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

Ref: ARM-I/CR-649/2026 -27/VB **Date: 17/11/2026**

To,

M/S PRATHISTA ENGINEERING AND PROJECTS PVT LTD, NO 15/1 I ST FLOOR SOUTH END ROAD BASAVANAGUDI BENGALURU KARNATAKA 560004	SHRI.NARENDRA NO 1 70 1, RAMASAMUDRAM, ELAKAPALLI CHEMBAKUR, CHITTOOR, ANDHRA PRADESH-517417
SHRI.RACHINENI SRINIVASULU 748,BEDDU RACHINENI VEEDHI,VEMAPALLI,KADAPA,ANDHRA PRADESH-560004	SHRI.PAWAN KUMAR M NO 307/7 23RD CROSS,6TH BLOCK, JAYANAGAR, BENGALURU, KARNATAKA-560082

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
अस्ति वसूली प्रबंधन शाखा-I
स्पेंसर्स टावर, एम.जी.रोड. बेंगलूरु - 01
Asset Recovery Management Branch - I,
Spencers Tower M.G. Road, Bengaluru - 560 001

Authorised officer
Encl: Sale Notice

Internal

परिसंपत्तिवसूलीप्रबंधन1 शाखा,
नं86 , स्पेंसरटावेर्सएमजीरोड़
बेंगलूरु – 560001

PHONE: 080- 25310066
e-Mail – cb2366@canarabank.com
Mob: 9486092152

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

Internal

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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 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 property mortgaged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **07/12/2026** (**10:30 AM to 11.30 AM**), for recovery of Rs. 9,97,29,004.41 (Nine Crore Ninety Seven Lakhs Twenty Nine Thousands and Four Rupees and Forty One Paisa Only) as on 16/11/2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank.

BORROWER (S)

1.M/S PRATHISTA ENGINEERING AND PROJECTS PVT LTD,
NO 15/1 I ST FLOOR
SOUTH END ROAD
BASAVANAGUDI
BENGALURU
KARNATAKA 560004

2.SHRI.NARENDRA
NO 1 70 1, RAMASAMUDRAM
ELAKAPALLI CHEMBAKUR,
CHITTOOR, ANDHRA PRADESH-517417

3.SHRI.RACHINENI
SRINIVASULU 748,
BEDDU RACHINENI VEEDHI,
VEMAPALLI, KADAPA,
ANDHRA PRADESH-560004

4.SHRI.PAWAN KUMAR M
NO 307/7 23RD CROSS,
6TH BLOCK,
JAYANAGAR,
BENGALURU,
KARNATAKA-560082

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 **05/12/2026 5.00 pm**.

Internal

परिसंपत्तिवसूलीप्रबंधन1 शाखा,
नं86 , स्पेंसरटावेर्सएमजीरोड़
बेंगलूरु – 560001

PHONE: 080- 25310066
e-Mail – cb2366@canarabank.com
Mob: 9486092152

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

(Rs. in lacs)

Lot	Description of the Immovable Property	Reserve Price	EMD	Incremental value
1.	**SCHEDULE B** (Description of the property mortgaged) All that piece and parcel of property residential site No 204, formed in converted Sy.No. 113,(converted for residential purposes under official memorandum No. ALN:SR(S) 270/80-81, dated 5.9.1980 issued by the special Deputy Commissioner, Banglore Urban District , Bangalore). "VISHWAPRIYA GREENARIES" presently bearing BBMP Khatha No. 343/204 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, presently with in BBMP Begur Ward No.192, measuring East to West :120 feet and North to South :60 feet and bounded on the: **East By :** Basapura Village **West By :** Road **Norht By :** Site No. 205 **South By :** Site No. 203 **Coordinates of the Property** **Latitude:** 12.865569 **Longitude:** 77.640243	300.00	30.00	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 may contact Canara Bank, ARM Branch, Bengaluru-560001, Phone No. 080- 25310066, 9486092152, 9966397756 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Authorized Officer
Canara Bank

Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Date: 17/11/2026
Place: Bengaluru

Internal

परिसंपत्तिवसूलीप्रबंधन1 शाखा,
नं86 , स्पेंसरटावेर्सएमजीरोड़
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सिंडिकेट Syndicate

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17/11/2026

Name and Address of the Secured Creditor :	Canara Bank, ARM 1 Branch, Bengaluru
Name and Address of the Borrower(s) / Guarantor(s) :	M/S PRATHISTA ENGINEERING AND PROJECTS PVT LTD, NO 15/1 I ST FLOOR SOUTH END ROAD BASAVANAGUDI BENGALURU KARNATAKA 560004 SHRI.NARENDRA NO 1 70 1, RAMASAMUDRAM ELAKAPALLI , CHEMBAKUR, CHITTOOR, ANDHRA PRADESH-517417 SHRI.RACHINENI SRINIVASULU 7 48, BEDDU RACHINENI VEEDHI, VEMAPALLI, KADAPA, ANDHRA PRADESH-560004 SHRI.PAWAN KUMAR M NO 307/7 23RD CROSS, 6TH BLOCK, JAYANAGAR, BENGALURU, KARNATAKA-560082
Total liabilities:	Rs. 9,97,29,004.41 (Nine Crore Ninety Seven Lakhs Twenty Nine Thousands and Four Rupees and Forty One Paisa Only) as on 16/11/2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank.
(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	**07/12/2026 & 10:30 AM to 11:30 AM**
(d)Place of Auction	Online.
Description of the property mortgaged	**SCHEDULE B** (Description of the property mortgaged) All that piece and parcel of property residential site No 204, formed in converted Sy.No. 113,(converted for residential purposes under official memorandum No. ALN:SR(S) 270/80-

Internal

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	81, dated 5.9.1980 issued by the special Deputy Commissioner, Banglore Urban District , Bangalore). "VISHWAPRIYA GREENARIES" presently bearing BBMP Khatha No. 343/204 situated at Begur Village, Begur Hobli, Bengaluru South Taluk, presently with in BBMP Begur Ward No.192, measuring East to West :120 feet and North to South :60 feet and bounded on the: **East By :** Basapura Village **West By :** Road **Norht By :** Site No. 205 **South By :** Site No. 203 **Coordinates of the Property** **Latitude:** 12.865569 **Longitude:** 77.640243		
Reserve Price / EMD :-	**Reserve Price**	**EMD**	**Incremental value**
	300.00	30.00	1.00

Other terms and conditions:

1.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.

2.The property can be inspected, with Prior Appointment with Authorized Officer, on or before **23/11/2026** during office hours.

3.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.

4.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 **05/12/2026 – 5:00 PM.**

5.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

6.After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 05/12/2026 - 05:00 PM to ARM branch of Canara Bank Bengaluru - 560001, by hand or by e-mail.

7.Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No. 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.

8.Bidders Name. Contact No. Address, E Mail Id. Bidder's A/c details for online refund of EMD.

Internal

9.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

10.EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
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. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

11.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.

12.For sale proceeds of Rs.50,00,000/- (Rupees Fifty Lakhs 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.

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

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

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
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Date:17/11/2026
Place: Bengaluru

Authorized Officer
Canara Bank

Internal

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