केनरा बैंक Canara Bank
सिंडिकेट Syndicate

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

Ref: 7902/ARMBD/43/SN/CKM-064/2026-27 Date:20-11-2026

To,
Sri Makodu Laxman Gowda Sunil
S/o M B Laxman Gowda
C/o Afthab AH Ayyappa Nagara,
Chikkamagaluru 577130
Mob: 9113543279

Sri Makodu Laxman Gowda Sunil
S/o MB Laxmanagowda
Makodu, Jakkanahalli Village
Chikkamagaluru 577130
Mob 9113543279

Dear Sir,

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.

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As you are aware, **I on behalf of Canara Bank, ARM Branch (7902)** 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 **Canara Bank, ARM Branch, Vidyanagara, 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
आस्ति वसूली प्रबंधन शाखा/Asset Recovery Management Branch
विद्यानगर, दावणगेरे/Vidyanagar, DAVANGERE

Authorized Officer
Canara Bank

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(AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES)
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 constructive/Physical possession of which has been taken by the Authorized Officer of **Canara Bank, ARM Branch (7902), Vidyanagara, Davanagere** Secured Creditor, **will be sold on "As is where is, As is what is, and Whatever there is" basis on 17-12-2026**, for recovery of Rs**. 91,19,704.43/- as on 20-11-2026** due to the Secured Creditor, The Reserve price will be **Rs. 2,87,15,000/-** and the earnest money deposit will be **Rs.28,71,500/-**

1. Name and Address of the Secured Creditor:	Canara Bank, ARM Branch, Davangere MOB. 9960150664, 9845124126
2. Name and Address of the Borrower & Guarantor:	**Sri Makodu Laxman Gowda Sunil** S/o M B Laxman Gowda C/o Afthab AH Ayyappa Nagara, Chikkamagaluru 577130 Mob: 9113543279 **Sri Makodu Laxman Gowda Sunil** S/o MB Laxmanagowda Makodu, Jakkanahalli Village Chikkamagaluru 577130 Mob 9113543279
3. Total liabilities as on	**Rs. 91,19,704.43/- (Rupees Ninety-One Lakh Nineteen Thousand Seven Hundred Four and Paise Four Three Only) as on 20-11-2026**
4. (a) Mode of Auction: (b) Details of Auction service provider: (c) Date & Time of Auction: (d) Place of Auction:	E-Auction (Online) M/s PSB Alliance Ltd (ebkray) support.ebkray@psballiance.com,Website:https://baanknet.com **17-12-2026(between 10.00 AM and 12.30 PM)** Through online mode, will be facilitated by Canara Bank, ARM Branch, Vidyanagar, Davangere.

5. **Description of the Immovable Property**

IMMOVABLE	NAME OF TITLE HOLDER

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

All those parts and parcel of the immovable property situated at Sirivase Village, Jagara Hobli, Chikkamaluru in having the following Survey Number's

SL No	Survey No	Kind	Extant A-G
1	168/p	Dry/Pepper	1-10
2	138/p	Coffee	4-00
3	167/p	Coffee	1-25
4	168/p	Coffee	6-25
5	167/p	Coffee	0-10
6	168/p	Dry/Pepper	1-20
7	167/p	Coffee	5-15

Mr. Makodu Laxman Gowda Sunil

Boundaries

No	East	West	North	South
1 to 3	Lands of S Jayaram Purchased by ML Sunil and Mr Kuttinkhan Estate	Lands of MS Nataraj, Purchased by ML Sunil and Silver Khan Estate and Kuttinkhan Estate	Lands of Silverkhan Estate and Kuttinkhan Estate	Lands of Mr Nataraj Purchase by ML Sunil
4 to 5	Lands of Mr S Suryanarayana and Gandadakhan Estate	Lands of S Chandrashekar now purchased by ML Sunil	Lands of Kuttinkhan Estate	Lands of Suryanarayana
6 to 7	Lands of Mr S Suryanarayana	Lands of K Swamy and Gurumurthy	Lands of S Chandrashekara	Drying yard common to all th brothers of vendro

6. RESERVE PRICE	Rs. 2,87,15,000/- (Rupees Two Crore Eighty-Seven Lakh Fifteen Thousand Only)
7.EMD AMOUNT	Rs 28,71,500/- (Rupees Twenty-Eight Lakh Seventy-One Thousand Five Hundred Only).
8.The property can be inspected Date & Time	15-12-2026 10:00 am to 4:00pm

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 **15-12-2026 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 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, mail:support.BAANKNET@psballiance.com.

e) The intending bidders shall deposit Earnest Money Deposit (EMD) as mentioned below table being of 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 16-12-2026 at 4:00 PM.

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.

f) 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 last minutes.

g) Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.

h) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

i) 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, Davanagere, IFSC Code CNRB0007902 (Branch IFSC Code).

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

k) 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 applicable, same shall be paid by the Successful buyer as per Government guidelines.

l) To the best of knowledge and information of the Bank, 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.

m) 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 **15-12-2026**from **10:00 a.m. to 4:00 PM**.

n) 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 Bank shall not entertain any claim in this regard after the auction.

o) 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 Canara Bank 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.

p) 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 Chikkamagaluru II 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

q) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

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/Authorised Officer
आस्ति वसूली प्रबंधन शाखा/Asset Recovery Management Branch
विद्यानगर, दावणगेरे/Vidyanagara, DAVANGERE.

Place: DAVANAGERE
Date: 20-11-2026

Authorized Officer
Canara Bank