केनरा बैंक Canara Bank

REF: ARM-2/Mallela Infrastructure/507/2026-2027 Date: 20.11.2026

- BY RPAD -

Dear Sir,

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.

As you are aware, I on behalf of Canara Bank, ARM branch II, Bangalore-560 001 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 ARM Branch II, BANGALORE-560 001 of our Bank.

The undersigned proposes to sell the assets (through e-auction) 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. 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 other law in force.

Yours faithfully,

AUTHORISED OFFICER
Enclosure: - Sale Notice

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ARM Branch– II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 – e-mail – cb6298@canarabank.com

Confidential

ARM Branch– II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 – e-mail – cb6298@canarabank.com

केनरा बैंक Canara Bank

To:

BORROWER

1. **M/s Mallella Infrastructure Private Limited**
   through Its Director Sri M Pawan Kumar,
   Smt M Latha Preeti and Sri K Charan Kumar
   Regd Office: No 540, 17th Main
   4th Sector, HSR Layout,
   Bengaluru-560 102

GUARANTOR

1. **Sri M Pawan Kumar, S/o Sri M Nagireddy**
   No.307/7, 23rd Cross, 6th Block, Jayanagar,
   Bangalore-560070

2. **Smt M Latha Preeti, W/o Sri M Pawan Kumar**
   No.307/7, 23rd Cross, 6th Block, Jayanagar,
   Bangalore-560070

3. **Sri K Charan Kumar, S/o and C/o Sri Reddeppa Reddy,**
   No.54 Ground Floor, UAS Layout 8th Cross RMV 2nd Stage,
   Sanjaynagar, Bangalore North,
   PO: RMV Extension II Stage, Bangalore-560 094

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 /charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of ARM Branch II , Bangalore of the Canara will be sold on "As is where is", "As is what is", and " Whatever there is" on **16.12.2026** from 1.00 p.m. to 3.00 p.m for recovery of **Rs. 58,93,76,501/-(Rupees Fifty eight crore ninety three lakhs seventy six thousand five hundred one only)** of **M/s Mallela Infrastructure Private Limited and** others including costs and interest as on 02.11.2026 together with future interest, expenses and costs etc till realization.

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before 15.12.2026.

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केनरा बैंक Canara Bank

Details and full description of the property

Lot	Description of the immovable/ movable assets:	Reserve Price	EMD	Encumbrance(s)
1	All that piece and parcel of the Property residential Site No.249, erstwhile Begur Village PanchayathKhatha No.766/A, carved on residential converted land bearing Sy.No. 396 (New No. 396/1), converted under Official Memorandum bearing No. Dis.ALN.SR.(S) 128/85-86, dated 19.9.1985, issued by the Deputy Commissioner, Bangalore District, Bangalore, comprised in the comprehensive residential layout known as "Vishwapriya Greeneries", presently under the administrative jurisdiction of Bruhat Bangalore MahanagaraPalike (BBMP), Begur Ward No. 192, bearing Khatha No.1498/249, situated Begur Village, BegurHobli, Bangalore South Taluk, Bangalore District, Bangalore, including all rights, privileges and appurtenances thereto, measuring East to West 70 feet and North to South 95 feet, in all measuring 6650 sq. ft., and bounded on the: East by : Site No.250, West by: Site No.248, North by : Site No. 246, South by: Road	**Rs. 1,64,00,000/-**	**Rs. 16,40,000/-**	**Not known to Bank**
2	All that piece and parcel of the Property residential Site No.248, erstwhile Begur Village PanchayathKhatha No.766/A, carved on residential converted land bearing Sy.No. 396 (New No.396/1), converted under Official Memorandum bearing No. Dis.ALN.SR.(S) 128/85-86, dated 19.9.1985, issued by the Deputy Commissioner, Bangalore District, Bangalore, comprised in the comprehensive residential layout known as "Vishwapriya Greeneries", presently under the administrative jurisdiction of Bruhat Bangalore MahanagaraPalike (BBMP), Begur Ward No. 192, bearing Khatha No.1500/248, situated Begur Village, BegurHobli, Bangalore South Taluk, Bangalore District, Bangalore, including all rights, privileges and appurtenances thereto, measuring East to West 60 feet and North to South 95 feet, in all measuring 5700 sq. ft., and bounded on the: East by: Site No.249, West by: Private Property, North by: Site No. 247, South by: Road.	**Rs. 1,39,00,000/-**	**Rs. 13,90,000/-**	**Not known to Bank**

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3	All that piece and parcel of the Property residential Site No.77, BBMP Khatha No.1343/77, New PID No.192-W0422-10, (erstwhile Begur Village PanchayathKhatha No.1025-1183/1026-1184/766/C), measuring East to West 100 feet, North to South 60 feet, in all measuring 6,000 square feet, carved on residentially converted lands bearing Sy.No. 142, 143/1 and Sy.No.143/2, comprised in the comprehensive residential layout known as "Vishwapriya Greeneries", presently under the administrative jurisdiction of Bruhat Bangalore MahanagaraPalike (BBMP), Begur Ward No. 192, situated Begur Village, BegurHobli, Bangalore South Taluk, Bangalore District, Bangalore, including all rights, privileges and appurtenances thereto, and bounded on the: East by: Site No.52, West by: Road, North by: Site No. 78A, South by: Site No.76	**Rs. 1,30,00,000/-**	**Rs. 13,00,000/-**	**Not known to Bank**
4	All that piece and parcel of the Property residential Site No.201, formed in Converted Sy. No. 113, (converted for residential purposes under official memorandum No. ALN:SR(S)270/80-81, dated 05-09-1980, issued by the special Deputy Commissioner, Bangalore Urban Dist. Bangalore) Presently bearing BBMP Khatha No. 290/201, situated at Begur village, BegurHobli, Bangalore, South Taluk, Presently within 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, North by: Site No. 202 South by: Private Property **(Land Locked)**	**Rs 63,00,000/-**	**Rs 6,30,000/-**	**Not known to Bank**
5	All that piece and parcel of the Property residential Site No.202, formed in Converted Sy. No. 113, (converted for residential purposes under official memorandum No. ALN:SR(S)270/80-81, dated 05-09-1980, issued by the special Deputy Commissioner, Bangalore Urban Dist. Bangalore) Presently bearing BBMP Khatha No. 291/202, situated at Begur village, BegurHobli, Bangalore, South Taluk, Presently within BBMP Begur, Ward No. 192, measuring East to West	**Rs 63,00,000/-**	**Rs 6,30,000/-**	**Not known to Bank**

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	120 feet and North to south 60 feet, and bounded on the: East by :Basapura Village, West by: Road, North by : Site No. 203, South by: Site No. 201. (Land Locked)			
6	All that piece and parcel of the Property residential Site No.203, formed in Converted Sy. No. 113, (converted for residential purposes under official memorandum No. ALN:SR(S)270/80-81, dated 05-09-1980, issued by the special Deputy Commissioner, Bangalore Urban Dist. Bangalore) Presently bearing BBMP Khatha No. 633/203, situated at Begur village, BegurHobli, Bangalore, South Taluk, Presently within 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, North by : Site No. 204, South by: Site No. 202. (Land Locked)	**Rs 60,00,000/-**	**Rs 6,00,000/-**	**Not known to Bank**

Place: Bangalore
Date: 20.11.2026

Authorised Officer
Canara Bank

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केनरा बैंक Canara Bank

DETAILS

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch II Bangalore-1.

2.Name and Address of the Borrower(s)/ Guarantor(s):

BORROWER

1.M/s Mallella Infrastructure Private Limited
through Its Director Sri M Pawan Kumar,
Smt M Latha Preeti and Sri K Charan Kumar
Regd Office: No 540, 17th Main
4th Sector, HSR Layout,
Bengaluru-560 102

GUARANTOR

1. Sri M Pawan Kumar, S/o Sri M Nagireddy
No.307/7, 23rd Cross, 6th Block, Jayanagar,
Bangalore-560070

2.Smt M Latha Preeti, W/o Sri M Pawan Kumar
No.307/7, 23rd Cross, 6th Block, Jayanagar,
Bangalore-560070

3.Sri K Charan Kumar, S/o and C/o Sri Reddeppa Reddy,
No.54 Ground Floor, UAS Layout 8th Cross RMV 2nd Stage,
Sanjaynagar, Bangalore North,
PO: RMV Extension II Stage, Bangalore-560 094

3. Total liabilities of of **Rs. 58,93,76,501/-(Rupees Fifty eight crore ninety three lakhs seventy six thousand five hundred one only)** of **M/s Mallela Infrastructure Private Limited and** others including costs and interest as on 02.11.2026 together with future interest, expenses and costs etc till realization.

a) 4. (a) Mode of Auction: E – auction

b) M/s.PSB Alliance (Baanknet) – e- mail: support.baanknet@psballiance.com

(c) Place, Date & Time of Auction: Bangalore –16.12.2026 – 1.00 P M to 3.00 P M

(d)Reserve Price/EMD

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Lot	Description of the immovable/ movable assets:	Reserve Price	EMD	Encumbrance(s)
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5	All that piece and parcel of the Property residential Site No.202, formed in Converted Sy. No. 113, (converted for residential purposes under official memorandum No. ALN:SR(S)270/80-81, dated 05-09-1980, issued by the special Deputy Commissioner, Bangalore Urban Dist. Bangalore) Presently bearing BBMP Khatha No. 291/202, situated at Begur village, BegurHobli, Bangalore, South Taluk, Presently within 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, North by : Site No. 203,	**Rs 63,00,000/-**	**Rs 6,30,000/-**	**Not known to Bank**

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	South by: Site No. 201. (Land Locked)			
6	All that piece and parcel of the Property residential Site No.203, formed in Converted Sy. No. 113, (converted for residential purposes under official memorandum No. ALN:SR(S)270/80-81, dated 05-09-1980, issued by the special Deputy Commissioner, Bangalore Urban Dist. Bangalore) Presently bearing BBMP Khatha No. 633/203, situated at Begur village, BegurHobli, Bangalore, South Taluk, Presently within 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, North by : Site No. 204, South by: Site No. 202. (Land Locked)	**Rs 60,00,000/-**	**Rs 6,00,000/-**	**Not known to Bank**

5. 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 Authorised Officer.
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 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 (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.

e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **15.12.2026**, to Canara Bank, ARM Branch II Bangalore by hand OR Email.

i. Receipt of payment of EMD.
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.

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) - e- mail: **support.baanknet@psballiance.com**
EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD/Sale proceeds shall not carry any interest.

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f. 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 (not below 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.

g. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as 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 by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006298.

h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.

j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.

k. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Canara Bank Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.

l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area, dues, suits and cases etc. No claim subsequent to submission of bid shall be entertained by the bank.

m. After confirmation of sale, bidder's request cannot be accepted for refund of amount which is already paid and Bank will proceed as per SARFAESI Act.

For further details contact Authorised Officer, Canara Bank , ARM Branch-2- (9113092975, 8921102717, 9743619091, 9464534482, 8709675503, 9945985611 and 080-25310181) e-mail id – cb6298@canarabank.com OR the service provider M/s.PSB Alliance(baanknet) - e- mail: 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. 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.

Place: Bangalore
Date: 20.11.2026

Authorised Officer
Canara Bank

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