केनरा बैंक Canara Bank
भारत सरकार का उपक्रम A Government of India Undertaking
सिंडिकेट Syndicate

Canara Bank Hubballi Koppikar Road Branch, Diamond Point, Koppikar Road, Hubballi-580020 cb2538@canarabank.com Phone No # 94498 67171

COVERING LETTER TO SALE NOTICE

REF: HLGL/SL/NOV/03/2026-2027 **Dated 11-11-2026**

TO:

1. **Sri. BADNI S B**
   VISHAL NAGAR
   NEAR SIDHHARUDHA MATH
   DHARWAD
   HUBLI – 580 020

2. **MALANADU GANESH RAMAPPA**
   HNO 19 SHAMIL BLDG
   DEENBANDHU COLONY
   KARWAR ROAD
   HUBLI
   KARNATAKA- 580024

Dear Sir/Madam,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8 (6)&(9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.
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As you are aware, I on behalf of Canara Bank **HUBBALLI KOPPIKAR ROAD** 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 **HUBBALLI KOPPIKAR ROAD** of our 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 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.

For detailed terms and conditions of the sale, please refer to the link provided in website i.e. www.canarabank.bank.in

कृते केनरा बैंक/For CANARA BANK
अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हुब्बल्लि/R.O.HUBBALLI-29

AUTHORIZED OFFICER
Date: 11-11-2026
Place: Hubballi
Enclosure: -Sale Notice

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E- AUCTION SALE NOTICE

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ON LINE AUCTION) UNDER RULES 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, guarantor/s and mortgagor/s that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by inviting tenders on the following terms & conditions.

1.	Names and Address of the secured creditor	Canara Bank Hubballi Koppikar Road Branch, Diamond Point, Koppikar Road, Hubballi-580020 cb2538@canarabank.com Phone No # 94498 67171
2.	Names and Address of the Borrower	1. **Sri. BADNI S B** **VISHAL NAGAR** **NEAR SIDHHARUDHA MATH** **DHARWAD** **HUBLI – 580 020** 2. **MALANADU GANESH RAMAPPA** **HNO 19 SHAMIL BLDG** **DEENBANDHU COLONY** **KARWAR ROAD** **HUBLI** **KARNATAKA- 580024**
3.	**Total liabilities as on 07.11.2026**	**Rs. 6,76,978/-**(Rupees: Six Lakhs Seventy Six Thousand Nine Hundred and seventy Eight Only) **plus future interest and costs**
4	a) Mode of Auction b) Details of Auction service provider	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET)
4.	Last Date & Time of receipt of online tender	30-11-2026 on or before 12:00PM
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	30-11-2026 from 12.00 PM TO 2.00 PM
7	Portal for E-auction	https://baanknet.com/
8	Reserve Price	Rs37.90 lakhs (Rupees: Thirty Seven Lakhs Ninety Thousand Only)
9	Earnest Money Deposit (EMD)	Rs.3.79Lakhs (Rupees: Three Lakhs Seventy Nine Thousand only)
10	Property can be inspected on or before Date and Time	Date: 26-11-2026 Time: Between 03:00 PM to 05:00 PM
11	Details of Properties	Details tabulated below

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DETAILS OF PROPERTY:

RESERVE PRICE OF THE PROPERTY: ₹ 37.90Lakhs **EMD :₹ 3.79 lakhs**

Description of the property	Name of Title holder
Schedule-I CTS No. 5251/34B, measuring 1788 sq ft, situated at Vishal Nagar, Near Shri Siddaroodha Swami Matha, Krishnapur Village, Hubbli East by : CTS No.5051/42 West by : CTS No.5251/34A North by : 30' CC Road South by : CTS No.5051/35 & 5051/36	**Sri. BADNI S B**

12. OTHER TERMS AND CONDITIONS:

a) The auction sale will be online e-auction-through the website https://baanknet.com/

b) The property will be sold on an **"AS IS WHERE IS & AS IS WHAT IS"** basis, including all encumbrances till date, The Bank is in possession of the original title deed.. Prospective bidders are advised to contact the undersigned for details of encumbrances before depositing the Earnest Money Deposit (EMD) referred to in Clause **12(e).**

c) The properties can be inspected on or before 26-11-2026 between 03:00 PM to 05:00 PM with prior appointment.

d) The properties will be sold above the Reserve Price and the 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 & aadhaar and adahaar linked with latest Mobile number and also register with Digi locker 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) being of 10% of the Reserve Price 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 30-11-2026 at 12:00 P.M.

f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (atleast select 1). The bidder who

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submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder

g) 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

h) The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

i)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), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

k) 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, HUBBALLI KOPPIKAR ROAD BRANCH ,IFSC Code CNRB0002538(Branch IFSC Code).

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

m) 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.

n) 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

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o)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 till 26-11-2026 from 03:00 PM to 05:00 PM

p)Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor

q)Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof

r) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.

For further details , nodal officer may be contacted during officer hours on any working day

Canara Bank Hubballi Koppikar Road Branch, Diamond Point, Koppikar Road, Hubballi-580020 cb2538@canarabank.com Phone No # 94498 67171	M/s BANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

कृते केनरा बैंक/For CANARA BANK

Authorised Officer

Authorized Officer

Date: 11-11-2026
Place: HUBBALI

Internal