केनरा बैंक Canara Bank
सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

HO: Bengaluru, Branch: ARM Branch, Davanagere

Phone No.: 08192-235675, 9960150664, 9845124126 **Email: cb7902@canarabank.com**

Ref: 7902/ARM//SN/48/CKM-122/2026-27 **Date:17-11-2026**

To,

1. **Mr. N.S. Malledevaru**
   S/o Late. Sanna Malla Shetty
   No 345, Thippanahalli Road
   Nidaghatta At Post, Kadur Taluk,
   Chikkamagaluru Dist 577548
   Mob: 9900179416
2. **Mr. N.M. Halesh**
   S/o N.S Malledevaru
   No 345, Thippanahalli Road
   Nidaghatta At Post, Kadur Taluk,
   Chikkamagaluru Dist 577548
   Mob: 9945589121
3. **Mr. N.M. Jnanesh**
   S/o N.S Malledevaru
   No 345, Thippanahalli Road
   Nidaghatta At Post, Kadur Taluk,
   Chikkamagaluru Dist 577548

Dear Sir,

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) Rules, 2002.

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As you are aware, Authorised officer, **Canara Bank, ARM Branch, Davangere** has 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 **Canara Bank Arm Branch, Davangere**.

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 account or any other law in force.

Yours faithfully,

कृते केनरा बैंक/For CANARA BANK
प्राधिकृत अधिकारी/Authorised Officer
Management Branch
DAVANGERE.

Authorized Officer
Canara Bank

केनरा बैंक Canara Bank
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(A GOVERNMENT OF INDIA UNDERTAKING)
HO: Bengaluru, Branch: ARM Branch, Davanagere
Phone No.: 08192-235675, 9960150664, 9845124126 **Email: cb7902@canarabank.com**

(AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH 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) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of **Canara bank ARM Branch, Davangere**, Secured Creditor, will **be sold on "As is where is, As is what is, and Whatever there is" basis on 28-12-2026**, for recovery of Rs**. 49,08,872.52 as on 17-11-2026** due to the Secured Creditor from Borrowers and Guarantor. The reserve price will be **Rs 62,77,000/-** and the earnest deposit will be **Rs. 6,27,700/-**

1. Name and Address of the Secured Creditor:	Canara Bank, ARM Branch, Davangere MOB.08192-235676,9845124126, 9960150664
2. Name and Address of the Borrower & Guarantor:	**Mr. N.S. Malledevaru** S/o Late. Sanna Malla Shetty No 345, Thippanahalli Road Nidaghatta At Post, Kadur Taluk, Chikkamagaluru Dist 577548 Mob: 9900179416 **Mr. N.M. Halesh** S/o N.S Malledevaru No 345, Thippanahalli Road Nidaghatta At Post, Kadur Taluk, Chikkamagaluru Dist 577548 Mob: 9945589121 **Mr. N.M. Jnanesh** S/o N.S Malledevaru No 345, Thippanahalli Road Nidaghatta At Post, Kadur Taluk, Chikkamagaluru Dist 577548
3. Total liabilities.	Rs.49,08,972.52/-(Rupees Forty-Nine Lakh Eight Thousand Nine Hundred Seventy-Two and Paise Five Two only) as on 17-11-2026.
4. (a) Mode of Auction: (b) Details of Auction service provider: (c) Date & Time of Auction: (d) Place of Auction:	E-Auction M/s PSB Alliance Ltd (ebkray) support.ebkray@psballiance.com,Website: https://Baanknet.in/. **28-12-2026 (10.00AM and 12.30 PM)** Through online mode, will be facilitated by Canara Bank, ARM Branch, Vidyanagar, Davangere.

5. DESCRIPTION OF THE IMMOVABLE PROPERTY	TITLE HOLDER

(A GOVERNMENT OF INDIA UNDERTAKING)
HO: Bengaluru, Branch: ARM Branch, Davanagere
Phone No.: 08192-235675, 9960150664, 9845124126 **Email: cb7902@canarabank.com**

Vacant Site measuring 1669.93 sq.meter (commercial 1296.32 sq. meters) situated at Nidaghatta Village, Sakarayapattana Hobali, Kadur Taluk, Chikkamagaluru District having Village Panchayath khata No 150900203100420477

Mr.N.S Malledevaru

Boundaries

Sl No	East	West	North	South
1	Chatnahalli Road & Remaining Land	Hiduvali Land	Parking & Channel	Property of S.S nagaraj

6. Reserve Price:	**Rs. 62,77,000/- (Rupees Sixty-Two Lakh Seventy-Seven Thousand only).**
7. EMD amount	**Rs. 6,27,700/- (Rupees Six Lakh Twenty-Seven Thousand Seven hundred only)**
8. The property can be inspected Date & Time	**23-12-2026, 10:00 AM to 4:00 PM.**

9. **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).

b) The property/ies will be sold above the Reserve Price.

c) The property can be inspected on **23-12-2026** between **10:00 am and 4:00pm.**

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 & Aadhaar and Aadhaar 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, 7046612345/ 6354910172/ 8291220220/ 9892219848/8160205051, Email: support.BAANKNET@psballiance.com.**

e) The intending bidders shall deposit Earnest Money Deposit (EMD) as mentioned above, being 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 24-12-2026 at 4:00PM.

f) Auctions would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). 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 communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

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 10 minutes when valid bid received in the last minutes.

h) Sale shall be confirmed in favor 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 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.

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, ARM Branch, Vidyanagar, Davangere, IFSC Code CNRB0007902 (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 is 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. All statutory/electricity/others pending dues borne by successful bidder only.

n) It shall be the responsibility of Bidder to make due diligence and physical verification of property, property documents available in bank and satisfy themselves about the property/ies specifications 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 **23-12-2026** from **10:00 AM. to 4:00 PM.**

o) **Statutory Dues and Transfer Charges**: It is clarified that the Secured Asset is being sold on "As is where is, As is what is and Whatever there is" basis. Any statutory dues, property tax, water tax, electricity dues, cess, or any other charges/encumbrances pending against the property, whether known or unknown to the Bank, and all costs/charges for obtaining Encumbrance Certificate (EC), Demarcation charged, if any, Tax Paid Receipts, Khata / E-Khata transfer, mutation, and registration of Sale Certificate shall be the sole responsibility of the successful bidder/purchaser. The Authorised Officer shall not entertain any claim in this regard after the auction.

p) The e-auction and confirmation of sale is subject to the final outcome of any Securitisation Application (SA), Writ Petition (WP), Appeal, or any other proceedings pending or that may be filed before the Debt Recovery Tribunal (DRT), Debt Recovery Appellate Tribunal (DRAT), Hon'ble High Court, Hon'ble Supreme Court or any other Court/Forum/Tribunal. In case of any stay / injunction / restraint order passed by any such Court / Tribunal, the auction shall stand postponed / cancelled / deferred without any further notice, and

the Authorised Officer shall not be liable for any claim, damages or costs thereof. The bidders shall not be entitled to claim any interest, cost or compensation other than refund of EMD without interest.

q) It shall be the responsibility of Bidder to ensure due diligence and physical verification of property, demarcation of property, property documents available in bank (visiting ARMB Branch or our Beekanahalli Branch before submitting EMD) and satisfy themselves about the property/ies specifications before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank.

r) For further details **ARM Branch, Vidyanagar**, **Davanagere** (Mob. 9960150664) e-mail id- cb7902@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. / support.ebkray@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

प्राधिकृत अधिकारी/Authorized Officer
आस्ति वसूली प्रबंधन शाखा/Asset Recovery Management Branch
विद्यानगर, दावणगेरे./Vidyanagar, DAVANGERE.

Place: DAVANAGERE
Date: 17-11-2026

Authorized Officer
Canara Bank