

COVERING LETTER TO SALE NOTICE

REF: HLGL/SL/DEC/01/2025-26

Date: 28-11-2025

TO:

1. M/s. SHRI VEERANJANEYA SUGARS PVT LTD
NO 94 ARABHAVI MATH ROAD ARABHAVI
ARABHAVI
DIST BELAGAVI
BELAGAVI
KARNATAKA - 591 310
2. Mr. KIRAN BABALESHWAR
S/o MURALI
#194, ARABHAVI FARM
SANGANAKERI
GOKAK, BELGAVI
KARNATAKA 591 224
3. Mr. PRAVEEN JEEVAN BABALESHWAR
S O JEEVAN ARABHAVI
GOKAK RURAL
BELGAUM
KARNATAKA - 591 310
4. Mr. JEEVAPPA BABALESHWAR
S O RAMAPPA
ARABHAVI FARM ARABHAVI
GOKAK
BELAGAVI
KARNATAKA - 591 310
5. Mr. DUNDAPPA BABALESHWAR
S/o: RAMANNA
ARABHAVI
BELAGAVI District
KARNATAKA - 591 310
6. Mr. MARUTI BABALESHWAR
S/o. RAMAPPA
LAXMI NAGAR ARABHAVI
GOKAK
BELGAUM
KARNATAKA 591 310

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 **Dharwad Narayanpur 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 **Dharwad Narayanpur branch** of our Bank.

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 Act/or any other law in force.

For detailed terms and conditions of the sale, please refer to the link provided in website i.e. www.canarabank.bank.in

AUTHORIZED OFFICER

Date: 28-11-2025

Place: Hubballi

Enclosure: - Sale Notice

कृते केनरा बैंक/For CANARA BANK
Signature
अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29

E- AUCTION SALE NOTICE

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ON LINE AUCTION) UNDER 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, guarantor/s and mortgagor/s that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by inviting tenders on the following terms & conditions.

1.	Names and Address of the secured creditor	CANARA BANK , Dharwad Narayanpur Branch VISHNU PLAZA BLDG, OPP.NARAYANAPUR BUS STOP, NARAYANAPUR, DHARWAD -580 008 Phone No. 94498 67152, E-mail id: cb1514@canarabank.com
2.	Names and Address of the Borrower	M/s. SHRI VEERANJANEYA SUGARS PVT LTD NO 94 ARABHAVI MATH ROAD ARABHAVI ARABHAVI DIST BELAGAVI BELAGAVI KARNATAKA - 591 310 Mr. JEEVAPPA BABALESHWAR (Director) S O RAMAPPA ARABHAVI FARM ARABHAVI GOKAK BELAGAVI KARNATAKA - 591 310 Mr. PRAVEEN JEEVAN BABALESHWAR (Director) S O JEEVAN ARABHAVI GOKAK RURAL BELGAUM KARNATAKA - 591 310 Mr. KIRAN BABALESHWAR (Director) S/o MURALI #194, ARABHAVI FARM SANGANAKERI GOKAK, BELGAVI KARNATAKA 591 224 Mr. DUNDAPPA BABALESHWAR (Director) S/o: RAMANNA ARABHAVI DIST BELAGAVI BELAGAVI KARNATAKA - 591 310 Mr. MARUTI BABALESHWAR (Director) S/o. RAMAPPA LAXMI NAGAR ARABHAVI GOKAK BELGAVI -KARNATAKA 591 310

कृते केनरा बैंक/For CANARA BANK

अधिकृत अधिकारी /Authorised Officer
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29

3.	Total liabilities as on 24-11-2025	Rs. 8,24,86,399/- (Rupees: Eight Crore Twenty Four Lakhs Eighty Six Thousand Three Hundred Ninety Nine only) plus future interest and costs
4	a) Mode of Auction b) Details of Auction service provider	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET)
4.	Last Date & Time of receipt of online tender	05-01-2026 on or before 11:30 A M
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	05-01-2026 FROM 11.30 AM TO 2.00 PM
7	Portal for E-auction	https://baanknet.com/
8	Reserve Price	Property -1: Industrial Land and Building Tadaslur village, at Rs. 391.00 Lakhs (Rupees:Three Crore Ninety One Lakhs only) Property-2 :Residential 3 RCC Houses in Sanganakeri Rs. 118.00 (One Crore Eighteen Lakhs Only)
9	Earnest Money Deposit (EMD)	Property -1 EMD : Industrial Land and Building Tadaslur village :Rs.39.10 lakhs (Thirty Nine Lakhs Ten Thousand Only) Property -2: EMD: Residential 3 RCC Houses in sanganakeri Rs. 11.80 Lakhs (Eleven Lakhs Eighty Thousand Only)
10	Property can be inspected on or before Date and Time	Date: 04-01-2026 Time: Between 11 AM to 4 PM
11	Details of Properties	As tabulated below

a. DETAILS OF PROPERTY:

→ PROPERTY NO : 1

RESERVE PRICE OF THE PROPERTY: ₹ 391.00 Lakhs

EMD : ₹ 39.10 lakhs

Description of the property	Name of Title holder
<p>All that piece and parcel of Industrial Land and Building situated at RS No.425/4 and 425/5, Tadaslur Village, Soundatti Taluk , Dist Belagavi 591 119</p> <p>Extent of land – 4 Acres 5 Gunta ie, 179685 sq ft Extent of building – Total built up area 14,449.39 sq ft</p> <p>To the East : Sy. No.425 & 488 To the west : Goyak – Muragood Road To the North : Sy. No. 425 & 489 To the South : Block No.426</p>	<p>SRI. KIRAN BABALESHWAR</p>

कृते केनरा बैंक/For CANARA BANK
Auth

अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29

→ PROPERTY NO : 2

RESERVE PRICE OF THE PROPERTY: ₹ 118.00 Lakhs

EMD : ₹ 11.80 lakhs

Description of the property	Name of Title holder
1. RCC house bearing Aarabhavi PP No.248/B measuring 1732 sq.ft, Sangankeri, Mudalagi Tq To the East : Property of Jeevappa Babaleshwar To the west : Property of Jeevappa Babaleshwar To the North : Property of Sadashiv Babaleshwar To the South : Property of Maruti Babaleshwar	SRI.DUNDAPPA BABALESHWAR
2. RCC house bearing Aarabhavi PP No.248/A measuring 1243 sq ft, Sangankeri, Mudalagi Tq To the East : Gokak to Yadawad Road To the west : Private property To the North : Private property To the South : Property of Sadashiv L Babaleshwar	SRI.JEEVAPPA BABALESHWAR
3. RCC house Arabhavi PP No.678, measuring 1243 Sq.ft of Arabhavi village, Sangankeri, Mudalagi Tq To the East : Road To the west : House of Dundappa Babaleshwar To the North : Land of Sadashiv L Babaleshwar To the South : Private property	SRI.MARUTI BABALESHWAR

12. OTHER TERMS AND CONDITIONS:

- The auction sale will be online e-auction-through the website <https://baanknet.com/>
- The property will be sold in "**AS IS WHERE IS & AS IS WHAT 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 12 (e) below).
- The properties can be inspected on or before 04-01-2026 between 11.00 AM to 4.00 PM with prior appointment.
- The properties will be sold above the Reserve Price and the 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 adahaar 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 : 8291220220, Email: support.baanknet@psballiance.com)
- The intending bidders shall deposit Earnest Money Deposit (EMD) 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 05-01-2026 at 11:00 A.M.

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अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29

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

g) 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

h) 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 minutes.

i) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j) 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.**

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, Dharwad Narayanapur, IFSC Code CNRB0001514 (Branch IFSC Code).

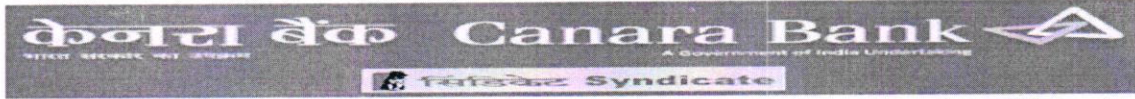
l) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

m) 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.

n) 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

o) 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 till 04-01-2026 from 11:00 A.M. to 4:00 P.M.

p) Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor



q) Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof

r) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.

For further details, nodal officer may be contacted during office hours on any working day

Canara bank Dharwad narayanpur branch vishnu plaza bldg, opp.narayanapur bus stop, Dharwad-580008 phone no. 9449867152 cb1514@canarabank.com	email id: M/s BANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com
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Date: 28-11-2025

Place: HUBBLI

Authorized Officer
कृते केनरा बैंक/For CANARA BANK
अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हुबल्लि/R.O.HUBBALLI-29