केनरा बैंक Canara Bank
A Trifecta Syndicate

Ref: CB/ARMB/HUB/F-520/2026-27/SN CL/GPK Date: 05/11/2026

Covering letter to Sale Notice Dated 05/11/2026 in the accounts of

M/s. AADI AGRO VENTURES PVT LTD

To,

M/s. AADI AGRO VENTURES PRIVATE LIMITED No.15-1 APMC MARKET YARD, BELAGAVI-590010	CORPORATE GUARANTOR 1).M/S Saurabh Cold Storage Limited Plant No.10 APMC Yard, Belagavi-560010
1).Shri Vineet Vasant Bichu(Director & Guarantor) F-4 Pandurang Krupa Opp R.P.D.College, Tilakwadi, Belagavi-590006	
2).Mr.Rajesh Ramesh Revankar Gotagodikoppa, Gotagudi, Malagi, Karwar-581346	2).M/s Vefru Agro Private Limited Flat No F1,CTS No.933, 1st Floor, 'Shree Pandurang Krupa' RPD College,Tilakwadi, Belagavi-590006
3).Mr Sourabh Chandrakant Jadhav S/o Chandrakant Jadhav 468/8,CCB No.67, Nath Pai Nagar, Angol, Tilakwadi Belagavi-590006	

Madam/Dear Sir,

Subject: Notice issued 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, Authorised Officer of Canara Bank, has taken 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 Specialised Asset Recovery Management branch, Hubballi (the accounts since transferred from Belagavi Tilakwadi - 0558) Branch of Canara Bank.

The undersigned proposes to sell the assets more fully described in the sale Notice dated 05/11/2026.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice dated **05/11/2026** 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,

कृते केनरा बैंक/For CANARA BANK
Authorised Officer

अधिकृत अधिकारी/AUTHORISED OFFICER
आस्ति वसूली प्रबंधन शाखा, हुब्बल्लि
Asset Recovery Management Branch, Hubballi

Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

केनरा बैंक, हुबली आस्ति वसूली प्रबंधन शाखा ASSET RECOVERY MANAGEMENT BRANCH CANARA BANK HUBBALLI

Telephone: 0836-2239410
E -mail:cb7261@canarabank.com
www.canarabank.com

केनरा बैंक Canara Bank

Ref: CB/ARMB/HUB/F-520/1/2026-27/GPK Date: 05/11/2026

Auction Sale Notice for Sale of Immovable Properties

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 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 properties mortgaged/charged to the Secured Creditor, the Physical possession of which had been taken by the Authorised Officer of Specialised Asset Recovery Management Branch, Hubballi, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 24/11/2026, for recovery of the current Liability of **Rs. 16,35,71,451.89/- (Rupees Sixteen Crores Thirty Five Lakhs Seventy One Thousand Four Hundred Fifty One and Paise Eighty Nine only) plus further interest and cost/charges from 01/11/2026** due to the Canara Bank, Specialised Asset Recovery Management Branch, Hubballi from Borrower/guarantor (1) M/s. Aadi Argo Ventures Pvt Ltd. At No 15 1 APMC Market Yard Belagavi-590010 Represented by its Directors and Guarantor (1) Mr Vinit Vasant Bichu F-4 Pandurang Krupa Opp RPD College Tilakwadi Belagavi -590006, Directors (1)Mr Rajesh Ramesh Revankar Gotagodikoppa,Gotagudi Malagi,Karwar-581346 (2) Mr.Sourabh Chandrakant Jadhav S/o Chandrakant Jadhav 468/8,CCB No.67 Nath Pai Nagar Angol Tilakwadi-590006. And Corporate Guarantors –(1) M/s Saurabh Cold Storages Ltd. and (2) M/s Vefru Agro Pvt Ltd.

Details and full description of the immovable properties: *(Amount in lakhs)*

Details of property	Boundary	Reserve Price	EMD
1) All that Piece and Parcel of Plot No.10,Comprised in R.S.No.56 to 59 Corresponding CTS No.1189 and its City Corporation PID No.135038,Land Measuring 50875 Sq.Ft(3705.20 Sq Mtrs as Per City Survey Records)along with Building Thereon situated at APMC,Kangrali K.H,Belagavi Standing In the Name of M/s.Saurabh Cold Storages Limited.	East: By 60 Feet Road. West: By 60 Feet Road North:By Rayat Bhavan of APMC South:By Cattle Shed of APMC	2308.64	230.80

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 on or before 23/11/2026 4.00 PM. There are no known encumbrances on the property as per 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 may contact Chief Manager, Canara Bank Specialized Asset Recovery Management Branch, Hubballi, Phone No. (0836-2239457 & 8368667227/9480696809/9742056176) during office hours on any working day.

कृते केनरा बैंक/For CANARA BANK

Authorised Officer

अधिकृत अधिकारी/AUTHORISED OFFICER

आस्ति वसूली प्रबंधन शाखा हुब्बल्लि

Asset Recovery Management Branch, Hubballi

Date: 05/11/2026

Asset Recovery Management Branch
Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

Telephone: 0836-2239410
E -mail:cb7261@canarabank.com

केनरा बैंक Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05/11/2026

1	Name and Address of the Secured Creditor	Canara Bank Specialised Asset Recovery Management Branch, Gokul Road, Hubballi - 580030.
2	Name and Address of the Borrower(s)/ Guarantor	1.M/s. Aadi Argo Ventures Pvt Ltd. At No 15 1 APMC Market Yard Belagavi-590010 Directors and Guarantor 2.Mr Vinit Vasant Bichu – F-4 Pandurang Krupa Opp R.P.D.College Tilakwadi Belagavi-590006 Directors 3.Mr Rajesh Ramesh Revankar Gotagodikoppa,Gotagudi Malagi, Karwar-581346 4.Mr.Sourabh Chandrakant Jadhav S/o Chandrakant Jadhav 468/8,CCB No.67 Nath Pai Nagar Angol Tilakwadi, Belagavi-590006. Corporate Guarantors – 5.M/s Saurabh Cold Storages Ltd. Plant No 10 APMC Yard Belagavi-560010 6.M/s Vefru Agro Pvt Ltd. Flat No F1 CTS No 933 1st Floor Shree Pandurang Krupa R.P.D College Tilakawadi Belagavi-590006
3	Total Liabilities as on 31/10/2026	**Rs. 16,35,71,451.89/- (Rupees Sixteen Crores Thirty-Five Lakhs Seventy One Thousand Four Hundred Fifty One and Paise Eighty Nine only) plus further interest and cost/charges from 01/11/2026.**
4(a)	Mode of Auction	Online Electronic Bidding
4(b)	Details of Auction service provider	M/s PSB Alliance (BAANKNET) Helpdesk Number- 8291220220 Email : support.baanknet@psballiance.com Website: https://baanknet.com/
4(c)	Date & Time of Auction	24/11/2026 Time : 11.30 am to 12.30 pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale.)
4(d)	Place of Auction	Online auction
5	Reserve Price	As per the Table in the auction Notice.

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Centrum Building, 2nd Floor
Gokul Road, Hubballi- 580030

Telephone: 0836-2239410
E -mail:cb7261@canarabank.com

6. Other terms and conditions:

(a) Auction/bidding shall be only through "Online Electronic Bidding" through the website https://BAANKNET.com/ M/s PSB Alliance Private Limited (BAANKNET) 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, on 21/11/2026 on Banks working day within working hours.

(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 on or before 23/11/2026 4.00 PM.

(e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 23/11/2026 at 5.00 PM, to Canara Bank, Specialised Asset Recovery Management, by hand or by email (cb7261@canarabank.com)

(i) 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.

(ii) Bidders Name. Contact No. Address, E Mail Id and remittance details.

(f) The intending bidders should register their names at M/s PSB Alliance Private Limited (BAANKNET) 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 Private Limited (BAANKNET) Helpdesk No. 8291220220, E-mail: support.baanknet@psballiance.com

(g) EMD deposited by the unsuccessful bidder shall be refunded to them by M/s PSB Alliance Private Limited (BAANKNET) only. The EMD shall not carry any interest.

(h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000.00. 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.

(i) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

(j) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

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केनरा बैंक, हुबलीकर ★ आस्ति वसूली प्रबंधन शाखा ASSET RECOVERY MANAGEMENT BRANCH ★ CANARA BANK HUBBALLI

Telephone: 0836-2239410
E -mail:cb7261@canarabank.com

(k) All charges for conveyance, stamp duty/GST registration charges, taxes etc., as applicable shall be borne by the successful bidder only.

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

(m) 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 Specialised Asset Recovery Management Branch, Hubballi who, as a facilitating centre, shall make necessary arrangements. For further details contact, Canara Bank, Specialised Asset Recovery Management Branch, Hubballi (0836-2239486/8368667227/9448341925) e-mail id: cb7261@canarabank.com OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com/ support.baanknet@procure247.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

अधिकृत अधिकारी/AUTHORISED OFFICER
आस्ति वसूली प्रबंधन शाखा, हुब्बल्लि
Authorised Officer
Asset Recovery Management Branch, Hubballi
Date:05/11/2026

केनरा बैंक, हुबली
आस्ति वसूली प्रबंधन शाखा
ASSET RECOVERY MANAGEMENT BRANCH
CANARA BANK HUBBALLI