केनरा बैंक Canara Bank

REGIONAL OFFICE
MANGALURU - 575 001

To

Mr. P K Alva **(Borrower)** S/o P C Alva 3156, 12th Main Road ESI Hospital H A L 2nd Stage Indiranagar Bengaluru – 560 008	**Mrs. Vasanthi K Alva** **(Joint Borrower)** 415 1st Cross HAL 2nd Stage Indiranagar Bengaluru – 560 038	**Mr. Kiran Alva H** **(Guarantor)** Megina Mane Padavu Kulshekar Mangaluru – 575 004

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 proviso to Rule 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 mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of **BEJAI MANGALORE** branch of the Canara Bank will be sold on **"As is where is", "As is what is", and " Whatever there is"** on **20/11/2026**, for recovery of **Rs. 9,02,001.62 (Rupees Nine Lakhs Two Thousand One and Paisa Sixty Two only)** being the amount due as on 30.09.2026 along with further interest thereon w.e.f **01.10.2026** at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to the **BEJAI MANGALORE Branch** of Canara Bank from

Mr. P K Alva **(Borrower)** S/o P C Alva 3156, 12th Main Road ESI Hospital H A L 2nd Stage Indiranagar Bengaluru – 560 008	**Mrs. Vasanthi K Alva** **(Joint Borrower)** 415 1st Cross HAL 2nd Stage Indiranagar Bengaluru – 560 038	**Mr. Kiran Alva H** **(Guarantor)** Megina Mane Padavu Kulshekar Mangaluru – 575 004

The reserve price will be:
Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only) and the earnest money deposit will be **Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)**

केनरा बैंक CANARA BANK आर एल एफ पी अनुभाग RLFP SECTION के. बो. मंगलूरु Regional Office, Mangaluru

Internal

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DETAILS OF PROPERTY/IES:

All that part and parcel of non-agricultural immovable property held on warg right situated in Padavu Village of Mangaluru Taluk within the Mangalore City Corporation and within the registration Sub-District of Mangalore Taluk and bearing:

R.S.No.	Extent	Kissam	Portion
194-2(P)	5.50 Cents	Converted	Northern (out of middle 18.50 Cents)

Together with all mamool easementary right appurtenant thereto.

Boundaries:-

North: Portion of the same S. No. belonging to Vrinda K Alva
South: Portion of the same S. No. and existing compound wall
East: Portion of the same S. No. and interior cross road
West: Portion of the same S. No. belong to the P. Karunakara Alva

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (**https://www.canarabank.com**) and service provider website https://baanknet.com/ - **M/s PSB Alliance Ltd (BAANKNET) Contact No.8291220220 e-mail address:** support.baanknet@psballiance.com or may contact Canara Bank Regional Office, Mangaluru Ph. No. 0824-2863208/231/9491961526/9842766456 during office hours on any working day.

Date : 31/10/2026
Place : Mangaluru

Authorized Officer
CANARA BANK

केनरा बैंक CANARA BANK
आर एल एफ पी अनुभाग RLFP SECTION
Regional Office, Mangaluru

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केनरा बैंक Canara Bank

REGIONAL OFFICE
MANGALURU - 575 001

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 31/10/2026

1	Name and Address of the Secured Creditor		CANARA BANK BEJAI, MANGALORE
2	Name and Address of the Borrower(s) & Guarantor(S)		**Mr. P K Alva (Borrower)** S/o P C Alva 3156, 12th Main Road ESI Hospital H A L 2nd Stage Indiranagar Bengaluru – 560 008 **Mrs. Vasanthi K Alva (Joint Borrower)** 415 1st Cross HAL 2nd Stage Indiranagar Bengaluru – 560 038 **Mr. Kiran Alva H (Guarantor)** Megina Mane Padavu Kulshekar Mangaluru – 575 004
3	Property in the name of		**Mr. P KARUNAKARA ALVA**
4	Total liabilities as on 30/09/2026		**Rs. 9,02,001.62 (Rupees Nine Lakhs Two Thousand One and Paisa Sixty Two only) Plus future Interest & Other Costs**
5	a) Mode of Auction		ONLINE
	b) Details of Auction service provider		**M/s PSB Alliance Ltd (BAANKNET)** **Contact No.8291220220** **e-mail address: support.BAANKNET@psballiance.com**
	c)Date & Time of Auction		**20/11/2026** Time: 11.30 am to 01.30 pm (with unlimited extension of 5 minutes duration each till the conclusion of the sale.
	d)Portal of E Auction		https://baanknet.com/
	e)Reserve Price		**Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)**
6	Earnest Money Deposit (EMD) and last date of receipt of EMD		**Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)** **19/11/2026 till 05:00PM**

CANARA BANK केनरा बैंक आर एल एफ पी अनुभाग RLFP SECTION Regional Office, Mangaluru

7. Other terms and conditions:
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions

a. The property will be sold in **"as is where is and as is what is"** basis including encumbrances, if any.

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b. 'Auction / bidding shall be only through "Online Electronic Bidding" through the website https://baanknet.com/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

c. The property can be inspected, with Prior Appointment with Authorized Officer, on any working day between 3.00 PM and 5.00 PM.

d. The property will be sold for the price which is above the Reserve Price and the participating bidders may improve their offer further during auction process.

e. The intending bidders should register their names at portal https://baanknet.com/ and get their User ID and password & EMD amount of 10% of the Reserve Price is to be deposited to the Wallet of the Service Provider by way of Debit Card/UPI/NEFT/RTGS.

f. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

g. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/-.** The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

h. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

i. ***For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.***

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

k. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

l. In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Circle Office or Regional Office Mangaluru who, as a facilitating centre, shall make necessary arrangements.

m. For further details contact, Mrs. V M Ruckmani Devi, Asst General Manager, Canara Bank Regional Office, Mangaluru (Ph. No.0824-2863208/231/9491961526/9842766456) e-mail id: rlromlr@canarabank.com during office hours on any working day.

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: MANGALURU
Date : 31/10/2026

Authorised Officer
CANARA BANK

