

CERSAI ID:4000026140434

SALE NOTICE

Ref: CNRB/10434/VENKATESH/SN1/2026-27

Date: 14-08-2026

To,

1. MR. VENKATESH L (BORROWER) S/O MR. LAXMEGOWDA D C GOWDA BUILDING DOMBRALLI VILLAGE LAXMIPURA POST DASANAPURA HOBLI BENGALURU KARNATAKA-562123	2. MR. BHARATH P V (CO-BORROWER) S/O VENKATESH L D C GOWDA BUILDING DOMBRALLI VILLAGE LAXMIPURA POST DASANAPURA HOBLI BENGALURU KARNATAKA -562123
1A. MR. VENKATESH L (BORROWER) FLAT NO B18 0085 GROUND FLOOR ALUR LAYOUT BENGALURU NORTH BENGALURU KARNATAKA -562123	2A. MR. BHARATH P V (CO-BORROWER) S/O VENKATESH L 6, 1ST CROSS I P NAGAR HEGGANAHALLI BENGALURU NORTH PEENYA SMALL INDUSTRIES BENGALURU KARNATAKA -560058
1B. MR. VENKATESH L (BORROWER) S/O MR. LAXMEGOWDA 6, 1ST MAIN HEGGANAHALLI BENGALURU NORTH BENGALURU KARNATAKA -560058	-----

Dear Sir / Madam,

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.

As you are aware, I on behalf of Canara Bank, Regional Office Bengaluru West, 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 BENGALURU SADASHIVANAGAR [10434] BRANCH. 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 being published in the NEWS paper containing the 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 **30 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,

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय, बेंगलूरु पश्चिम - 560 055
Regional Office Bengaluru West, Bengaluru - 560 055
Canara Bank

Encl: Sale Notice

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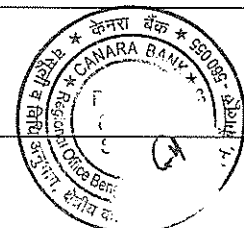
**CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)**

SALE NOTICE 14-08-2026

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 Authorised Officer of **Canara Bank, Regional Office Bengaluru West**, (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on **18-09-2026** for recovery of **Rs.10,13,139.56 (Rupees Ten Lakhs Thirteen Thousand One Hundred and Thirty Nine and Fifty Six Paise Only)** due to the Secured Creditor from **MR. VENKATESH L and MR. BHARATH P V**. The Reserve Price will be **Rs. 13,00,000/- (Rupees Thirteen Lakhs Only)** and the Earnest Money Deposit (EMD) will be **Rs.1,30,000/- (Rupees One Lakh and Thirty Thousand Only)**.

1	Name and Address of the Secured Creditor:	CANARA BANK, BENGALURU SADASHIVANAGAR[10434] BRANCH
2	Name and Address of the Borrower(s)/ Guarantor(s):	1. MR. VENKATESH L(BORROWER) S/O MR. LAXMEGOWDA D C GOWDA BUILDING DOMBRALLI VILLAGE LAXMIPURA POST DASANAPURA HOBLI BENGALURU KARNATAKA-562123 1A. MR. VENKATESH L(BORROWER) FLAT NO B18 0085 GROUND FLOOR ALUR LAYOUT BENGALURU NORTH BENGALURU KARNATAKA-562123 1B. MR. VENKATESH L(BORROWER) S/O MR. LAXMEGOWDA # 6, 1ST MAIN HEGGANAHALLI BENGALURU NORTH BENGALURU



		KARNATAKA-560058 2. MR. BHARATH P V (CO-BORROWER) S/O VENKATESH L D C GOWDA BUILDING DOMBRALLI VILLAGE LAXMIPURA POST DASANAPURA HOBLI BENGALURU KARNATAKA -562123 2A. MR. BHARATH P V (CO-BORROWER) S/O VENKATESH L # 6, 1ST CROSS I P NAGAR HEGGANAHALLI BENGALURU NORTH PEENYA SMALL INDUSTRIES BENGALURU KARNATAKA -560058
3	Total liabilities:	Rs.10,13,139.56 (Rupees Ten Lakhs Thirteen Thousand One Hundred and Thirty Nine and Fifty Six Paise Only) as on 13-08-2026 and interest and other charges thereon from 14-08-2026.
4	a) Mode of Auction:	E-Auction
	b) Details of Auction service provider:	BAANKNET (M/s PSB Alliance Pvt. Ltd) Bangalore (Contact No 8291220220) E-mail: Support.BAANKNET@psballiance.com Website: https://baanknet.com/
	c) Date & Time of Auction	18-09-2026- 11.00 AM to 12.00PM
	d) Place of Auction	Online https://baanknet.com/
5	Details of Property/ies	SCHEDULE "A" Alur Residential Complex Block-B18/005 All that piece and parcel of Residential Complex in Block 17, 18 and 19 consisting of 96 Houses constructed by BDA on the property Sy No. 113 situated at Alur Bangalore and land measuring North to South 87.00 mtrs and East to West 20.00 mtrs in total 1740.00 Sq mtrs and bounded on: East by : BDA Property West by: Road North by: Road South by : Road SCHEDULE "B" 1 BHK House of 33.526 (Thirty Three point Five Two Six) sq mtrs of undivided share, right, title interest and ownership in the Schedule A Property.



		SCHEDULE "C" All that piece and parcel of Residential flat bearing No. B18/005 (B Eighteen / Five) consisting of 1 BHK, Ground Floor, B-18 Block Alur BDA Flat, measuring of 33.526 sq mtrs super built-up area in the residential complex constructed in schedule A Property, together with proportionate share and right to use in the common areas, passages, lobbies, staircases and other areas of common use and bounded: East by: BDA Property West by: ALR-House No. B18/008 (B. Eighteen/Eight) North by: ALR-House No. B18/004 (B. Eighteen/Four) South by: ALR-House No. B18/006 (B. Eighteen/Six)
6	Reserve Price: -	Rs.13,00,000/- (Rupees Thirteen Lakhs Only).
7	Earnest Money Deposit:	Rs.1,30,000/- (Rupees One Lakh and Thirty Thousand Only).
8	The property can be inspected by Date & Time:	The property can be inspected on 16-09-2026 from 10.00 AM to 4.00 PM

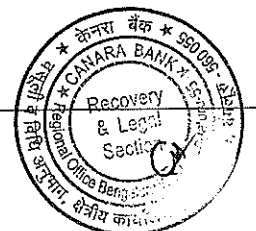
9. Other terms and conditions:

- 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.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 16-09-2026 between 10.00 AM to 4.00 PM.
- 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 (Contact details: 7046612345/6354910172/8291220220/9892219848/8160205051, email: support.BAANKNET@psballiance.com)
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.1,30,000/- (Rupees One Lakh and Thirty Thousand Only)**, being 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 16-09-2026- 4.00 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.
- g.) The incremental amount/price during the time of each extension shall be **Rs 10,000/- (Rupees Ten Thousand Only)** (incremental price) and time shall be extended to **5 minutes** when valid bid is 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, BENGALURU SADASHIVANAGAR[10434] BRANCH, IFSC Code CNRB0010434.
- 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 Lakhs (Rupees Fifty lakh), TDS shall be payable at the rate of 1% of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is 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 /



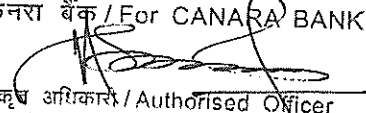
Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

- 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 16-09-2026 from 10 a.m. to 4 p.m.
- 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 Assistant General Manager, Canara Bank, Regional Office West, e-mail id mail to roblrwrec@canarabank.com, cb10434@canarabank.com (Mob No.9060837573/9771768486/9861439460 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, E-mail: support.BAANKNET@psballiance.com/ support.ebkay@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.

Place: Bengaluru
Date: 14-08-2026

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
क्षेत्रीय कार्यालय बेंगलुरु पश्चिम, बेंगलुरु - 560 055
Regional Office Bengaluru West, Bengaluru - 560 055
Canara Bank