Ref: ARM-I/CR-485/1104/2026/NP **Date: 07.11.2026**

To,

1. **M/S BHARANI HI TECH AGRO INDUSTRIES**
No 1136, 2nd main, 2nd Block,
Bel Layout, Vidyaranyapura,
Bengaluru,
Karnataka,560097

2. Mr Anand L
No 1136,2nd main, 2nd Block
Bel Layout, Vidyaranyapura
Bengaluru,
Bangalore – 560097

3. Mr. Harsha Anand
No 1136,2nd main, 2nd Block
Bel Layout, Vidyaranyapura
Bengaluru,560097

4.Smt Chitra Anand
No 1136,2nd main, 2nd Block
Bel Layout, Vidyaranyapura
Bengaluru,560097

5. Mr. Vijay Anand
No 1136,2nd main, 2nd Block
Bel Layout, Vidyaranyapura
Bengaluru,560097

Dear Sir / Madam,

Sub: **NOTICE UNDER SECTION 13(4) OF THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AI ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEME) RULE, 2002**

As you are aware, I on behalf of Canara Bank have taken possession of the mortgaged assets describec the schedule of sale Notice annexed hereto in terms of section 13(4) of the subject Act in connection w 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 t sale Notice being published in the NEWS paper containing the terms and conditions of the sale. You c hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclos within **15** days from the date of this notice, and reclaim the assets which has been possessed by the ba 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 forc

Yours faithfully,

Authorised officer

Encl: Sale Notice

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) of the Securi Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) th the below described immovable property mortgaged to the Secured Creditor, the Symbolic possession which has been taken by the Authorised Officer will be sold on "As is where is", "As is what is", a "Whatever there is" on **25.11.2026** (10.00 AM to 11.00 AM) for recovery of **Rs. 8,40,07,910.13/-** as on 06.11.20 with further interest and cost there on due to the ARM-1 Branch, Bengaluru of Canara Bank from **1. M BHARANI HI TECH AGRO INDUSTRIES**, No 1136, 2nd main, 2nd Block, Bel Layout, Vidyaranyapura, Bengalu Karnataka,560097 **2. Mr Anand L**, No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapura, Bengalu Bangalore – 560097. **3. Mr. Harsha Anand**, No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapu Bengaluru,560097. **4. Smt Chitra Anand**, No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapu Bengaluru,560097. **5. Mr. Vijay Anand**, No 1136, 2nd main, 2nd Block Bel Layout, Vidyaranyapu Bengaluru,560097.

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limite (**https://baanknet.com/**) portal directly or by generating the Challan therein to deposit the EMD throu RTGS/NEFT in the account details as mentioned in the said challan on or before **24.11.2026 5.00pm**

(Rs. in lac

Lot	Description of the immovable assets:	Reserve Price	EMD	Incrementa Value
1	Land with Poultry sheds and connected structures situated in: Sy.No.309/1 area 4 acre 20 guntas Gangasandra Village, Kasaba Hobli, Gowribidanur Taluk, Chikkaballapura District. **Bounded North by:** Property of Gangireddy **South by:** Property of Krishnappa **East by:** Road **West by:** Property of K H Ramakrishnappa. **Coordinates of the property** Latitude- 13.576574 Longitude- 77.560258	440.00	44.00	1.00
	TOTAL	**440.00**	44.00	

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 Ban 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, 6381952519 a 9486092152 during office hours on any working day.

Date : 07.11.2026
Place: Bangalore

Authorised Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.11.2026

Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru
Name and Address of the Borrower(s)/ Guarantor(s) :	1. M/S BHARANI HI TECH AGRO INDUSTRIES No 1136, 2nd main, 2nd Block, BEL Layout, Vidyaranyapura, Bengaluru, Karnataka,560097 2. Mr Anand L No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapura Bengaluru, Bangalore – 560097 3. Mr. Harsha Anand No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapura Bengaluru,560097 4.Smt Chitra Anand No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapura, Bengaluru,560097 5. Mr. Vijay Anand No 1136,2nd main, 2nd Block Bel Layout, Vidyaranyapura, Bengaluru,560097
Total liabilities: As on date 06.11.2026	**Rs.8,40,07,910.13/-** with further interest and cost thereon.
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	25.11.2026 10.00 AM to 11.00 AM
d) Place of Auction	Online.

Reserve Price / EMD — **In Lakhs**

Description of the immovable assets:	Reserve Price	EMD
Land with Poultry sheds and connected structures situated in: Sy.No.309/1 area 4 acre 20 guntas Gangasandra Vilalge, Kasaba Hobli, Gowribidanur Taluk, Chikkaballapura District. **Bounded North by:** Property of Gangireddy **South by:** Property of Krishnappa **East by:** Road **West by:** Property of K H Ramakrishnappa. Coordinates of the property Latitude- 13.576574 Longitude- 77.560258	440.00	44.00
	440.00	

6. **Other terms and conditions:**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the we **https://baanknet.com/.** Bidders are advised to go through the website for detailed terms before taking p the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with The Authorized Officer **19.11.2026 10.00 A 2.00 PM.**

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders 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 Lin (**https://baanknet.com/**) portal directly or by generating the Challan therein to deposit the EMD thr RTGS/NEFT in the account details as mentioned in the said challan on or before **24.11.2026.**

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

f) After payment of the EMD amount, the intending bidders should submit a copy of the follo documents/details on or before **24.11.2026** - 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, acknowledger receipt thereof with UTR No.

ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would hav produce these documents in original to the Bank at the time of making payment of balance am 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 password free of cost. Prospective bidder may avail online training on E- auction from the service provider, PSB Alliance (Website: https://baanknet.com/) EMD deposited by the unsuccessful bidder shall be refunde them. The EMD shall not carry any interest.

i) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offe multiplies of Rs.1,00,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of 'Or auction shall be declared as SUCCESSFUL BIDDER. SALE shall be confirmed in favour of the successful bic 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 d not later than next working day on declaring him/her as the successful bidder and the balance on or be 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay sale price within the period stated above, the deposit made by him shall be forfeited by the Authorized Of 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 succe bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original recei TDS Certificate to the Bank.

l) All charges for conveyance, stamp duty/GST, registration charges, tax arrears, other charges, dues etc 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 th Auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating th Auction, they can approach concerned Circle office or Canara Bank ARM I Branch, No. 86, II Floor, Bangc Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 who, as a facilitating center, shall make nece arrangements.

o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area c 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, 6381952519 and 9486092152 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

g in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the e Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or r in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary gements/alternatives such as back –up, power supply and whatever else required so that they are able to nvent such situation and are able to participate in the auction successfully.

)7.11.2026
Bangalore

Authorised Officer
CANARA BANK