केनरा बैंक
Canara Bank

Asset Recovery Management Branch Manipal

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Ref: ARM/7280/SALENOTICE/2026-27/682 **Date: 03.11.2026**

To Borrower/s	To Borrower(s)
M/s Mahamaya Exports Sri Laxmi Near Taluk Office kukkundoor Karkala Taluk Udupi District Karnataka 576117	**Mr Satyaprasad Pai M (Partner)** S/o M Raghupathi Pai Sri Laxmi, Near 7th Cross Road Jayanthi Nagara, Kukkundoor Karkala Taluk, Udupi District Karnataka 576117
Mrs Maya R Pai (Partner) W/o M Raghupati pai Sri laxmi , Near 7th Cross Road Jayanthi Nagara Kukkundoor Karkala Taluk Udupi District Karnataka 576117	

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) and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002

As you are aware, Authorized Officer of Canara Bank 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 Manipal Branch 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.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक/FOR CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
आस्ति वसूली प्रबंधन शाखा, मणिपाल
Asset Recovery Management Branch, Manipal

Authorised officer

केनरा बैंक CANARA BANK
आस्ति वसूली प्रबंधन शाखा
Asset Recovery Management Branch
मणिपाल/MANIPAL-576 104

Encl: Sale Notice

केनरा बैंक
Canara Bank

Asset Recovery Management Branch Manipal

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CERSAI SECURITY INTEREST ID: 400028759987

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) and 9 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 ARM Manipal Branch Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **24.11.2026**, for recovery of **Rs. 6,97,78,503.11 (Rupees Six Crores Ninety Seven Lakhs Seventy Eight Thousand Five Hundred Three and Paise Eleven Only). as on 31.10.2026, along with further Interest and other dues from 01.11.2026 onwards,** due to the Secured Creditor from **Borrower -**

1. M/s Mahamaya Exports Sri Laxmi Near Taluk Office kukkundoor Karkala Talukm Udupi District Karnataka 576117, represented by its Partners -
2. Mrs Maya R Pai, W/o M Raghupati pai Sri Laxmi, Near 7th Cross Road Jayanthi Nagara Kukkundoor Karkala Taluk Udupi District Karnataka 576117
3. Mr Satyaprasad Pai M S/o M Raghupathi Pai Sri Laxmi, Near 7th Cross Road Jayanthi Nagara, Kukkundoor Karkala Taluk, Udupi District Karnataka 576117

The reserve price will be **Rs 84,00,000/-** ***(Rupees Eighty-Four Lakhs Only)*** and the earnest money deposit will be **Rs 8,40,000/-** ***(Rupees Eight Lakhs Forty Thousand Only)***

1	Name and Address of the Secured Creditor	**Canara Bank, ARM Branch Manipal** SRD Building, Near HO Annex Building Manipal, Udupi – 576 104
2	Name and Address of the Borrower & Guarantor	**M/s Mahamaya Exports** Sri Laxmi Near Taluk Office kukkundoor Karkala Taluk Udupi District Karnataka 576117 **Mrs Maya R Pai (Partner)** W/o M Raghupati pai Sri laxmi , Near 7th Cross Road Jayanthi Nagara Kukkundoor Karkala Taluk Udupi District Karnataka 576117 **Mr Satyaprasad Pai M (Partner)** S/o M Raghupathi Pai Sri Laxmi, Near 7th Cross Road Jayanthi Nagara, Kukkundoor Karkala Taluk, Udupi District Karnataka 576117
3	Total liabilities as on 31.10.2026	**Rs. 6,97,78,503.11 (Rupees Six Crores Ninety Seven Lakhs Seventy Eight Thousand Five Hundred Three and Paise Eleven Only).**
4	a. Mode of Auction b. Details of Auction service Provider	E-Auction M/S PSB Alliance (eBkray)

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL), UDUPI -576104
Ph: 0820-2575412; Mob:9449862135, Email: cb7280@canarabank.com

	c. Date of Time of Auction d. Place of Auction	**24.11.2026 11.00AM to 12.00PM** **Online**
5	Details of Property/ies	All that part of non-agricultural immovable property (Land and Factory Building) Bearing Sy No 444/2B2 Southeast portion measuring 83 Cents Situated in Kukkundoor Village, Karkala Taluk and Udupi District (As per Computerized RTC Sy No 444/2B2P2) **Bounded by** **East**: Subdivision Line and Sy No 444/1B **South**: Survey Line and S No 410/2 **North**: Portion of the Subdivision **West**: Portion of the Same Subdivision. This Property is marked as 444/2B2B in the Survey Sketch annexed to the Registered Sale Deed 14-09-1993 The Above Property with Cashew Factory Building Bearing Panchayath Door Nos 8-202, 8-203,8-204 and 8-205 and all other appurtenances attached thereto. As per Form 9 and 11A , Certificate issued by the Panchayath Development Officer, Kukkundoor Grama Panchayath the Property Khatha Number of the Building is 152600101100116421 for Building measuring 70.20 Sq Mtr ,152600101100116422 for Building measuring 231.30 Sq Mtr, 152600101100116423 for Building measuring 131.69 Sq Mtr and 1526001010110011642 4 for Building measuring 300.79 Sq Mtr. There is an Approachable Road on the Eastern Side of the Above-Described Property to gain access to the property.
6	Reserve Price	**Rs 84,00,000/- *(Rupees Eighty-Four Lacs Only)***
7	Earnest Money Deposit	**Rs *8,40,000/- (Rupees Eight Lacs Forty Thousand Only)***
8	The property can be inspected Date & Time	**21.11.2026** between 10.00 AM and 5.00 PM.
9	Detail of Encumbrance	Encumbrance detail Not known
10	Detail of litigation	Detail of litigation Not known

SRD BUILDING, HEAD OFFICE ANNEXE (MANIPAL), UDUPI -576104
Ph: 0820-2575412; Mob:9449862135, Email: cb7280@canarabank.com

11 OTHER TERMS AND CONDITIONS:

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following condition.

a) The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is", "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

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

c) The property can be inspected on 21.11.2026 between 10.00 AM and 5.00 PM.

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 operative 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 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 *8,40,000/- (Rupees Eight Lacs Forty Thousands Only)*** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 23.11.2026 upto 5:00 AM.

f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 1,00,000/- (Rupees One Lacs 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. 1,00,000/- (Rupees One Lacs Only) (incremental price) and time shall be extended to 5.00 (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) No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

k) 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 Manipal Branch, IFSC Code CNRB0007280 (Branch IFSC Code).

l) It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

m) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

CANARA BANK Asset Recovery Management Branch MANIPAL-576 104

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n) 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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

o) To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

p) 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 21.11.2026 from 10.00 A.M. to 5.00 P.M.

q) The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r) At any stage of the auction, the Authorised officer reserves his / her right to revoke the auction notice for sale, without prior notice, at his / her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

s) For further details ARM Branch Manipal (Ph.0820-2575412/9449862135/6201660591) may be contacted,during office hours on any working day. The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: 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.

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
आस्ति वसूली प्रबंधन शाखा, मणिपाल
Asset Recovery Management Branch, Manipal

Place: Manipal
Date: 03.11.2026

Authorised Officer
Canara Bank

केनरा बैंक CANARA BANK आस्ति वसूली प्रबंधन शाखा Asset Recovery Management Branch मणिपाल/MANIPAL-576 104