Ref: CB/SARMB/HUB/F. No-01/2026-27/MSME_SN/SRJ Date: 05/11/2026

Covering letter to Sale Notice Dated 05.11.2026 in the accounts of
M/s. NR Kulkarni NRK Construction Company M/s. NR Kulkarni NRK Construction Company

To,

Borrower 1:
M/s. NR Kulkarni NRK Construction Company, registered address at Krishna Kunj, Vijayanand Nagar, Makadewale Plots, Near Rani Chennamma Nagar, Dharwad, Karnataka - 580001

Borrower 2:
Shri Narayan Ramakrishnarao Kulkarni, Sri Amareshwar Nilaya, Sy.No.105/B, Plot No. 28, Ganiger Lay Out, Vidyagiri, Bagalkot, Karnataka – PIN-587102

Borrower 3:
Smt Pushpa Narayanrao Kulkarni , W/o Sri Narayan Ramakrishna Rao Kulkarni, resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102

Borrower 4:
Shri. Achyut N Kulkarni, S/o Sri Narayan Ramakrishna Rao Kulkarni resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102

Guarantor 1:
Miss Kaveri Narayanrao Kulkarni, D/o Narayan Ramakrishna Rao Kulkarni, resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102

Guarantor 2:
Smt Purnima K Bagalkot, W/o Kiran Bagalkot, residing at Plot No. C/48, Krupa Nidhi, Syndicate Bank Road,. 6th Main Road, Sector 35, Navanagar, Bagalkot. -587102

Guarantor 3:
Shri Dundappa Hanumantappa Yellemmi, residing at House No. 250 Lingasur S R, Gundanpalli R C, Bilagi, Taluk Bilagi, District Bagalkot -587116

Guarantor 4:
Shri Chandrakant Manohar Joshi, residing at Plot No. 36, 11th Cross, Vidyagiri Bagalkot, Karnataka - 587101

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

Telephone: 0836-2239450
E -mail:cb7261@canarabank.com
www.canarabank.com

ASSET RECOVERY MANAGEMENT BRANCH CANARA BANK HUBBALLI

Guarantor 5:
Shri Santhosh A Kundaragi, S/o Adiveppa residing at House no. 250, Lingapur, S-R Gundanpally R C, Bilagi, District Bagalkot, Karnnataka - 587116

Guarantor 6:
Sri Mahadevappa Irappa Yellemmi, Basaveshwar Nagar, Taluk Bilagi, District Bagalkot, Karnataka – 587211

Guarantor 7:
Shri Bindurao V Kulkarni, LIC Agent, at Gonak S K – 9900294351, Taluk Hungund, District Bagalkot, Karnataka -587125

Madam/Dear Sir,

Subject: **Notice under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, read with Rule 8 (6) of The Security Interest (Enforcement) Rules, 2002**

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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 Specialized Asset Recovery Management Branch of Canara Bank, Hubballi. (Since transferred from Bagalkot Main Branch -0502).

The undersigned proposes to sell the assets more fully described in the Sale Notice dated **05.10.2026**

Hence, in terms of the provisions of the subject Act and Rules made thereunder, 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

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

Authorized Officer

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

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

Telephone: 0836-2239450
E -mail:cb7261@canarabank.com
www.canarabank.com

Ref: CB/SARMB/HUB/F. No-1/SN_4/2026-27/SRJ **Date: 05/11/2026**

Auction Sale Notice for Sale of Immovable/Movable Properties

E-Auction Sale Notice for Sale of Immovable/Movable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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/movable properties mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has 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 **25/11/2026**, for recovery of the current Liability of **Rs.43,84,88,459.66 (Rupees Forty Three Crore Eighty Four Lakhs Eighty Eight Thousand Four Hundred Fifty Nine and Paise Sixty Six only)** plus further interest and cost/charges from 01/11/2026 due to the Canara Bank, Specialised Asset Recovery Management Branch, Hubballi from Borrowers/guarantors (1) M/s. NR Kulkarni NRK Construction Company, registered address at Krishna Kunj, Vijayanand Nagar, Makadewale Plots, Near Rani Chennamma Nagar, Dharwad, Karnataka - 580001 (2) Shri Narayan Ramakrishnarao Kulkarni, Sri Amareshwar Nilaya, Sy.No.105/B, Plot No. 28, Ganiger Lay Out, Vidyagiri, Bagalkot, Karnataka – 587102 (3) Smt Pushpa Narayanrao Kulkarni , W/o Sri Narayan Ramakrishna Rao Kulkarni, resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102 (4) Shri. Achyut N Kulkarni, S/o Sri Narayan Ramakrishna Rao Kulkarni resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102, (5) Miss Kaveri Narayanrao Kulkarni, D/o Narayan Ramakrishna Rao Kulkarni, resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102 (6) Smt Purnima K Bagalkot, W/o Kiran Bagalkot, residing at Plot No. C/48, Krupa Nidhi, Syndicate Bank Road,. 6th Main Road, Sector 35, Navanagar, Bagalkot. -587102, (7) Shri Dundappa Hanumantappa Yellemmi, residing at House No. 250 Lingasur S R, Gundanpalli R C, Bilagi, Taluk Bilagi, District Bagalkot -587116, (8) Shri Chandrakant Manohar Joshi, residing at Plot No. 36, 11th Cross, Vidyagiri Bagalkot, Karnataka - 587101 (9) Shri Santhosh A Kundaragi, S/o Adiveppa residing at House no. 250, Lingapur, S-R Gundanpally R C, Bilagi, District Bagalkot, Karnnataka - 587116 (10) Sri Mahadevappa Irappa Yellemmi, Basaveshwar Nagar, Taluk Bilagi, District Bagalkot, Karnataka – 587211, and (11) Shri Bindurao V Kulkarni, LIC Agent, at Gonak S K – 9900294351, Taluk Hungund, District Bagalkot, Karnataka -587125.

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

Sl. No	Details of the Properties	Boundaries	Reserve Price	EMD
1	**All that part and parcel of Crusher (Land and Shed), bearing R S No. 259/1, measuring 3 acres assessed at 2-40 of Teggi Village of Bagalkot District, standing in the name of Smt. Pushpa Narayan Kulkarni**	**East: Property of Ramesh Kunchnur, West: Property of U M Khazi, North: Property of Khazi, Yangi & Patil South: Property of Shiraddi,**	**69.23**	**6.923**

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 **24/11/2026,** 4.00 PM. There are no known

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

Telephone: 0836-2239457
E -mail:cb7261@canarabank.com

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 & 9491455304 / 9480696809 / 9448319588) during office hours on any working day.

कृते केनरा बैंक/For CANARA BANK

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

Authorized Officer
Date: 05/11/2026

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

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. NR Kulkarni NRK Construction Company, registered address at Krishna Kunj, Vijayanand Nagar, Makadewale Plots, Near Rani Chennamma Nagar, Dharwad, Karnataka - 580001** **(2) Shri Narayan Ramakrishnarao Kulkarni, Sri Amareshwar Nilaya, Sy.No.105/B, Plot No. 28, Ganiger Lay Out, Vidyagiri, Bagalkot, Karnataka – 587102** **(3) Smt Pushpa Narayanrao Kulkarni , W/o Sri Narayan Ramakrishna Rao Kulkarni, resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102** **(4) Shri. Achyut N Kulkarni, S/o Sri Narayan Ramakrishna Rao Kulkarni resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102,** **(5) Miss Kaveri Narayanrao Kulkarni, D/o Narayan Ramakrishna Rao Kulkarni, resident of Shri Laxmi Nivas, 8th cross, Vidyagiri, Bagalkot, Karnataka, PIN-587102** **(6) Smt Purnima K Bagalkot, W/o Kiran Bagalkot, residing at Plot No. C/48, Krupa Nidhi, Syndicate Bank Road,. 6th Main Road, Sector 35, Navanagar, Bagalkot. -587102,** **(7) Shri Dundappa Hanumantappa Yellemmi, residing at House No. 250 Lingasur S R, Gundanpalli R C, Bilagi, Taluk Bilagi, District Bagalkot - 587116,** **8) Shri Chandrakant Manohar Joshi, residing at Plot No. 36, 11th Cross, Vidyagiri Bagalkot, Karnataka - 587101** **(9) Shri Santhosh A Kundaragi, S/o Adiveppa residing at House no. 250, Lingapur, S-R Gundanpally R C, Bilagi, District Bagalkot, Karnnataka - 587116** **(10) Sri Mahadevappa Irappa Yellemmi, Basaveshwar Nagar, Taluk Bilagi, District Bagalkot, Karnataka – 587211,** **(11) Shri Bindurao V Kulkarni, LIC Agent, at Gonak S K – 9900294351, Taluk Hungund, District Bagalkot, Karnataka -587125.**
3	Total Liabilities as on 31/10/2026	**Rs.43,84,88,459.66 (Rupees Forty Three Crore Eighty Four Lakhs Eighty Eight Thousand Four Hundred Fifty Nine and Paise Sixty Six only)** plus further interest and cost/charges from 01/11/2026.
4(a)	Mode of Auction	Online Electronic Bidding

Internal

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	**25/11/2026** 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.

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 **23/11/2026** on Banks working days 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 **24/11/2026,** 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 **24/11/2026,** 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. 10,000.00. 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.
(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.

Specialised Asset Recovery Management Branch
Centrum Building, 2nd Floor
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(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 (0836-2239486/9480696809/9448319588(m)) 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
Asset Recovery Management Branch, Hubballi

Authorised Officer
Date: 05/11/2026

केनरा बैंक, हुब्बल्लि
आस्ति वसूली प्रबंधन शाखा
ASSET RECOVERY MANAGEMENT BRANCH
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