ಕೆನರಾ ಬ್ಯಾಂಕ್ केनरा बैंक Canara Bank
ಭಾರತ ಸರ್ಕಾರದ ಒಂದು ಉದ್ಯಮ भारत सरकार का उपक्रम A Government of India Undertaking
ಸಿಂಡಿಕೇಟ್ सिंडिकेट Syndicate

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 **04.11.2026**, for recovery of **Rs. 1,72,76,295.64 (Rupees One Crore Seventy Two Lakh Seventy Six Thousand Two Hundred Ninety Five and Sixty Four Only)** as on 31.08.2026 plus further interest and charges from 01.09.2026 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. 9,90,000/- (Rupees Nine Lakh Ninety Thousand only)** and the earnest money deposit will be **Rs. 99,000/-(Rupees Ninety Nine Thousand Only) for property 1.** The reserve price will be **Rs. 9,90,000/- (Rupees Nine Lakh Ninety Thousand only)** and the earnest money deposit will be **Rs. 99,000/-(Rupees Ninety Nine Thousand Only) for property 2.** The reserve price will be **Rs. 15,00,000/- (Rupees Fifteen Lakh Only)** and the earnest money deposit will be **Rs. 1,50,000 /-(Rupees One Lakh Fifty Thousand only) for property 3.** The reserve price will be **Rs. 8,90,000/-(Rupees Eight Lakh Ninety Thousand only)** and the earnest money deposit will be **Rs. 89,000/-Rupees Eighty Nine Thousand 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 **2) Mrs. Sangeetha S Pai,** W/o Late Suresh Pai, 2701 B Towers Northern Sky City, Ujjodi Indiana Hospital

केनरा बैंक मंगलूरु
ए आर एम शाखा
ARM Branch
CANARA BANK, MANGALURU

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.

केनरा बैंक मंगलूरु
ए आर एम शाखा
ARM Branch
CANARA BANK, MANGALURU

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU 575001
(A GOVERNMENT OF INDIA UNDERTAKING)

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 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 : 14.10.2026

Authorised Officer
Canara Bank

केनरा बैंक मंगलूरु
ए आर एम शाखा
ARM Branch
CANARA BANK, MANGALURU