केनरा बैंक Canara Bank

(HO, BENGALURU)

REGIONAL OFFICE UDUPI I

Canara Bank Buillding, I Floor, Court Road,Udupi 576101

Ph: 0820-2520111,2531511,2531011, email: recroudupi@canarabank.com

MANIPAL BRANCH, UDUPI-I Regional Office

Sale Notice for Sale of Immovable Properties

REF: RECRO/SARFAESI/SN/10111/2026/11-01 **DATE: 07/11/2026**

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 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/ies mortgaged/charged to the Secured Creditor, the constructive**/physical possession** of which has been taken by the Authorised Officer of CANARA BANK, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is" on 26/11/2026**, for recovery of **Rs. 4,33,64,680.05 (Rupees Four Crore Thirty Three Lakhs Sixty Four Thousand Six Hundred Eighty And Five Paise only)** along with interest from 10/10/2026 due to Canara Bank, Manipal Main Branch, Secured Creditor from **1) M/s Gomatha Dairy Farm** and **2) Mr. K Mohan (Partner, Mortgagor and Guarantor), 3) Mr. Vijaya Narasimha Aithal (Partner and Guarantor), 4) Ms. Suma (Partner and Guarantor), 5) Mr. V Laxmana (Mortgagor & Guarantor), 6) Ms. Kaveri Narayana (Mortgagor and Guarantor), 7) Mr. Raghvendra Jois (Guarantor), 8) Mr. Rajesh Vasu Korar (Guarantor), 9) Mrs. Shobha Raju Korara (Guarantor), 10) Ms. Asha Vinayak Korar (Guarantor), 11) Mr. V Ganesh (Mortgagor and Guarantor), 12) Ms. Meenakshi (Mortgagor and Guarantor), 13) Ms. Yamuna Shekhar Korar (Mortgagor and Guarantor), 14) Ms. Bhagirathi G Mankikar (Mortgagor and Guarantor).**
The Reserve Price and Earnest Money Deposit of the properties mortgaged with bank as security under the loan are as per below stated table.

Property Sl no.	Property Description	Reserve Price	Earnest Money Deposit
1	All the Part and Parcel of 4.80 Acres of Land in Survey no. 245 located in Navunda Village, Byndoor Taluk, Udupi District in the name of Mr. K Mohan, Mr. Laxmana, Mr. V Vasudeva, Ms. Bhagirathi G Manikikar, Ms Yamuna Shekhar Korar, Ms Kaveri Narayana, Mr. V Ganesh and Ms. Meeenakshi BOUNDARIES: East: Land in Sy. No. 246/243/1 West: Land in Sy. No. 219 North: Land in Sy. No. 219 South: Land in Sy. No. 244 **Cersai id: 200056199292**	₹ 2,13,00,000/- (Rupees Two Crore Thirteen Lakh Only)	₹ 21,30,000/- (Rupees Twenty One Lakh Thirty Thousand Only)

For detailed terms and conditions of the sale, please refer to the link provided in "E-Auction" provided in Canara Bank's website i.e. www.canarabank.bank.in

Authorised Officer

Date: 07/11/2026
Place: Udupi

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MANIPAL BRANCH, UDUPI-I Regional Office

CANARA BANK

COVERING LETTER TO SALE NOTICE

REF: RECRO/SARFAESI/SN/10111/2026/11-01 **DATE: 07/11/2026**

To,

1) **M/S GOMATHA DAIRY FARM (Borrower)** SNo 245, Navunda Byndoor Kundapur Taluk, Udupi 576224	**2) Mr. K MOHAN (Partner, Mortgagor and Guarantor)** C/o Naga Chowdeshwari Bhutha Devesthan Yojananagar Post Byndoor Kundapura 576214
3) Mr. VIJAYA NARASIMHA AITHAL (Partner and Guarantor) S/o Anantharam Aithal 2/41 Gayathri Prasad Brahmeri Noojadi Post Noojadi,Kundapura 576233	4) **Ms. SUMA (Partner & Guarantor)** D/o Manju Markala 3 31 1, Melpete Kurady Hanehalli Hanehalli , Udupi 576210
5) Mr. V LAXMANA (Mortgagor Guarantor) S/o Late K Mangala #3,8th Avenue,NMPT Colony Panambur,Mangalore 575010	**6) Ms KAVERI NARAYANA (Mortgagor& Guarantor)** W/o Narayana Jancy Laxmi Bai Road Ambedkar Nagara, Kundapura-576201
7) Mr. RAGHAVENDRA JOIS(Guarantor) S/o Mahabala Jois Sri Sharadha Nilaya, Post Aloor Kundapura Taluk-576233	**8) Mr. RAJESH VASU KORAR(Guarantor)** S/o Vasu Korar Koteshwar Road Bhatkal Navayal Colony-581320
9) Mrs. SHOBHA RAJU KORARA(Guarantor) W/o Raju Korara Koteshwar Road Bhatkal,Uttara Kannada581320	**10) Ms. ASHA VINAYAK KORAR(Guarantor)** W/o Vinayak Mangala Korar TMC Quarters Koteshwar Road, Bhatkal-581320
11) Mr. V GANESH (Mortgagor & Guarantor) S/o Mangala 2 5B Moodubettu, Kundapura Ulthoor Udupi 576231	**12) Ms. MEENAKSHI (Mortgagor & Guarantor)** 8 600 Ambedkar Kaloni Vader Hobali Kundapura Taluk-576201
13) Ms. YAMUNA SHEKHAR KORAR (Mortgagor & Guarantor) W/o Shekhar Sanka Korar 441 Ravindra Nagar Siddapur Uttara Kananda Siddapur 581355	**14) Ms. BHAGIRATHI G MANKIKAR (Mortgagor & Guarantor)** 1550 Behind Sai International Subhashnagar Karwar Uttara Kannada Karwar 581301

Dear Sir/Madam,

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(HO, BENGALURU)

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MANIPAL BRANCH, UDUPI-I Regional Office

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) Rules, 2002.

As you are aware, I on behalf of Canara Bank, Manipal Main Branch Branch 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 **Manipal Main** 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 thereunder, I am herewith sending the Sale Notice containing 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,

Authorised Officer,
Canara Bank
ENCLOSURE – SALE NOTICE

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MANIPAL BRANCH, UDUPI-I Regional Office

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) 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 mortaged/ charged to the secured Creditor, the constructive**/physical possession** of which has been taken by the Authorised Officer Of Canara Bank, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **26/11/2026**, for recovery of **Rs. 4,33,64,680.05 (Rupees Four Crore Thirty Three Lakhs Sixty Four Thousand Six Hundred Eighty And Five Paise only)** along with interest from 10/10/2026 due to the Secured Creditor from **1) M/s Gomatha Dairy Farm and 2) Mr. K Mohan(Partner, Mortgagor and Guarantor), 3) Mr. Vijaya Narasimha Aithal (Partner and Guarantor), 4) Ms. Suma (Partner and Guarantor), 5) Mr. V Laxmana (Mortgagor & Guarantor), 6) Ms. Kaveri Narayana (Mortgagor and Guarantor), 7) Mr. Raghvendra Jois (Guarantor), 8) Mr. Rajesh Vasu Korar (Guarantor), 9) Mrs. Shobha Raju Korara (Guarantor), 10) Ms. Asha Vinayak Korar(Guarantor), 11) Mr. V Ganesh (Mortgagor and Guarantor), 12) Ms. Meenakshi (Mortgagor and Guarantor), 13) Ms. Yamuna Shekhar Korar (Mortgagor and Guarantor), 14) Ms. Bhagirathi G Mankikar (Mortgagor and Guarantor).**

Reserve Price and Earnest **Money Deposit** of the properties mortgaged with bank as security under the loan are as per below stated table marked as **Schedule T**.

1	Name and Address of the Secured Creditor	Canara Bank, Manipal Main Branch, Branch
2	Name and Address of the Borrower & Guarantor	**As per Schedule 1A**
3	Total liabilities as on 07/11/2026	**Rs. 4,33,64,680.05 (Rupees Four Crore Thirty Three Lakhs Sixty Four Thousand Six Hundred Eighty And Five Paise only) along with interest from 10/10/2026**
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	a) E-Auction b) M/s PSB Alliance Pvt. Ltd (BAANKNET) c) 26/11/2026 from 10.30 am to 11.30 am d) Online
5	Details of Property/ies	As per **Schedule T** mentioned below
6	Encumbrance on the Property	Not Known
7	Reserve Price	As per **Schedule T** mentioned below
8	Earnest Money Deposit	As per **Schedule T** mentioned below
9	The property can be inspected Date & Time	The property can be inspected with Prior Appointment with Authorized Officer, on any working day between 10.00 AM to 5.00 PM on or before 25/11/2026.

SCHEDULE T

Property Sl no.	Property Description	Reserve Price	Earnest Money Deposit

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1	All the Part and Parcel of 4.80 Acres of Land in Survey no. 245 located in Navunda Village, Byndoor Taluk, Udupi District in the name of Mr. K Mohan, Mr. Laxmana, Mr. V Vasudeva, Ms. Bhagirathi G Manikikar, Ms Yamuna Shekhar Korar, Ms Kaveri Narayana, Mr. V Ganesh and Ms. Meeenakshi BOUNDARIES: East: Land in Sy. No. 246/243/1 West: Land in Sy. No. 219 North: Land in Sy. No. 219 South: Land in Sy. No. 244 **Cersai id: 200056199292**	₹ 2,13,00,000/- (Rupees Two Crore Thirteen Lakh Only	₹ 21,30,000/- (Rupees Twenty One Lakh Thirty Thousand Only)

10. Other terms and conditions:

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 Appointment with Authorized Officer, on any working day between **10.00 AM to 5.00 PM on or before 25/11/2026.**

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 & addhaar and addhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) as per Schedule T mentioned above. 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 25/11/2026 up to 5 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** (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.10,000/-** (incremental price) and time shall be extended to 5 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, Manipal Main Branch, IFSC Code CNRB0010111** (Branch IFSC Code).

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 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 on on any working day between **10.00 AM to 5.00 PM on or before 25/11/2026, with Prior Appointment with Authorized 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 Branch Manager **Manipal Main Branch 9449860802 and 9845952571**

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

Place: Udupi
Date: 07/11/2026

Authorised Officer
Canara Bank