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

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT(ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

Ref: ARM-II/05/708/2026-2027

Date: 20.11.2026

Without Preiudice

To,

By Email/ Speed Post/ RPAD/ Hand Delivery

(1. **M/s. Vijayalakshmi Enterprises** No:1592/1, Ground floor Ground Floor, 3rd division Behind Yelahanka Police Station Yelahanka,Bengaluru 560064	**2. Mrs. Vijaya Lakshmi (Proprietor)** Flat no: 203, M M Lakeview Royal Enclave Layout, Amruthhalli Main Road Srirampuram Village, Yelahanka, Bengaluru 560064
3. Mr. Narendra K R Flat no: 203, M M Lakeview Royal Enclave Layout, Amruthhalli Main Road Srirampuram Village, Yelahanka Bengaluru 560064	**4. Mr. Ramesh S.L** S/o Mr S Lingappa No 101, Vijayalakshmi Palace 4th phase, 7th Block, 6th Main, BSK 3rd stage Bengaluru 560085
4a. Mr. Ramesh S.L S/o Mr S Lingappa No 1309/B,"Sri Srinivasa Nilaya" New Hemagiri Raod, Krishnarajapete, Mandya Dist -571426	**5. Mrs. J.B.Yashoda** W/o Mr S L Ramesh No 101 Vijayalakshmi Palace, 4th phase ,7thBlock, 6th Main BSK 3rd stage, Bengaluru 560 085
5A. **Mrs. J.B.Yashoda** W/o Mr S L Ramesh No 1309/B " Sri Srinivasa Nilaya" New Hemagiri Road, Krishnarajapete, Mandya Dist -571426	**5B. Mrs. J.B.Yashoda** W/o Mr S L Ramesh No 358A " Srinivasa Nilaya" Hemavathi Layout, Krishnarajapete, Mandya Dist -571426

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 INTERES(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
Canara Bank
Enclosure: - Sale Notice

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CANARA BANK
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 guarantor(s) that the below described immovable property/ies mortgaged/charged to the secured creditors, 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" basis on 10.12.2026 from 01:00 p.m. to 03.00 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 20,33,57,284/- (Rupees Twenty crore thirty three lakh fifty seven thousand two hundred eighty four only)** as on **02.11.2026** plus further interest thereon and other expenses with direct and indirect liabilities due to Canara Bank from **1. M/s. Vijayalakshmi Enterprises 2. Mrs. Vijaya Lakshmi 3. Mr. Narendra K R 4. Mr. Ramesh S.L and 5. Mrs. J.B.Yashoda.**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:

(in lacs)

Sl No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)
1.	**Property No.1:** All that piece and parcel of immovable property bearing Khata No:1309/A, Assessment No. 2561, "Sri.Srinivasa Nilaya",measuring East to West 36 feet, North to South 146 feet =5256 sft ,Old Hemagiri road,Hemavathi extension, Krishnarajapete Town, (Near to Grama Bharathi Education Society), Mandya District ,Karnataka standing in the name of **Smt. J B Yashoda** and bounded as under: **East:**Residential Property (Not Numbered) **West:** Property of Sri. S. L. Ramesh (Residential) (EW-53ft by NS-52) and property belonging to Smt. Yashodha (EW-53ft by NS-90ft)	**Rs. 1,18,00,000/-**	**Rs. 11,80,000/-**	**Not Known**

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	North: Vacant Land (Not Numbered) **South:** Old Hemagiri Road **Owner of the property:** **Smt.J.B.Yashodha**			
	Property No.2: All that piece and parcel of the immovable property bearing Khata No. 1309/B (Rear Portion), Assessment No. 2561, "Sri.Srinivasa Nilaya",Measuring East to West -53 ft by North to south-90 ft=4770 sft,Old Hemagiri Road,Hemavathi Extension, Krishnarajapete Town, (Near to Grama Bharathi Education Society), Mandya District ,Karnataka standing in the name of Smt. J B Yashoda and bounded as under: **North:** Vacant Land (Not Numbered) **South:** Property of Sri. S. L. Ramesh(Residential and Commercial EW: 53ft by NS:52ft = 2756sft.) **East By:** Private Property belongs to Smt. Yashodha Measuring EW-36ft by NS-146ft) **West By:** Private Property (Not Numbered) **Owner of the property:** **Smt.J.B.Yashodha**	**Rs. 99,00,000.00**	**Rs. 9,90,000/-**	**Not Known**
	Property No.3: All that piece and parcel of immovable property bearing Khata No. 1309/B, Assessment No.2561," Sri Srinivasa Nilaya" Property measuring East to West 53 feet , North to South 52 feet (including R.C.C. residential house) situated at Ward No 10, Old Hemagiri road, Hemavathi extension, Krishnarajapete Town, Mandya District, Karnataka standing in the name of **Sri. S L Ramesh** and bounded as under: **East by:** Property of Yashodha **West by:** House of Boregowda **North by:** Own property **South by:** Road	**Rs. 86,50,000.00**	**Rs. 8,65,000/-**	**Not Known**

The EMD should be deposited on or before 09.12.2026.

The property will not be sold below the Reserve Price

For detailed terms and conditions of the sale, please refer to the link provided in https://www.canarabank.com/english/announcements/sale-notice/karnataka/ provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Authorized Officer, ARM Branch II Bangalore, Canara Bank, Ph. No. 9113092975,7561062889, 7892927914, 7561062889, 9464534482, 8709675503 and 080-25310181 during office hours on any working day.

Place:Bangalore
Date:20.11.2026

AUTHORISED OFFICER
CANARA BANK

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DETAILS

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

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

1. **M/s. Vijayalakshmi Enterprises** No:1592/1, Ground floor Ground Floor, 3rd division Behind Yelahanka Police Station Yelahanka,Bengaluru 560064	**2. Mrs. Vijaya Lakshmi (Proprietor)** Flat no: 203, M M Lakeview Royal Enclave Layout, Amruthhalli Main Road Srirampuram Village, Yelahanka, Bengaluru 560064
3. Mr. Narendra K R Flat no: 203, M M Lakeview Royal Enclave Layout, Amruthhalli Main Road Srirampuram Village, Yelahanka Bengaluru 560064	**4. Mr. Ramesh S.L** S/o Mr S Lingappa No 101, Vijayalakshmi Palace 4th phase, 7th Block, 6th Main, BSK 3rd stage Bengaluru 560085
4a. Mr. Ramesh S.L S/o Mr S Lingappa No 1309/B,"Sri Srinivasa Nilaya" New Hemagiri Raod, Krishnarajapete, Mandya Dist -571426	**5. Mrs. J.B.Yashoda** W/o Mr S L Ramesh No 101 Vijayalakshmi Palace, 4th phase ,7thBlock, 6th Main BSK 3rd stage, Bengaluru 560 085
5A. **Mrs. J.B.Yashoda** W/o Mr S L Ramesh No 1309/B " Sri Srinivasa Nilaya" New Hemagiri Road, Krishnarajapete, Mandya Dist -571426	**5B. Mrs. J.B.Yashoda** W/o Mr S L Ramesh No 358A " Srinivasa Nilaya" Hemavathi Layout, Krishnarajapete, Mandya Dist -571426

3. Total liabilities of **Rs. 20,33,57,284/- (Rupees Twenty crore thirty three lakh fifty seven thousand two hundred eighty four only)** as on **02.11.2026** plus further interest thereon and other expenses with direct and indirect liabilities due to Canara Bank from **1. M/s. Vijayalakshmi Enterprises 2. Mrs. Vijaya Lakshmi 3. Mr. Narendra K R 4. Mr. Ramesh S.L and 5. Mrs. J.B.Yashoda.**

4. Details of the auction:

a) Mode of Auction: E - auction

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

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c) Place, Date & Time of Auction: Bangalore – **10.12.2026 - 1:00 PM to 3.00 PM** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

5.The reserve price & EMD for Property are as follows:

Sl No	Description of Immovable Properties(Name of owner/mortgagor to be mentioned)	Reserve Price of properties	EMD	Encumbrance (s)
1.	**Property No.1:** All that piece and parcel of immovable property bearing Khata No:1309/A, Assessment No. 2561, "Sri.Srinivasa Nilaya",measuring East to West 36 feet, North to South 146 feet =5256 sft ,Old Hemagiri road,Hemavathi extension, Krishnarajapete Town, (Near to Grama Bharathi Education Society), Mandya District ,Karnataka standing in the name of Smt. J B Yashoda and bounded as under: East: Residential Property (Not Numbered) West: Property of Sri. S. L. Ramesh (Residential) (EW-53ft by NS-52) and property belonging to Smt. Yashodha (EW-53ft by NS-90ft) North: Vacant Land (Not Numbered) South: Old Hemagiri Road **Owner of the property: Smt.J.B.Yashodha**	**Rs. 1,18,00,000/-**	**Rs. 11,80,000/-**	**Not Known**
	Property No.2: All that piece and parcel of the immovable property bearing Khata No. 1309/B (Rear Portion), Assessment No. 2561, "Sri.Srinivasa Nilaya",Measuring East to West -53 ft by North to south-90 ft=4770 sft,Old Hemagiri Road,Hemavathi Extension, Krishnarajapete Town, (Near to Grama Bharathi Education Society), Mandya District ,Karnataka standing in the name of Smt. J B Yashoda and bounded as under: North: Vacant Land (Not Numbered)	**Rs. 99,00,000.00**	**Rs. 9,90,000/-**	**Not Known**

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	South: Property of Sri. S. L. Ramesh(Residential and Commercial EW: 53ft by NS:52ft = 2756sft.) East By:Private Property belongs to Smt. Yashodha Measuring EW-36ft by NS-146ft) West By: Private Property (Not Numbered) **Owner of the property:** Smt.J.B.Yashodha			
	Property No.3: All that piece and parcel of immovable property bearing Khata No. 1309/B, Assessment No.2561," Sri Srinivasa Nilaya" Property measuring East to West 53 feet , North to South 52 feet (including R.C.C. residential house) situated at Ward No 10, Old Hemagiri road, Hemavathi extension, Krishnarajapete Town, Mandya District, Karnataka standing in the name of Sri. S L Ramesh and bounded as under: East by: Property of Yashodha West by: House of Boregowda North by: Own property South by: Road	**Rs. 86,50,000.00**	**Rs. 8,65,000/-**	**Not Known**

6. 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 **09.12.2026**, to Canara Bank, ARM Branch II Bangalore by hand OR Email.

i. EMD to be deposited in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.

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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 Bid Form to be submitted.

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 shall not carry any interest.

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, 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.

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For further details contact Authorized Officer, Canara Bank , ARM II Branch (9113092975,7561062889, 7892927914, 7561062889, 9464534482, 8709675503 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

Sl.No.01 Sl.No.02 Sl.No.03

PLEASE SCAN QR CODE FOR DIRECT LINK TO THE PROPERTY IN BAANKNET

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