केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Asset Recovery Management Branch -1, Bengaluru

Ref: ARM-I/CR-433/2026/KK **Date: 09.11.2026**

To,

1. Kwikfix Hospitality Pvt Ltd
Plot No. 8A, Attibele Industrial Area
Anekal
Bangalore-562107.

Also at
Kwikfix Hospitality Pvt Ltd
Plot No.120, Export Promational
Industrial Park (EPIP)
Whitefield
Bangalore-560066.

2. Sri Manoj Thyagaraj
S/o Thyagaraj K M
Shraddha Tulip, A Block
AECS Layout, Kundanahalli
Whitefield
Bangalore-560066.

3. Mrs. Judy Sweena Kamal
W/o Manoj Thyagaraj
Shraddha Tulip, A Block
AECS Layout, Kundanahalli
Whitefield
Bangalore-560037.

4. Sri Thyagaraj K M
S/o Sri Muniswamappa
No. 404, 5th Main, 5th Cross
1st Stage, 3rd Block
Bangalore North-560043.

5. Sri ChristpherJames Alphose
S/o Sri Anthony Swamy
T-3, Adharsha Hotel
3rd Floor, 1st main
Gopala Reddy Layout
Bangalore-560043.

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 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 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 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 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,
कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आस्ती वसूली प्रबंधन शाखा - I, एम.जी. रोड, बेंगलूरु - 560 001
Asset Recovery Management Br. - I, M.G. Road, Bengaluru-1

Authorised officer
Encl: Sale Notice

परिसंपत्तिवसूलीप्रबंधन1 शाखा,
नं86 , स्पेंसरटावेर्सएमजीरोड़
बेंगलूरु – 560001

PHONE: 080- 25310066
e-Mail – cb2366@canarabank.com
Extn: 530, Mob: 94835 32366

ASSET RECOVERY MANAGEMENT – I Branch,
No. 86, SPENCERS TOWER, M.G. ROAD,
BANGALORE – 560001

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Asset Recovery Management Branch -1, Bengaluru

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 mortgaged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer ARM-1 will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.11.2026**(10.30 AM to 11.30AM), for recovery of **Rs.17,86,36,792.67/-** as on 08.11.2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from **1. Kwikfix Hospitality Pvt Ltd**, Plot No. 8A, Attibele Industrial Area, Anekal, Bangalore-562107. Also at Plot No.120, Export Promational,Industrial Park (EPIP),Whitefield,Bangalore-560066. **2. Sri Manoj Thyagaraj** S/o Thyagaraj K M, Shraddha Tulip, A Block, AECS Layout, Kundanahalli, Whitefield, Bangalore-560066. **3. Mrs. Judy Sweena Kamal** W/o Manoj Thyagaraj, Shraddha Tulip, A Block, AECS Layout, Kundanahalli, Whitefield, Bangalore-560037. **4. Sri Thyagaraj K M**, S/o Sri Muniswamappa,No. 404, 5th Main, 5th Cross,1st Stage, 3rd Block, Bangalore North-560043. **5. Sri ChristpherJames Alphose** S/o Sri Anthony Swamy, T-3, Adharsha Hotel, 3rd Floor, 1st main, Gopala Reddy Layout, Bangalore-560043.

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited (**https://baanknet.com/**) 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 5.00 pm.**

(Rs. in lacs)

Lot	**Description of the immovable assets:**	**Reserve Price**	**EMD**	**Incremental Value**
1	Residential flat No A-3, 3rd Floor of the apartment known as SRADDHA TULIP having super built up area of 2100 Sft. with one covered car parking space and 414 Sft. of UDS in landed property bearing converted Site no. 3, Mahadevapura CMC Katha no. 448, and converted site bearing nos. 4 & 5, Mahadevapura CMC Katha no. 449, situated at Jayaram Reddy Layout Kundalahalli Village, K R Puram Hobli, Bangalore East Taluk measuring 5040 Sft. standing in the name of Smt Judy Sweena Kamal. Coordinates of the property Latitude- 12.57565N Longitude- 77.42460E	150.00	15.00	1.00

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 Bank's 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, 8074639331, and 9486092156) during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

आस्ती वसूली प्रबंधन शाखा-1 / Asset Recovery Management Br. - 1, M.G. Road, Bengaluru - 560001

Date: 09.11.2026
Place: Bangalore

Authorised Officer
Canara Bank

केनरा बैंक Canara Bank
सिंडिकेट Syndicate
Asset Recovery Management Branch -1, Bengaluru

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.11.2026

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru
2. Name and Address of the Borrower(s)/ Guarantor(s) :	**1. Kwikfix Hospitality Pvt Ltd** Plot No. 8A, Attibele Industrial Area Anekal Bangalore-562107. Also at Plot No.120, Export Promational Industrial Park (EPIP) Whitefield Bangalore-560066. **2. Sri Manoj Thyagaraj** S/o Thyagaraj K M Shraddha Tulip, A Block AECS Layout, Kundanahalli Whitefield Bangalore-560066. **3. Mrs. Judy Sweena Kamal** W/o Manoj Thyagaraj Shraddha Tulip, A Block AECS Layout, Kundanahalli Whitefield Bangalore-560037. **4. Sri Thyagaraj K M** S/o Sri Muniswamappa No. 404, 5th Main, 5th Cross 1st Stage, 3rd Block Bangalore North-560043. **5. Sri ChristpherJames Alphose** S/o Sri Anthony Swamy T-3, Adharsha Hotel 3rd Floor, 1st main Gopala Reddy Layout Bangalore-560043.
3. Total liabilities: As on date 06.10.2026	**Rs.17,86,36,792.67/-** with further interest and cost thereon.
4. (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	**26.11.2026** 10.30 AM to 11.30AM
(d) Place of Auction	Online.
5. Reserve Price / EMD	**In Lakhs**

Lot	Description of the immovable assets:	Reserve Price	EMD
1	Residential flat No A-3, 3rd Floor of the apartment known as SRADDHA TULIP having super built up area of 2100 Sft. with one covered car parking space and 414 Sft. of UDS in landed property bearing converted Site no. 3, Mahadevapura CMC Katha no. 448, and converted site bearing nos. 4 & 5, Mahadevapura CMC Katha no. 449, situated at Jayaram Reddy Layout Kundalahalli Village, K R Puram Hobli, Bangalore East Taluk measuring 5040 Sft. standing in the name of Smt Judy Sweena Kamal Coordinates of the property Latitude- 12.57565N Longitude- 77.42460E	150.00	15.00

6. **Other terms and conditions:**

a) 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 can be inspected, with Prior Appointment with The Authorized Officer **13.11.2026 10.00 AM to 2.00 PM.**

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 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 Limited (**https://baanknet.com/**) 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.**

e) 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, Bangalore @ Website: https://baanknet.com/

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.11.2026**- 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, 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) Bid form to be submitted.

g) 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 (Website: https://baanknet.com/) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/-. 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.

j) 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

k) FOR IMMOVABLES : For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS Certificate to the Bank.

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

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

o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, 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, 8074639331, 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

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

प्राधिकृत अधिकारी / Authorised Officer
आस्ती वसूली प्रबंधन शाखा - I, एम.जी. रोड, बेंगलूरु - 560 001
Asset Recovery Management Br. - I, M.G. Road, Bengaluru - 560 001

Date: 09.11.2026
Place: Bangalore

Authorised Officer
CANARA BANK