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

(Auction Sale Notice for Immovable properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9(1) READ WITH RULE 6 (2) 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 Movable/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", "Whatever there is" and "Without Recourse" on **20.11.2026**, for recovery of Rs. 29,02,49,526.09 (Rupees Twenty Nine crores two lakhs forty nine thousand five hundred twenty six and nine paise Only) as on 30.06.2026 plus further interest and charges from 01.07.2026 due to the Secured Creditor from,1. **M/s Agribase Commodities (Borrower), 2. Mr. Shevgoor Umesh Kamath (Managing Partner),3. Mrs. Shevgoor Latha Umesh Kamath Alias Radhika Kamath (Partner),4. Mr. S Vittal Roy Kamath** (Guarantor).The reserve price for **LOT-1** will be **Rs.4,51,25,000/-**(Rupees Four Crore Fifty One Lakh Twenty Five Thousand Only) and the Earnest Money Deposit will be **Rs.45,12,500 /-** (Rupees Forty Five Lakh Twelve Thousand Five Hundred Only). The reserve price for **LOT-2** will be **Rs.33,85,000 /-** (Rupees Thirty Three Lakh Eighty Five Thousand Only) and the Earnest Money Deposit will be **Rs.3,38,500/-** (Rupees Three Lakh Thirty Eight Thousand Five Hundred Only).

1	Name and address of the Secured creditor	Canara Bank, ARM Branch, Mangaluru
2	Name and Address of the Borrower	M/s Agribase Commodities (Borrower) D No. 2-170(5) Kareemi Complex Main Road Bajpe,Mangalore -574142
		Mr.Shevgoor Umesh Kamath (Managing Partner) S/o Shevgoor Vittal Kamath Door No.2-208(2) "Sri Nava Durga" Kolbe, Bajpe, Managalore -574142

Internal

		Mrs.Shevgoor Latha Umesh Kamath Alias Radhika Kamath (Partner) W/o Shevgoor Umesh Kamath Door No.2-208(2) "Sri Nava Durga" Kolabme, Bajpe, Managalore -574142
		Mr.S Vittal Roy Kamath (Guarantor to A/c 184003929998) S/o Shevgoor Umesh Kamath Door No.2-208(2) "Sri Nava Durga" Kolabme, Bajpe, Managalore -574142
3	**Total liabilities as on 30-06-2026**	Rs.29,02,49,526.09 (Rupees Twenty-Nine crores two lakhs forty-nine thousand five hundred twenty-six and nine paise Only)
4	e) **Mode of Auction**	E-Auction
	f) **Details of Auction service provider**	BAANKNET (M/s PSBAlliancePvt.Ltd) https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings
	g) **Date & Time of Auction**	**20.11.2026, 10:30 A.M to 11:30 A.M**
	h) **Place of Auction**	**Online(https://baanknet.com)**
5	**Details of Properties** ***LOT-1*** **PROPERTY-1:** Non-agricultural immovable property held on warg right situated in Badaga Yedapadavu village of Mangaluru Taluk within the registration subdistrict of Moodabidri and comprised in:	

Sy. No.	Kissam	Extent A-C	Kissam
241/2	Converted	0-91	Full Sub-Division

Property No. 151100304900100395(As per 9 & 11A extent is 3591 Sq. Mts)
Consisting of building bearing D.Nos 2-15(1) & 2-15(2), measuring 550 sq. Mtrs. and also, with all mamool and easementary rights appurtenant threreto.

Boundaries as per Form 9 & 11A:

North: Sy. No. 241/1
South: Sy. No. 241/3
East: Sy. No. 241/5
West: Sy. No. 241/4

PROPERTY-2:

Non-agricultural immovable property held on warg right situated in Badaga Yedapadavu village of Mangaluru Taluk within the registration subdistrict of Moodabidri and comprised in:

Sy. No.	Kissam	Extent A-C	Portion
240/4	Converted	1-42	Full Sub-Division
240/5	Converted	1-21	Full Sub-Division
240/6	Converted	1-00	Full Sub-Division

Property No. 151100304900120304(As per 9 & 11A Extent is 14590.74 Sq. Mts.)
With all mamool and easementary rights appurtenant thereto.

Boundaries as per Form 9 & 11A:

North: S.D Line of Sy. No. 240/3
South: S.D Line of Sy. No. 246
East: S.D Line Sy. No. 241
West: S.D Line of Sy. No. 247

Property-3:

Non-agricultural immovable property held on warg right situated in Badaga Yedapadavu village of Mangaluru Taluk within the registration subdistrict of Moodabidri and comprised in:

Sy. No.	Kissam	Extent A-C	Property No.
241/5	Converted	0-70	151100304900120324 (as per 9 & 11A extent is 2779.21 Sq. Mts.)
241/6	Converted	1-03	151100304900120323(as per 9 & 11A extent is 4034 sq. Mts)
241/7	Converted	0-97	151100304900120325(as per 9 & 11A extent is 3841.18 Sq. Mts.)

With all mamool and easementary rights appurtenant thereto

Boundaries of Property No.151100304900120324 as per Form 9 & 11A:

North: Road
South: Remaining portion of Same Sy. Division
East: S.D. Line
West: Road

Boundaries of Property No 151100304900120323 as per Form 9 & 11A:

North: Remaining portion of Same Sy. Division

South: Sy Line
East: Sy Div. Line
West: Road

Boundaries of Property No 151100304900120325 as per Form 9 & 11A:
North: Road
South: Sy Line
East: Road
West: Sy Line

PROPERTY-4:
Non-agricultural immovable property held on warg right situated in Badaga Yedapadavu village of Mangaluru Taluk within the registration subdistrict of Moodabidri and comprised in:

Sy. No.	Kissam	Extent A-C	Property No
241/3	Converted	1-08	151100304900120386(As per Form 9 & 11A extent is 3999.71 Sq. Mts)

With all mamool and easementary rights appurtenant thereto.

Boundaries of Property No. 151100304900120386 as per Form 9 & 11A:
North: Sy Div Line
South: Road
East: Sy Div Line
West: Road

PROPERTY-5:
Non-agricultural immovable property held on warg right situated in Badaga Yedapadavu village of Mangaluru Taluk within the registration subdistrict of Moodabidri and comprised in:

Sy. No.	Kissam	Extent A-C	Property No
240/2	Converted	1-48	151100304900120985

With all mamool and easementary rights appurtenant thereto.

Boundaries of Property No. 151100304900120985 as per Form 9 & 11A:
North: Sy. No. 240/1 & Road
South: Sy. No. 240/3, Line
East: Sy. No. 110
West: Sy. No. 247

LOT-2
All the Hypothecated movable properties consisting of equipments, Plant and Machinery installed in Industrial building of M/s Agribase Commodities situated in Badaga Yedapadavu village of Mangaluru Taluk within the registration subdistrict of Moodabidri.

	NOTE: LOT-1 will be sold only if a separate valid bid is received and successful in respect of LOT-2. However, Parties may bid for both LOT-1 and LOT-2. The intending bidders for machinery are requested to contact ARM branch, Mangaluru for physical verification of Machinery before participating in the auction.	
6	**Reserve Price**	**LOT-1- Rs.4,51,25,000/-(Rupees Four Crore Fifty One Lakh Twenty Five Thousand Only)** **LOT-2- Rs.33,85,000 /- (Rupees Thirty Three Lakh Eighty Five Thousand Only)**
7	**Earnest Money Deposit**	**LOT-1- Rs.45,12,500 /- (Rupees Forty Five Lakh Twelve Thousand Five Hundred Only)** **LOT-2- Rs.3,38,500/- (Rupees Three Lakh Thirty Eight Thousand Five Hundred Only)**
8	**Property Inspection**	With prior permission from Authorised Officer

9 Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is", "Whatever there is" and "Without Recourse" 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 permission from Authorised Officer.

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, Email: support.BAANKNET@psballiance.com)

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.45,12,500/- for **LOT-1** and Rs.3,38,500 /- for **LOT-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 **19-11-2026** at 5:00 PM

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/- (Rupees One Lakh only) for Lot 1 and Rs. 10,000/- (Rupees Ten Thousand Only) for lot 2 (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 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. Rs.1,00,000/- (Rupees One Lakh only) for lot 1 and Rs 10,000/- (Rupees Ten Thousand

Only) for Lot 2 (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, Name of 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 only), 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.

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. Gijesh Kumar, Senior Manager, ARM Branch, Mangaluru, Mobile 7200793043, 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).

कृते केनरा बैंक For Canara Bank

अधिकृत अधिकारी Authorised Officer
विशेषीकृत आ व प्र शाखा, मंगलुरु
Specialised ARM Branch, Mangaluru

Place: Mangaluru
Date: 02.11.2026

Authorised Officer
Canara Bank

Internal