by:** Flat No B 307		

6. Other terms and conditions:

a. 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 can be inspected, with Prior Appointment with Authorised Officer.
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.
e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 24.11.2026**, 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.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.1,00,000/-.**The bidder who submits the highest bid (not below 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.

Confidential

g. 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.

h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.

j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.

k. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Canara Bank Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.

l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area, dues, suits and cases etc. No claim subsequent to submission of bid shall be entertained by the bank.

m. 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 Branch (**9113092975, 7892927914, 9464534482,8921595802, 8709675503**)** e-mail id – **cb6298@canarabank.com** OR the service provider M/s.PSB Alliance (BAANKNET) - e- mail: support.BAANKNET@psballiance.com

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.

Place: Bengaluru
Date: 02.11.2026

AUTHORISED OFFICER
CANARA BANK

Confidential