

BY RPAD

Ref: 0479766000008/2026-27

Date: 03/09/2026

To:

- 1. SRI LOKABINDU NUTRITION FOOD MFG UNIT (BORROWER) PROP
K B MANJUNATHA SWAMY K B, HOUSE NO 4, KELAGOTE
INDUSTRIAL AREA, NEAR CHALLAKERE GATE, CHITRADURGA -
577501**
- 2. SRI MANJUNATHASWAMY K B S/O BALAPPA (PROPRITOR),
KELAGOTE, BEHIND GANESH TEMPLE, MUNICIPAL CONLONY
CHITRADURGA - 577501
MOBILE NO:- 9448924493**
- 3. SMT RAMADEVI T W/O MANJUNATH KELAGOTE (GURANTOR),
BEHIND GANESH TEMPLE, MUNICIPAL CONLONY CHITRADURGA -
577501 MOBILE NO :- 9620287498**

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.**

As you are aware, I on behalf of **Canara Bank, Chitradurga Branch,
Davanagere** 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, Chitradurga 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 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,

**Authorized Officer
Canara Bank**



Internal



(A GOVERNMENT OF INDIA UNDERTAKING)

HO: Bengaluru, Branch: Chitradurga

Phone No.: 9902276847 & 9900477157

Email: cb0479@canarabank.com

(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/Symbolic possession of which has been taken by the Authorised Officer of **Canara Bank, Chitradurga** Branch Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **28.09.2026, for recovery of Rs. 71,35,341.85/-** due to the Secured Creditor from 1) SRI LOKABINDU NUTRITION FOOD MFG UNIT (BORROWER) PROP K B MANJUNATHA SWAMY K B, 2) SRI MANJUNATHASWAMY K B S/O BALAPPA (PROPRITOR) 3) SMT RAMADEVI T W/O MANJUNATH KELAGOTE (GURANTOR).

The reserve price will be PROPERTY WISE AS MENTIONED BELOW, and the earnest money deposit will be **10% OF THE RESERVE PRICE.**

1. Name and Address of the Secured Creditor :	Canara Bank, Chitradurga Branch Davanagere. MOB. 9902276847 & 9900477157
2. Name and Address of the Borrower :	1. SRI LOKABINDU NUTRITION FOOD MFG UNIT (BORROWER) PROP K B MANJUNATHA SWAMY K B, HOUSE NO 4, KELAGOTE INDUSTRIAL AREA, NEAR CHALLAKERE GATE, CHITRADURGA - 577501 2. SRI MANJUNATHASWAMY K B S/O BALAPPA (PROPRITOR), KELAGOTE, BEHIND GANESH TEMPLE, MUNICIPAL CONLONY CHITRADURGA - 577501 MOBILE NO:- 9448924493 3. SMT RAMADEVI T W/O MANJUNATH KELAGOTE (GURANTOR), BEHIND GANESH TEMPLE, MUNICIPAL CONLONY CHITRADURGA - 577501 MOBILE NO :- 9620287498
3. Total liabilities as on : 03.09.2026	Rs. 71,35,341.85 (Rupees Seventy-One Lakhs Thirty-Five Thousand Three Hundred Forty-One and Paise Eight Five Only)

Internal

4. (a) Mode of Auction :	E-Auction
(b) Details of Auction service provider :	M/s PSB Alliance Ltd (ebkray) support.ebkay@psballiance.com, Website: https://baanknet.com/login
(c) Date & Time of Auction :	28-09-2026 (between 10.00 AM and 12.30 PM)
(d) Place of Auction :	Canara Bank, Chitradurga branch, Davangere

5. PROPERTY WISE RESERVE PRICE & REQUIRED EMD SCHEDULE

Property	RESERVE PRICE	EMD
SI No: 1	Rs.53,40,000/- (Rupees Fifty-Three Lakh Forty Thousand Only)	Rs. 5,34,000/- (Rupees Five lakh Thirty-Four Thousand only).
SI No: 2	Rs. 22,30,000/- (Rupees Twenty-Two Lakh Thirty Thousand Only)	Rs. 2,23,000/- (Rupees Two Lakh Twenty-Three Thousand Only).

EMD amount of 10% of the Reserve Price- property wise 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." on or before 25-09-2026 5.00 PM.

6. Details and full description of the immovable property with known encumbrances, if any:

SL NO	Immovable	Name of the Title Holder
1	ALL THAT PIECE AND PARCEL ON THE LAND AND BUILDING EXISTING AND/OR TO BE CONSTRUCTED THEREON THE SOUTHERN PORTION OF EASTERN SIDE OF VACANT SITE MEASURING EAST-WEST 15 FT, NORTH-SOUTH 35 FT AND NORTHERN SIDE OF RCC HOUSE CONSTRUCTED OVER THE MEASUREMENT EAST-WEST 20 FT, NORTH-SOUTH 35 FT IS THE PART AND PARCEL OF THE TOTAL EXTENT OF PROPERTY MEASURING EAST-WEST 30 FT, NORTH-SOUTH 70 FT, SITUATED AT 9 TH CROSS, 3 RD MAIN, VINOBHANAGARA, 10-A1948/396+397 AS PER THE FORM NO 24 (KHATA AND ASSESSMENT REGISTRAR EXTRACT) FOR THE YEAR 2018-19 ISSUED BY THE DAVANGERE MAHA NAGARA PALIKE, DAVANGERE STANDING IN THE NAME OF SMT RAMADEVI W/O DR K MANJUNATHA SWAMY.	SMT. RAMADEVI W/O SRI K B MANJUNATHA SWAMY

Internal



2	<u>BOUNDARIES:</u> EAST : PROPERTY BELONGS TO SIDDIVINAYAKA SCHOOL WEST : PROPERTY OF K B SHASHIDHARA AND ANJINAMMA NORTH : ROAD SOUTH : ROAD	
	ALL THAT PIECE AND PARCEL ON THE LAND AND BUILDING EXISTING AND/OR TO BE CONSTRUCTED THEREON THE WEST PORTION OF SOUTHERN SIDE OF VACANT SITE MEASURING EAST-WEST 15 FT, NORTH-SOUTH 30 FT OF THE TOTAL EXTENT OF PROPERTY MEASURING EAST-WEST 30 FT, NORTH-SOUTH 70 FT, SITUATED AT 10TH CROSS, 3RD MAIN, VINOBHANAGARA, 10-A1948/396+397B (NEW PRIOPERTY NO 1948/39-A, 29TH WARD) AS PER THE FORM NO 24 (KHATA AND ASSESSMENT REGISTRAR EXTRACT) FOR THE YEAR 2018-19 ISSUED BY THE DAVANGERE MAHA NAGARA PALIKE, DAVANGERE STANDING IN THE NAME OF SRI DR K MANJUNATHA SWAMY. <u>BOUNDARIES:</u> EAST : PROPERTY BELONGS TO SMT RAMADEVI WEST : HOUSE OF KENCHAPPA NORTH : PROPERTY OF K B SHASHIDHARA SOUTH : ROAD	K.B MANJUNATHA SWAMY S/O LATE K BALAPPA

7. Other terms and conditions :

- a) The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 7 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- b) The property/ies will be sold above the Reserve Price.
- c) The property can be inspected on **25.09.2026 between 10:00AM and 5:00PM.**
- 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 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, mail:support.BAANKNET@psballiance.com.

- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.5,34,000.00/- for Property No - 1 and 2,23,000.00 for property No - 2** 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 **25.09.2026 at 5:00PM**.
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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 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/- (incremental price) and time shall be extended to 10 minutes when valid bid received in last minutes.
- h) Sale shall be confirmed in favor 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) No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.
- k) 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, **CHITRADURGA** Branch, IFSC Code CNRB0000479 (Branch IFSC Code).
- l) It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for



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HO: Bengaluru, Branch: Chitradurga

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- transfer of the said property in favor of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n) 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.
- o) To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
- p) 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 **25.09.2026 from 10:00a.m. to 5:00P.M.**
- q) The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r) At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice
- s) For further details **CHITRADURGA Branch** (Mob. 9902276847 & 9900477157) e-mail id- cb0479@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). <https://baanknet.com/eauction-psb/x-login>



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: DAVANGERE
Date: 03.09.2026

Authorised Officer



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