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

ANNEXURE-III

CANARA BANK COVERING LETTER TO SALE NOTICE

Ref: ROHVR/SALE/ MASUR/PRODUCELOAN/2026-27 **Date:** 17/08/2026

To,

1. VIJAYKUMAR K CHALAGERI (BORROWER)
   C/O KALASAPPA, HUNASIKTTI ROAD
   PANPA NAGAR 8TH CROSS
   RANEBENNUR TOWN, 581115

2. MUTTURAJ N CHALAGERI (GUARANTOR/MORTGAGOR)
   S/O NAGARAJAPPA
   TIPPAIKOPPA
   MASUR MASUR, 581210

3. NAGARAJ T CHALAGERI (GUARANTOR/MORTGAGOR)
   TIPPAIKOPPA
   TQ MASUR, 581210

4. BHAGYAMMA NAGARAJ CHALAGERI (GUARANTOR/MORTGAGOR)
   KODAMAGGI
   MASUR, 581210

5. CHAITRA NAGARAJ CHALAGERI (GUARANTOR/MORTGAGOR)
   KODAMAGGI
   MASUR, 581210

6. SHILPA SHIVAPRAKASH KANCHIKERI (GUARANTOR/MORTGAGOR)
   AT,HNO 64 TIPPAIKOPPA
   TQ,MASUR, 581210

7. B M SOMASHEKHAR PATEL (GUARANTOR/MORTGAGOR)
   B M MURTHUNJAYYA PATEL
   RESIDING AT NO. 1462
   8th MAIN, 1st CROSS
   JUDICIAL LAYOUT, YELAHANKA, BANGALORE, 560065

Dear Sir,

Sub: Notice under Section 13(4) of the Securitisation 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, **Masur Branch** 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 **Masur Branch** of Canara Bank.

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 thereunder, 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 Act/ or any other law in force.

कृते केनरा बैंक/For CANARA BANK

Yours faithfully,

अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हावेरी/R.O., HAVERI-581110

Authorised Officer

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

CANARA BANK (A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 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 mortaged/ charged to the secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank, Masur Branch Secured Creditor will be sold on AS is where is", As is what is", and Whatever there is" on **10/09/2026**, for recovery of **Rs. 10,25,72,865.72 (Rupees Ten Crores Twenty Five Lacs Seventy Two Thousand Eight Hundred Sixty Five and Paise Seventy Two Only)** as on 23/09/2024 with interest/costs thereon due to the Secured Creditor from **VIJAYKUMAR K CHALAGERI** (BORROWER), **MUTTURAJ N CHALAGERI**(GUARANTOR/MORTGAGOR), **NAGARAJ T CHALAGERI** (GUARANTOR/MORTGAGOR),**BHAGYAMMA N CHALAGERI** (GUARANTOR/MORTGAGOR), **CHAITRA N CHALAGERI** (GUARANTOR/MORTGAGOR), **SHILPA SHIVAPRAKASH KANCHIKERI** (GUARANTOR/MORTGAGOR), & **B M SOMASHEKHAR PATEL** (GUARANTOR/MORTGAGOR) . The reserve price will be **Rs. 2,40,00,000.00** (Rs. Two Crores Forty Lacs Only) and the earnest money deposit will be **Rs. 24,00,000.00** (Rs. Twenty-Four Lacs only).

1.	**Name and Address of the Secured Creditor**	Canara Bank, Masur Branch
2.	**Name and Address of the Borrower & Guarantor**	1. **VIJAYKUMAR K CHALAGERI (BORROWER)** C/O KALASAPPA, HUNASIKTTI ROAD PANPA NAGAR 8TH CROSS RANEBENNUR TOWN, 581115 2. **MUTTURAJ N CHALAGERI (GUARANTOR/MORTGAGOR)** S/O NAGARAJAPPA TIPPAIKOPPA MASUR, 581210 3. **NAGARAJ T CHALAGERI (GUARANTOR/MORTGAGOR)** TIPPAIKOPPA TQ MASUR, 581210 4. **BHAGYAMMA N CHALAGERI (GUARANTOR/MORTGAGOR)** KODAMAGGI MASUR, 581210 5. **CHAITRA N CHALAGERI (GUARANTOR/MORTGAGOR)** KODAMAGGI MASUR, 581210 6. **SHILPA S KANCHIKERI (GUARANTOR/MORTGAGOR)** AT: HNO 64 TIPPAIKOPPA TQ: MASUR, 581210 7. **B M SOMASHEKHAR PATEL (GUARANTOR/MORTGAGOR)** B M MURTHUNJAYYA PATEL RESIDING AT NO. 1462 8th MAIN, 1st CROSS, JUDICIAL LAYOUT YELAHANKA, BANGALORE, 560065
3.	**Total liabilities as on 23/09/2024**	Rs. 10,25,72,865.72 plus interest & costs thereon

b

4.	**a) Mode of Auction** **b) Auction service provider** **c) Date & Time of Auction** **d) Place of Auction**	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) 10/09/2026, 12:00PM to 02:00PM MASUR BRANCH
5.	**Details of Property**	Property **Sy No. 21** site No. 202/40, PID No. 40-508-992, Assesment No. 649/25/19/202/40 situated at Gullobanahalli Village, Kasaba Hobli, Devanhalli Tq, Bangalore Rural District. **Extent –** 1114.8360 SQMT **Boundaries:** East – Site no. 202/41 West – Road North – Site no. 202/39 South – Road **CERSAI Security Interest ID:** 400076330634
6.	**Reserve Price**	**Rs. 2,40,00,000.00** (Rs. Two Crores Forty Lacs Only)
7.	**Earnest Money Deposit**	**Rs. 24,00,000.00** (Rs. Twenty-Four Lacs only)
8.	**The property can be inspected Date & Time**	09/09/2026, 10:00AM TO 04:00PM

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 **09/09/2026** between 10:00AM and 04:00PM.

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 & addhaar and addhaar 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 (Contact details 8291220220, Email: support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 24,00,000.00** 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 **09/09/2026** at **04:00PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000.00 (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.

g. The incremental amount/price during the time of each extension shall be Rs. 1,00,000.00 (incremental price) and time shall be extended to 15 (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, **Masur Branch**, IFSC Code: **CNRB0000442**.

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 on **09/09/2026** from 10:00AM to 04:00 PM.

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

p. For further details **Masur Branch**, Ph. **9449867185** 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

कृते केनरा बैंक/For CANARA BANK
अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हावेरी/R.O., HAVERI-581110

Place: Haveri
Date: 17/08/2026

Authorised Officer
Canara Bank