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ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU 575001

(A GOVERNMENT OF INDIA UNDERTAKING)

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 RULES 8(6) & 9(1) 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 Authorised Officer of Canara Bank Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **16.12.2026**, for recovery of **Rs. 1,77,60,933.92 (Rupees One Crore Seventy Seven Lakh Sixty Thousand Nine Hundred and Thirty Three and Paise Ninety Two Only )** as on 31.10.2026 plus further interest and charges from 01.11.2026 due to the Secured Creditor from, **1)M/s Edigro Traders,** Door No 16 165, Bikernakatte, Near Kaikamba Market, Mangaluru, Karnataka - 575 007 **2) Mrs. Sangeetha S Pai,** W/o Late Suresh Pai, 2701 B Towers, Northern Sky City, Ujjodi Indiana Hospital Pumpwell, Mangalore, Karnataka – 575 002 **3) Mr. Sushen Pai,** S/o Late Suresh Pai, 2701 B Towers Northern Sky City, Ujjodi Indiana Hospital Pumpwell, Mangalore, Karnataka – 575 002 **4) Mrs. Vanitha S Kanchan,** W/o Srinivas Kanchan, Vanitha Farm, ThenkaYedapadavu, Mangaluru, Karnataka – 574 144. The reserve price will be **Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only)** and the earnest money deposit will be **Rs. 97,500/-(Rupees Ninety Seven Thousand Five Hundred Only) for property 1.** The reserve price will be **9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only)** and the earnest money deposit will be **Rs. 97,500/-(Rupees Ninety Seven Thousand Five Hundred Only) for property 2.** The reserve price will be **Rs. 14,00,000/- (Rupees Fourteen Lakh Only)** and the earnest money deposit will be **Rs. 1,40,000 /-(Rupees One Lakh Fourty Thousand only) for property 3.** The reserve price will be **Rs. 8,89,000/-(Rupees Eight Lakh Eighty Nine Thousand only)** and the earnest money deposit will be **Rs. 88,900/- (Rupees Eighty Eight Thousand Nine Hundred only) for property 4.**

| NAME | ADDRESS |
|---|---|
| **Name and address of the secured creditor** | Canara Bank, ARM Branch, Mangaluru |
| Name and address of the **borrower** & Guarantor | **1)M/s Edigro Traders,** Door No 16 165, Bikernakatte, Near Kaikamba Market, Mangaluru, Karnataka - 575 007<br>**2) Mrs. Sangeetha S Pai,** W/o Late Suresh Pai, 2701 B Towers Northern Sky City, Ujjodi Indiana Hospital |

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| | Pumpwell, Mangalore, Karnataka – 575 002<br>3) **Mr. Sushen Pai,** S/o Late Suresh Pai, 2701 B Towers, Northern Sky City, Ujjodi, Indiana Hospital Pumpwell, Mangalore, Karnataka – 575 002<br>4) **Mrs. Vanitha S Kanchan,** W/o Srinivas Kanchan, Vanitha Farm, ThenkaYedapadavu, Mangaluru, Karnataka – 574 144 |
| Total Liabilities as on 31.10.2026 | **Rs. 1,77,60,933.92 (Rupees One Crore Seventy Seven Lakh Sixty Thousand Nine Hundred and Thirty Three and Paise Ninety Two Only )** |
| **(a) Mode of auction**<br>**(b) Details of auction service provider**<br>(c) Date & time of auction<br><br><br><br>**(d) Place of auction** | **On line**<br>https://baanknet.com/<br><br>**16.12.2026**<br>Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)<br>"Online Electronic Bidding" through the website **https://baanknet.com/** |
| Details of properties | **Property No 1** - Immovable property bearing property identification number 151100304900220730 measuring 14.50 cents (converted), in Survey no 191/2AP1 situated at Kunchithabettu, Thenkayedapadavu Village, Shibrikere Post, Mangalore Taluk within the registration sub district of Mangalore Taluk of DK District.<br><br>Boundaries:<br>North: Road Portion<br>South: Sy No 191/2A |

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| | East : Sy No 191/2A<br>West : Sy No 191/2A<br><br>**Property No 2**- Immovable property bearing property identification number 151100304900220731 measuring 14.25 cents (converted), in Sy No 191/2AP1, 107/2AP1 situated at Kunchithabettu, Thenkayedapadavu Village, Shibrikere Post, Mangalore Taluk within the registration sub district of Mangalore Taluk of DK District.<br><br>Boundaries:<br>North: Road Portion<br>South: Sy No 191/2A and 107-2A<br>East : Sy No 107-2A<br>West : Sy No 191/2A<br><br>**Property No 3**- Immovable property bearing property identification number 151100304900220101 measuring 20.00 cents (converted), in Survey no 107/1 P situated at Kunchithabettu, Thenkayedapadavu Village, Shibrikere Post, Mangalore Taluk within the registration sub district of Mangalore Taluk of DK District.<br>North: Portion of same Sub-Division<br>South: Portion of same Sub Division<br>East : Portion of same Sub Division<br>West : Portion of same Sub Division |

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| | **Property No 4** - Immovable property bearing property identification number 151100304900220733 measuring 13.50 cents (converted), in Survey no 191/2AP1,107/2AP1 situated at Kunchithabettu, Thenkayedapadavu Village, Shibrikere Post, Mangalore Taluk within the registration sub district of Mangalore Taluk of DK District<br><br>North: Sy No 191/2A and 107-2A<br>South: Road portion<br>East : Sy No 107-2A<br>West : Sy No 191-2A |
| Reserve price | **Property 1: Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only)**<br><br>**Property 2: Rs. 9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only)**<br>**Property 3: Rs. 14,00,000/- (Rupees Fourteen Lakh Only)**<br><br>**Property 4: Rs. 8,89,000/-(Rupees Eight Lakh Eighty Nine Thousand Only)** |
| Earnest Money Deposit | **Property 1: Rs. 97,500/-(Rupees Ninety Seven Thousand Five Hundred Only)**<br><br>Property 2: Rs. 97,500/-(Rupees Ninety Seven Thousand Five Hundred Only)<br><br>**Property 3: Rs. 1,40,000 /-(Rupees One Lakh Fourty Thousand only)**<br><br>Property 4: Rs. 89,000/-(Rupees Eighty Nine Thousand only) |

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| **The property can be inspected Date & Time** | The property can be inspected, with Prior Appointment with Authorised Officer. |

**Other terms and conditions of sale Notice dated 24.11.2026**

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 with prior permission from Authorised Officer.

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 also 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 (Contactdetails 7046612345/ 6354910172/8291220220/9892219848/8160205051, Email:support.BAANKNET@psballiance.com.**

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.97,500/-(Rupees Ninety Seven Thousand Five Hundred Only) property-1,Rs.97,500/(Rupees Ninety Seven Thousand Five Hundred Only) for property-2. Rs. 1,40,000 /-(Rupees One Lakh Fourty Thousand only) for property-3, Rs 88,900/- (Rupees Eighty Eight Thousand Nine Hundred Only) for property-4** 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 **15.12.2026** at 5:00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/-(Rupees Ten Thousand only) (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 a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

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g. The incremental amount/price during the time of each extension shall be Rs. Rs.10,000/- (Rupees Ten Thousand only) (incremental price) and time shall be extended to 05 (minutes) when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j. 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, IFSC Code CNRB0006296 (Branch IFSC Code).

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

l. 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.

m. To the best of knowledge and information of the Authorized Officer, 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.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification 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 with prior permission from Authorised Officer.

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

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p. For further details Contact, Mr. Sudev T V, Manager, ARM Branch, Mangaluru, Mobile 9495903986, during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (ContactNo. 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051,Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com)."

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
ए आर एम शाखा, मंगलूर
A R M Branch, Mangaluru

Place : Mangaluru
Date : 24.11.2026

Authorised Officer
Canara Bank

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ARM Branch
CANARA BANK, MANGALURU