केनरा बैंक Canara Bank

Ref: 7898/SALE/184000295776/2026/11	Date:23.11.2026

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 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 Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer, Canara Bank, ARM BRANCH KOLAR, will be sold on "As is where is", "As is what is", and "Whatever there is" on **05.01.2027** for recovery of dues **₹ 11,18,85,785/- (Rupees Eleven Crore Eighteen Lakh eighty five thousand seven hundred and eighty five Only)** as on **23.11.2026**, with further interest and cost thereon, due to the ARM BRANCH KOLAR of Canara Bank from 1. Smt. ANNAPOORNA H R W/o Sri Ranganath G S, 2. Sri. HARSHITH GOWDA R S/o Sri Ranganath G S, 3. Sri. HEMANTH GOWDA R S/o Sri Ranganath G S and 4. Sri. G S RANGANATH S/o Sri R Srinivasaiah, all residing at #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132.

The Reserve Price will be ₹ 21,67,00,000/- (Rupees Twenty One Crore Sixty Seven Lakh Only)
The Earnest Money Deposit will be ₹ 2,16,70,000/- (Rupees Two Crore Sixteen Lakh Seventy Thousand Only)
The Earnest Money Deposit shall be deposited on or before 04.01.2027 at 5:00 PM

DETAILS AND FULL DESCRIPTION OF THE PROPERTY:

SCHEDULE "A" PROPERTY

All that piece and parcel of the Ware House constructed in converted land bearing Khata No. 273/65/1/66/6, formed in Sy. No. 65/1 & 66/6 (Old Sy. No. 66/1), E-Swathu No. 150300700200920097, measuring an extent of 14,285 Sq. Mtrs, situated at Gundenahalli Village, Thyamagondlu Hobli, Nelamangala Taluk, Bengaluru Rural District, Karnataka – 562132.

BOUNDARIES:

East : Property belongs to H R Annapoorna & Narayanaswamy
West : Property belongs to H R Annapoorna & Thimmakka & Kaggalegowda
North : Road & Property belongs to Thimmakka, etc.
South : Property belongs to Narayanappa

CERSAI ID: 400056696306

Standing in the name of: Smt. ANNAPOORNA H R

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Known encumbrances, if any: Not to the knowledge of the Bank. O.A. No. 1348/2026 filed by the Bank for recovery of dues is pending before the Hon'ble Debts Recovery Tribunal, Bengaluru.

Outstanding dues of Local Self Government (Property Tax, Water, Sewerage, Electricity bills etc.): Nil as on 23.11.2026.

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 The DIVISIONAL MANAGER, ARM KOLAR BRANCH, Canara Bank, Phone No. 8660593395 / 08152227898, email: cb7898@canarabank.com (or) the service provider https://baanknet.com/ (Helpdesk Number: 8291220220, Website: https://baanknet.com/, Email: support.baanknet@psballiance.com).

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

ए आर एम कोलार / ARM Kolar-563101

Date: 23.11.2026 Place: KOLAR.	**AUTHORISED OFFICER** **CANARA BANK**

केनरा बैंक / CANARA BANK ★ ए आर एम कोलार / ARM KOLAR-563101 ★ DP Code : 7898

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.11.2026

1. Name and Address of the Secured Creditor:	Canara Bank, ARM BRANCH, Kolar.
2. Name and Address of the Borrower(s)/Mortgagor(s)	1. Smt. ANNAPOORNA H R (Borrower & Mortgagor) W/o Sri Ranganath G S, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132 2. Smt. ANNAPOORNA H R (Borrower & Mortgagor) – Alternative Address W/o Sri Ranganath G S, Rural Godown, Katha No. 273/65/1/66/6, Formed in Sy. No. 65/1 & 66/6 (Old Sy. No. 66/1), Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bengaluru Rural District, Karnataka – 562132 3. Sri. HARSHITH GOWDA R (Borrower & Mortgagor) S/o Sri Ranganath G S, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132 4. Sri. HEMANTH GOWDA R (Borrower & Mortgagor) S/o Sri Ranganath G S, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132 5. Sri. G S RANGANATH (Mortgagor) S/o Sri R Srinivasaiah, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132
3. Total Contractual liabilities as on (23.11.2026):	**₹ 11,18,85,785/- (Rupees Eleven Crore Eighteen Lakh eighty five thousand seven hundred and eighty five Only)** as on **23.11.2026** plus unapplied interest w.e.f. 24.11.2026 and Bank charges. The amounts remitted after issuance of Demand Notice are duly accounted.
4. Mode of Auction	Online Electronic Bidding
5. Details of Auction service provider	https://baanknet.com (Helpdesk Number: 8291220220, Email: support.baanknet@psballiance.com)
6. Date & Time of Auction	**05.01.2027**, 12:00 P.M. to 02:00 P.M. (with unlimited extension of 10 minutes duration each till the conclusion of the sale)
7. Place of Auction	Online
8. Reserve Price	**₹ 21,67,00,000/- (Rupees Twenty One Crore Sixty Seven Lakh Only)**

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 of the Authorized Officer, on or before **04.01.2027** between Bank working hours.

c) The property will be sold for a price higher than the Reserve Price, and participating bidders may improve their offer further during the auction process.

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d) EMD amount of 10% of the Reserve Price is to be deposited in the E-Wallet of https://baanknet.com portal directly, or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details mentioned in the said Challan.

e) After payment of the EMD amount, intending bidders should submit a copy of the following documents/details on or before **04.01.2027** , 5:00 PM, to Canara Bank, ARM BRANCH KOLAR, by hand or by email: (i) Demand Draft/Pay Order towards EMD amount, or acknowledgement receipt with UTR No. if paid through RTGS/NEFT; (ii) Photocopies of PAN Card, ID Proof and Address Proof (originals to be produced at the time of payment of balance 25% of bid amount); (iii) Bidder's Name, Contact No., Address, Email ID; (iv) Bidder's account details for online refund of EMD.

f) Intending bidders should register their names at https://baanknet.com and obtain their User ID and password free of cost. Prospective bidders may avail online training on e-auction from the service provider (Helpdesk Number: 8291220220, Website: https://baanknet.com/, Email: support.baanknet@psballiance.com).

g) EMD deposited by unsuccessful bidders shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at the Reserve Price mentioned above. Bidders shall improve their offers in multiples of Rs. 50,000/- (Rupees Fifty Thousand only). The bidder who submits the highest bid (above the Reserve Price) on closure of the 'Online' auction shall be declared the successful bidder. Sale shall be confirmed in Favor of the successful bidder, subject to confirmation by the Secured Creditor.

i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid) immediately on being declared the successful bidder, and the balance within 15 days from the date of confirmation of sale by the Secured Creditor. If the successful bidder fails to pay the sale price, the deposit made shall be forfeited by the Authorized Officer without notice, and the property shall forthwith be put up for sale again.

j) For sale proceeds of Rs. 50.00 Lakhs and above, the successful bidder will have to deduct TDS at the rate of 1% on the sale proceeds and submit the original TDS certificate to the Bank.

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

l) There is no encumbrance in the property to the knowledge of the Bank. The successful bidder is liable to pay all society dues, municipal/panchayat taxes, electricity/water charges and other dues/duties/taxes whatsoever, including outstanding amounts, if any, in respect of the subject property.

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

n) Bidders who do not have internet access but wish to participate in the e-auction may approach ARM BRANCH KOLAR, which shall act as a facilitating centre and make necessary arrangements.

o) For further details, contact The DIVISIONAL MANAGER, ARM BRANCH KOLAR, Canara Bank, Phone No. 8660593395 / 08152227898, email: cb7898@canarabank.com, or the service provider https://baanknet.com (Helpdesk Number: 8291220220, Website: https://baanknet.com/, 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. Bidders are requested to make all necessary arrangements/alternatives such as back-up power supply, so that they are able to circumvent such situations and participate in the auction successfully.

For CANARA BANK
Authorised Officer
ARM Kolar-563101

Date: 23.11.2026
Place: KOLAR.

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

Ref: 7898/SALE/184000295776/2026/11	Date: 23.11.2026

SALE NOTICE COVERING LETTER

1. Smt. ANNAPOORNA H R (Borrower & Mortgagor) **W/o Sri Ranganath G S, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132** **2. Smt. ANNAPOORNA H R (Borrower & Mortgagor) – Alternative Address** **W/o Sri Ranganath G S, Rural Godown, Katha No. 273/65/1/66/6, Formed in Sy. No. 65/1 & 66/6 (Old Sy. No. 66/1), Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bengaluru Rural District, Karnataka – 562132**	**3. Sri. HARSHITH GOWDA R (Borrower & Mortgagor)** **S/o Sri Ranganath G S, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132** **4. Sri. HEMANTH GOWDA R (Borrower & Mortgagor)** **S/o Sri Ranganath G S, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132** **5. Sri. G S RANGANATH (Mortgagor)** **S/o Sri R Srinivasaiah, #8A, Sri Ranganatha Nilaya, Near Anjaneya Temple, Gundenahalli, Thyamagondlu Hobli, Nelamangala Taluk, Bangalore Rural District, Karnataka – 562132**

Dear Sir/Madam,

SUB: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I, on behalf of Canara Bank, ARM KOLAR Branch, have taken possession of the assets described in the Schedule of the Sale Notice annexed hereto in terms of Section 13(4) of the subject Act, in connection with outstanding dues payable by you to ARM KOLAR of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of the Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing the 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.

Yours faithfully,

ते केनरा बैंक /For CANARA BANK

AUTHORIZED OFFICER

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Encl: Sale Notice

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