केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)
HEAD OFFICE: BENGALURU
BRANCHOFFICE: INFANTRY ROAD BRANCH
Email: cb1927@canarabank.com

SALE NOTICE

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 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 / movable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of **Canara Bank, Infantry Road branch,** will be sold "As is where", "As is what is" and "Whatever there is" on **30.11.2026** for recovery of **Rs. 1,91,57,573.19 (Rupees One Crore Ninety One Lakhs Fifty Seven Thousand Five Hundred Seventy Three and Paisa Ninteen only)** with further interest/charges due to the **Canara Bank Infantry Road Branch, Bengaluru- 560052** from

M/S 5MF AND G TRADING PRIVATE LIMITED
NO 647 1ST FLOOR 2ND MAIN
7TH BLOCK 2ND PHASE
BANASHANKARI 3RD STAGE
BENGALURU - 560085

FACTORY & WAREHOUSE:-

M/S 5MF AND G TRADING PRIVATE LIMITED
#296 & 297, 4th PHASE, 5TH MAIN,
PEENYA INDUSTRIAL AREA
BENGALURU - 560085

MR. SRIKANTH T S (Director & Guarantor)
NO 647 2ND MAIN 2ND PHASE
7TH BLOCK, BANASHANKARI 3RD STAGE
BENGALURU-560085

MR. NARESH KUMAR RAO (Director & Guarantor)
ARCHITA II NO 304 TOP FLOOR
1TH CROSS IDEAL TOWNSHIP
RR NAGAR
BENGALURU-560098

MR. MADHAVA UPADHYA B (Director & Guarantor)
S/O RAMACHANDRA UPADHYA
NO 448 4 SIDDAIAH ROAD
WILSON GARDEN
Bangalore South
BENGALURU-560027

केनरा बैंक * CANARA BANK * Recovery & Legal Section * Regional Office Bengaluru Central * वसूली व कानूनी अनुभाग, क्षेत्रीय कार्यालय बेंगलूरु

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सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)
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The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **26.11.2026** by **5.00 PM** 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, the description of the property is as under

Lot	Description of the immovable/ movable assets:	Reserve Price	EMD
1	**SCHEDULE "A" PROPERTY** All that piece and parcel of the Converted land bearing Sy. Nos. 40/1A, measuring 2 acres 26 guntas and Sy.No.11/19 (old No. 11/5), measuring 11.08 guntas, BBMP Khata No.227/40/1A/11/19, Situated at Kenchenahalli Village, Kengeri Hobli, Bangalore South Taluk, BENGALURU, totally measuring 2 acres 37.08 guntas, and bounded on the: East by: 30 feet Road West by: Land bearing Sy.No.40/1B1, Sy. No.40/1B & Sy.No.40/1B3 North by: Vrushabhavathi River Drian South by: Land bearing Sy.No.11/5 & Sy. No.40/2 **SCHEDULE "B" PROPERTY** 481 Sq.ft of Undivided share, right, title and interest in all that piece and parcel of the Property described in the Schedule 'A' herein above. **SCHEDULE "C" PROPERTY** Apartment bearing Flat No. B-004, in Ground Floor, Block-'B', "GRAND GANDHARVA" Constructed on the Schedule "A" Property measuring 1506 Sq. Feet of super built up area, together with One Covered Car Parking Space in Stilt Floor, right, title and interest in the entire Land.	Rs.90,34,000	Rs.9,03,400

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2	**SCHEDULE "A" PROPERTY** All that Property measuring Three Acres Thirty Six Guntas of land in Sy. No. 57/4, situated in Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, duly converted for non-agricultural residential purposes vide Order of the Deputy Commissioner, Bangalore District, Bangalore, bearing No. ALN.(S) (N) SR/73/2006-07 dated 14/12/2009 and presently bearing Municipal No.29/57/4 of Anjanapura Sub-Division in the records of Bruhat Bangalore Mahanagara Palika bounded by: East: Property of Sri. Krishnappa, presently Bangalore Development Authority Road; West: Remaining portion of Sy.No.57/4 of Sri. Krishnappa presently owned by Smt. H K Shakunthala, presently Bangalore Development Authority Road; North: Sri Kanchi Varadappa's Land and Sri Hanumanthadevara Inamthi Land, presently water drain and Bangalore Development Authority Property. South: Private Property. **SCHEDULE "B" PROPERTY** 0.31% Undivided share, right, title, interest and ownership in the land in Schedule "A" Property, which comes to 530 Sq. Feet of land share in Schedule 'A' Property. **SCHEDULE "C" PROPERTY** All that Residential Apartment bearing No. 604 in Sixth Floor of Block 'SOVEREIGN of 'TULIP' Tower in the project "MANGALYA PROSPER" built in Schedule 'A' Property and Apartment measuring 1188 Sq. Feet of built up area and 184 Sq. Feet of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 1372 Sq. Feet of super built up area approximately with right to use One Covered Car Parking Space in the Basement/Ground Floor and the Apartment is bounded by: East: Open towards Open Space in Block 'Sovereign' of 'Tulip Tower in MAANGALYA PROSPER West: Common Lobby and Staircase in Sixth Floor of Block 'Sovereign' of 'Tulip Tower in MAANGALYA PROSPER North: Open towards Open Space in Block 'Sovereign' of 'Tulip Tower in MAANGALYA PROSPER; and South: Apartment No.601 in Sixth Floor of Block 'Sovereign' of 'Tulip Tower in MAANGALYA PROSPER	**Rs.83,83,000**	**Rs.8,38,300**

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The incremental value of the properties mentioned above will be in multiplies of Rs.1,00,000/- (Rupees One Lakh Only).

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 may contact Chief Manager, Infantry Road Branch, Bengaluru, Ph. No. 080-25599936, 9483521927 during office hours on any working day.

केनरा बैंक / CANARA BANK
शाखा नाम / Branch Name

Date: 11.11.2026
Place: Bengaluru

Authorized Officer
Canara Bank

Recovery & Legal Section

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(A GOVERNMENT OF INDIA UNDERTAKING)
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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.11.2026

1. Name and Address of the Secured Creditor :	Canara Bank Infantry Road Branch, Bengaluru
2. Name and Address of the Borrower(s) / Guarantor(s) :	M/S 5MF AND G TRADING PRIVATE LIMITED NO 647 1ST FLOOR 2ND MAIN 7TH BLOCK 2ND PHASE BANASHANKARI 3RD STAGE BENGALURU - 560085 **FACTORY & WAREHOUSE:-** M/S 5MF AND G TRADING PRIVATE LIMITED #296 & 297, 4th PHASE, 5TH MAIN, PEENYA INDUSTRIAL AREA BENGALURU - 560085 MR. SRIKANTH T S (Director & Guarantor) NO 647 2ND MAIN 2ND PHASE 7TH BLOCK, BANASHANKARI 3RD STAGE BENGALURU-560085 MR. NARESH KUMAR RAO (Director & Guarantor) ARCHITA II NO 304 TOP FLOOR 1TH CROSS IDEAL TOWNSHIP RR NAGAR BENGALURU-560098 MR. MADHAVA UPADHYA B (Director & Guarantor) S/O RAMACHANDRA UPADHYA NO 448 4 SIDDAIAH ROAD WILSON GARDEN Bangalore South BENGALURU-560027
3. Total liabilities:	**Rs. 1,91,57,573.19 (Rupees One Crore Ninety One Lakhs Fifty Seven Thousand Five Hundred Seventy Three and Paisa Ninteen only)** along with further Interest and cost thereon due to the Infantry Road branch of Canara Bank Bengaluru respectively.
4. (a) Mode of Auction :	E-Auction.
(b) Details of Auction service provider	M/s PSB Alliance (Baanknet) Contact no: 8291220220 e- mail: support.baanknet@psballiance.com Website: https://baanknet.com/
(c) Date& Time of Auction	**30.11.2026 , 11.00 AM to 12.00 PM**
(d) Place of Auction	Online.

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5. Reserve Price / EMD :-	1. The reserve price of property-1 : **Rs.90,34,000/-(Rupees Ninety lakhs Thirty Four thousand Only).** 2. The earnest money deposit is **Rs.9,03,400/- (Rupees Nine lakh ThreeThousand Four Hundred Only)** 3. The reserve price of property-2 : **Rs.83,83,000/-(Rupees Eighty Three lakhs Eighty Three thousand Only).** 4. The earnest money deposit is **Rs.8,38,300/- (Rupees Eight lakh Thirty Eight Thousand Three Hundred Only)**
6. The property can be inspected Date & Time	25.11.2026 , 10AM to 4PM

7. **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). 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 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.

c) Property can be inspected on or before 25.11.2026 between 10AM to 4PM

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) 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 26.11.2026 - 5:00 PM.** The 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 (Baanknet) (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com

f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Rupees One lakh Only) for the properties mentioned above. 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.

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g) The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (incremental price) and time shall be extended to 05(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), 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.

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, Infantry Road Branch, IFSC Code CNRB0001927(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 or before 25.11.2026 from 10.00A.M. to 4.00P.M.

o) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **26.11.2026 - 06:00 PM** to Infantry Road branch of Canara Bank Bengaluru - 560025, by hand or by e-mail.
   i) 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) Bidders Name. Contact No. Address, E Mail Id.
   iv) Bidder's A/c details for online refund of EMD.

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p) 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 (Baanknet) Bangalore (Contact no. 8291220220, e-mail: support.baanknet@psballiance.com

q) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

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

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

t) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Infantry Road Branch, of Canara Bank, Bengaluru who, as a facilitating center, shall make necessary arrangements.

u) For further details contact Chief Manager, Canara Bank, Infantry Road branch, Mob 080-25599936, 9483521927 e-mail id cb1927@canarabank.com, during office hours on any working day, OR The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.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.

केनरा बैंक / CANARA BANK
शाखा नाम / Branch Name

Date:11.11.2026
Place: Bengaluru

Authorized Officer
अधिकृत अधिकारी/Authorized Officer
Canara Bank

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Ref No. 1927/EA/NOV/01/2026-27 Date: 11.11.2026

To,

M/S 5MF AND G TRADING PRIVATE LIMITED
NO 647 1ST FLOOR 2ND MAIN
7TH BLOCK 2ND PHASE
BANASHANKARI 3RD STAGE
BENGALURU - 560085

FACTORY & WAREHOUSE:-

M/S 5MF AND G TRADING PRIVATE LIMITED
#296 & 297, 4th PHASE, 5TH MAIN,
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RR NAGAR
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MR. MADHAVA UPADHYA B (Director & Guarantor)
S/O RAMACHANDRA UPADHYA
NO 448 4 SIDDAIAH ROAD
WILSON GARDEN
Bangalore South
BENGALURU-560027

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, Infantry Road branch - Bengaluru 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 Infantry Road Branch Bengaluru 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

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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,

केनरा बैंक / CANARA BANK
शाखा नाम / Branch Name

Authorized officer
Canara Bank

Encl: Sale Notice

केनरा बैंक CANARA BANK Recovery & Legal Section Regional Office Bengaluru Central

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