केनरा बैंक Canara Bank

(HO, BENGALURU)

REGIONAL OFFICE UDUPI I

Canara Bank Buillding, I Floor, Court Road,Udupi 576101

Ph: 0820-2520111,2531511,2531011, email: recroudupi@canarabank.com

CATHOLIC CENTRE BRANCH, UDUPI-I Regional Office

Sale Notice for Sale of Immovable Properties

REF: RECRO/SARFAESI/SN/10110/2026-27/11-03 **DATE: 02/11/2026**

E-Auction Sale Notice for Sale of Immovable Assets 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/charged to the Secured Creditor, the **constructive 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 **21/11/2026**, for recovery of **₹ 26,60,073.76 (Rupees Twenty Six Lakh Sixty Thousand Seventy Three and Seventy Six Paise Only) along with interest from 01-11-2026** due to Canara Bank, Catholic Centre, Secured Creditor from **Mrs. Savitha Shenoy (borrower/s)**and **Mr. Amrith Shenoy P (guarantor/s)**. The **reserve price** will be **₹ 21,00,000/- (Rupees Twenty One Lakh Only)** and the **Earnest Money deposit** will be **₹ 2,10,000/- (Rupees Two Lakh Ten Thousand only).**

PROPERTY DETAILS

Residential Apartment No 201 measuring 1000 sq.ft (super built-up area) in the second floor and one covered car parking in the basement floor of the Apartment building "Ananth Residency" constructed on Sy. No 66-1P53 (formerly Sy No 66-1) in Plot No 1A7A1 measuring 5 cents and Plot No 1A7B measuring 5 cents with 8.59% + 1.28% undivided right in the land and common areas and facilities of the apartment building situated in Shivalli Village of Udupi taluk, with in Indrali ward of Udupi Municipality, with in Udupi S.D., Udupi R.D.

BOUNDARIES OF PLOT NO 1A7A1	BOUNDARIES OF PLOT NO 1A7B
East: Plot No 1A7A2 and 1A7C	East: Plot No 1A7C
South: Plot No 1A7B	South: Portion of Sy No 66-1 reserved for road
West: Plot No 1A6	West: Plot No 1A6
North: A Strip of land in Sy No 66-1	North: Plot No 1A7A1

CERSAI ASSET ID: 200066690850

For detailed terms and conditions of the sale, please refer to the link provided in "E-Auction" provided in Canara Bank's website i.e. www.canarabank.bank.in

Place: Udupi
Date: 02/11/2026

Authorised Officer
Canara Bank

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CATHOLIC CENTRE BRANCH, UDUPI-I Regional Office

CANARA BANK

COVERING LETTER TO SALE NOTICE

REF: RECRO/SARFAESI/SN/10110/2026-27/11-03 **DATE: 02/11/2026**

To,

1) Savitha Shenoy (Borrower) **W/O Amrith Shenoy P** **"Ananth", Ranganath Shenoy** **Compound,** **Near PPC Road** **Volakadu, Udupi 576101**	**2) Mr. Amrith Shenoy P (Guarantor)** **S/o Late P.Ananth Shenoy** **"Ananth", Ranganath Shenoy** **Compound,** **Near PPC Road** **Volakadu, Udupi 576101**

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, Catholic Centre 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 Catholic Centre Branch of Canara Bank.

The undersigned proposes selling 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.

Yours faithfully,

Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE

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CATHOLIC CENTRE BRANCH, UDUPI-I Regional Office

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, Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **21/11/2026**, for recovery of **₹ 26,60,073.76 (Rupees Twenty Six Lakh Sixty Thousand Seventy Three and Seventy Six Paise Only) along with interest from 01-11-2026** due to the Secured Creditor from **Mrs. Savitha Shenoy** and **Mr. Amrith Shenoy P (Guarantor (s)**. The **reserve price** will be **₹ 21,00,000/- (Twenty One Lakh Only)** and the **Earnest Money deposit** will be **₹ 2,10,000/- (Rupees Two Lakh Ten Thousand only)**

1	Name and Address of the Secured Creditor	Canara Bank, Catholic Centre, Branch
2	Name and Address of the Borrower & Guarantor	**1) Savitha Shenoy (Borrower)** W/O Amrith Shenoy P "Ananth", Ranganath Shenoy Compound, Near PPC Road Volakadu, Udupi 576101 **2) Mr.Amrith Shenoy P (Guarantor)** S/o Late P.Ananth Shenoy "Ananth", Ranganath Shenoy Compound, Near PPC Road Volakadu, Udupi 576101
3	Total liabilities as on 02/11/2026	**₹ 26,60,073.76 (Rupees Twenty Six Lakh Sixty Thousand Seventy Three and Seventy Six Paise Only) along with interest from 01-11-2026**
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) 21/11/2026 Online
5	Details of Property/ies	Residential Apartment No 201 measuring 1000 sq.ft (super built up area) in the second floor and one covered car parking in the basement floor of the Apartment building "Ananth Residency" constructed on Sy. No 66-1P53 (formerly Sy No 66-1) in Plot No 1A7A1 measuring 5 cents and Plot No 1A7B measuring 5 cents with 8.59% + 1.28% undivided right in the land and common areas and facilities of the apartment building situated in Shivalli Village of Udupi taluk, with in Indrali ward of Udupi Municipality, with in Udupi S.D., Udupi R.D. **BOUNDARIES OF PLOT NO 1A7A1** East: Plot No 1A7A2 and 1A7C South: Plot No 1A7B West: Plot No 1A6

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		North: A Strip of land in Sy No 66-1 **BOUNDARIES OF PLOT NO 1A7B** East: Plot No 1A7C South: Portion of Sy No 66-1 reserved for road West: Plot No 1A6 North: Plot No 1A7A1 **CERSAI ID: 200066690850**
6	Reserve Price	**₹ 21,00,000/- (Twenty One Lakh Only)**
7	Earnest Money Deposit	**₹ 2,10,000/- (Rupees Two Lakh Ten Thousand only)**
8	The property can be inspected Date & Time	The property can be inspected with Prior Appointment with Authorized Officer, on any working day between **10.00 AM to 5.00 PM on or before 20/11/2026**

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 with Prior Appointment with Authorized Officer, on any working day **between 10.00 AM to 5.00 PM on or before 20/11/2026.**

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 digilocker 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 **₹ 2,10,000/- (Rupees Two Lakh Ten Thousand only)** 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 20/11/2026 up to 5 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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 5 minutes when valid bid received in last 5 minutes.

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CATHOLIC CENTRE BRANCH, UDUPI-I Regional Office

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, Catholic Centre Branch, IFSC Code CNRB0010110** (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 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 any working day between 10.00 AM to 5.00 PM on or before 20/11/2026 with Prior Appointment with Authorized Officer**

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 **Branch Manager Catholic Centre Branch 9080783079 and 9845952571**

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

Place: Udupi
Date: 02/11/2026

Authorised Officer
Canara Bank

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