केनरा बैंक Canara Bank

Ref: ARM-I/CR-789/0792619000234/2026-27/RV Date: 06.11.2026

To,

Mr. Anand Raj T S/o Mr. G Thammaiah, No. 176, Gullamma Road, Kacharakanahalli, Bangalore - 560084	**Mrs. Shivaram Subbamma** W/o **Mr. Anand Raj T, No. 176, Gullamma Road, Kacharakanahalli, Bangalore - 560084**

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) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002**

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets described in the 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-I Branch Bangalore 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. 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 law in force.

Yours faithfully,

कृते केनरा बैंक / For CANARA BANK

Authorised officer

Encl: Sale Notice

प्राधिकृत अधिकारी / Authorised Officer
आस्ती वसूली प्रबंधन शाखा - I, एम.जी. रोड, बेंगलूरु - 560 001
Asset Recovery Management Br. - I, M.G. Road, Bengaluru-1

परिसंपत्ति वसूली प्रबंधन 1 शाखा,
नं 86, स्पेंसर टावेर्स एम जी रोड़,
बेंगलूरु – 560001

PHONE: 080- 25310066
Extn: 530, e-Mail – cb2366@canaranbank.com

ASSET RECOVERY MANAGEMENT – I Branch,
No. 86, SPENCERS TOWER, M.G. ROAD,
BANGALORE – 560001

Internal

केनरा बैंक Canara Bank

Syndicate

SALE NOTICE

E-Auction Sale Notice for Sale of immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **24.11.2026** at 11.00 AM to 12.00 PM, for recovery of ₹ **80,26,972.47 (Rupees Eighty Lakh Twenty Six Thousand Nine Hundred Seventy Two, Paise Forty Seven Only)** as on 30.10.2026 plus further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. Mr. Anand Raj S/o Mr. G Thammaiah, No. 176, Gullamma Road, Kacharakanahalli, Bangalore -560084, 2. Mrs. Shivaram Subbamma W/o Mr. Anand Raj T, No. 176, Gullamma Road, Kacharakanahalli, Bangalore -560084..

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited **(https://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 on or before **16.10.2026 5.00 pm.**

(₹. In Lakhs)

Lot No	Description of the movable assets:	Reserve Price	EMD Amount	Incremental value at Bid
1	**Schedule 'A' property** All that piece and parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy No. 108/2, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District, (Land converted for non agriculture residential purposes vide Official Memorandum dated 11/11/1992 vide B/DIS/ALN/SR(A)/103/1998-99, issued by Special Deputy Commission, Bangalore), together with 200 residential apartment known as Garden Residency unit/s in A,B,C,D, E & F Blocks together with car parking slots and bounded on the : East by : Land in Sy No.108/2 West by : Road, carved out of Kharab land North by : Road, carved out of Kharab land Sotuh by : Tank Bed **Schedule 'B' property** 400 sq. ft of undivided share, right, title and interest in schedule 'A' property which is the corresponding undivided share in respect of Schedule Apartment Unit. **Schedule 'C' property**	38.00	3.80	1.00

परिसंपत्ति वसूली प्रबंधन 1 शाखा,
नं 86, स्पेंसर टावेर्स एम जी रोड,
बेंगलूरु – 560001

PHONE: 080- 25310066
Extn: 530, e-Mail – cb2366@canaranbank.com

ASSET RECOVERY MANAGEMENT – I Branch,
No. 86, SPENCERS TOWER, M.G. ROAD,
BANGALORE – 560001

CANARA BANK Asset Recovery Management Branch - I M. G. Road, BENGALURU

	All that piece and parcel of property comprising one apartment unit, i.e. Flat bearing Flat No. E-203, Totally measuring a super built up area of 1089 Sq.ft situated in the second floor, in E Block, along with one Covered Car Parking space in the basement/Surface/Stilt Floor, (which is also inclusive of Balconies and and proportionate share in the common areas). Lattitude : 12.48173 Longitude: 77.40370			

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

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or E-Wallet of M/s PSB Alliance Private Limited **(https://baanknet.com/)** portal and may contact ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.08025310066, 7022044933 AND 9039609346 during office hours on any working day.

Date: 06.11.2026
Place: Bengaluru

Authorised Officer
Canara Bank

केनरा बैंक Canara Bank

Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.11.2026

1.	Name and Address of the Secured Creditor:	Canara Bank, ARM-1 Branch Bengaluru
2.	Name and Address of the Borrower(s)/ Guarantor(s) :	**1.Mr. Anand Raj T S/o Mr. G Thammaiah, No. 176, Gullamma Road, Kacharakanahalli, Bangalore -560084** **2. Mrs. Shivaram Subbamma** W/o **Mr. Anand Raj T, No. 176, Gullamma Road, Kacharakanahalli, Bangalore - 560084**
3.	Total liabilities:As on 30.10.2026	₹ **80,26,972.47 (Rupees Eighty Lakh Twenty Six Thousand Nine Hundred Seventy Two, Paise Forty Seven Only)** (+ further interest and cost thereon)
4.	(a) Mode of Auction :	E-Auction.
	(b) Details of Auction service provider	**M/s PSB Alliance (https://baanknet.com/)** **Helpdesk Number : 8291220220** Website: https://baanknet.com/
	(c) Date & Time of Auction	**24.11.2026** - 11.00 AM to 12.00 PM
	(d) Place of Auction	Online.

5. Reserve Price / EMD (₹ In lakhs)

Lot No	Description of the movable assets:	Reserve Price	EMD Amount	Incremental value at Bid
1	**Schedule 'A' property** All that piece and parcel of property residentially converted land measuring 2 Acres 8 Guntas in Sy No. 108/2, situated at Kachanayakanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore District, (Land converted for non agriculture residential purposes vide Official Memorandum dated 11/11/1992 vide B/DIS/ALN/SR(A)/103/1998-99, issued by Special Deputy Commission, Bangalore), together with 200 residential apartment known as Garden Residency unit/s in A,B,C,D, E & F Blocks together with car parking slots and bounded on the : East by : Land in Sy No.108/2 West by : Road, carved out of Kharab land North by : Road, carved out of Kharab land Sotuh by : Tank Bed **Schedule 'B' property** 400 sq. ft of undivided share, right, title and interest in schedule 'A' property which is the corresponding undivided share in respect of Schedule Apartment Unit. **Schedule 'C' property** All that piece and parcel of property comprising one apartment unit, i.e. Flat bearing Flat No. E-203, Totally measuring a super built up area of 1089 Sq.ft	38.00	3.80	1.00

	situated in the second floor, in E Block, along with one Covered Car Parking space in the basement/Surface/Stilt Floor, (which is also inclusive of Balconies and and proportionate share in the common areas).			

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 The Authorized Officer **16.11.2026 10.00 AM to 2.00 PM**.

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 the 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 (**https://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 on or before **23.11.2026.**

e) Intending bidders shall hold a valid Digital Signature Certificate and e-mail address. For details with regard to Digital Signature, please contact the service provider M/s. PSB Alliance, Bangalore @ Website: https://baanknet.com/

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.11.2026**- 5.00 PM, to Canara Bank, ARM Branch I, Bangalore by hand.

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 to be submitted.

g) 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 (Website: https://baanknet.com/) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) e-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 (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.

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day 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 Authorized Officer without any notice and property shall forthwith be put up for sale again

k) FOR IMMOVABLES : For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS Certificate to the Bank.

l) 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.

m) The Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-Auction without assigning any reason thereof.

n) 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 I Branch, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating centre, shall make necessary arrangements.

o) 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.

p) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 08025310066, 7022044933 and 9039609346) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (**https://baanknet.com/**), Helpdesk Number : 8291220220, Website: **https://baanknet.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

Date: 06.11.2026
Place: Bangalore

Authorised Officer
CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आस्ती वसूली प्रबंधन शाखा - I, एम.जी. रोड, बेंगलूरु - 560 001
Asset Recovery Management Br. - I, M.G.Road, Bengaluru-1