

COVERING LETTER TO SALE NOTICE

REF: HLGL/SL/DEC/11 /2025-26

Date: 06-12-2025

To

Dr. SNEHAL MUDENNAVAR
HOUSE NO 88/ 90, 1st Stage
3RD CROSS, 5TH MAIN ,SHIRUR PARK
VIDYA NAGAR
HUBBALLI-580021

Mr. SHAMBULING SHIVAPPA MUDENNAVAR
SON OF SHIVAPPA,
HOUSE NO 88 / 90, 1st Stage
3RD CROSS, 5TH MAIN ,SHIRUR PARK
VIDYA NAGAR
HUBBALLI-580021
shambu2048@gmail.com

Mrs. SMITA SHAMBULING MUDENNAVAR
HOUSE NO 88/90, 1st stage
3RD CROSS, 5TH MAIN ,SHIRUR PARK
VIDYA NAGAR
HUBBALLI-580021

E- AUCTION SALE NOTICE

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, Hubballi B N NAGAR 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 **Canara Bank, Hubballi B N NAGAR** 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

कृते केनरा बैंक/For CANARA BANK
Arul

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

AUTHORIZED OFFICER

Date: 06-12-2025

Place: Hubballi

Enclosure: - Sale Notice

Restricted

Confidential

E- AUCTION SALE NOTICE

CERSAI ID : 400078227331

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	HUBBALLI B N NAGAR BRANCH, IMA BUILDING, BAILAPPANAVAR NAGAR, HUBBALLI - 580029 Phone No. 9449867167, email id: cb1382@canarabank.com
2.	Names and Address of the Borrower	<p>Dr. SNEHAL MUDENNAVAR HOUSE NO 88/ 90 3RD CROSS, 5TH MAIN ,SHIRUR PARK VIDYA NAGAR HUBBALLI-580031</p> <p>Mr. SHAMBULING SHIVAPPA MUDENNAVAR SON OF SHIVAPPA, HOUSE NO 88 / 90 3RD CROSS, 5TH MAIN ,SHIRUR PARK VIDYA NAGAR HUBBALLI-580031 shambu2048@gmail.com</p> <p>Mrs. SMITA SHAMBULING MUDENNAVAR HOUSE NO 88/90 3RD CROSS, 5TH MAIN ,SHIRUR PARK VIDYA NAGAR HUBBALLI-580031</p>
3.	Total liabilities as on 05-12-2025	Rs. 2,23,82,304/- (Rupees: Two Crore Twenty Three Lakhs Eighty two Thousand Three Hundred and Four 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	24-12-2025 on or before 12:00PM
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	24-12-2025 from 12.00 PM TO 2.00 PM
7	Portal for E-auction	https://baanknet.com/
8	Reserve Price	Rs.289.00 lakhs (Rupees: Two Crore Eighty Nine Lakhs Only)

कृते केनरा बैंक/For CANARA BANK

Restricted

adit

अधिकृत अधिकारी/Authorised Officer

क्षेत्रीय कार्यालय. हुब्बली/R.O.HUBBALLI-29

Confidential

Restricted

9	Earnest Money Deposit (EMD)	Rs.28.90 Lakhs (Rupees: Twenty Eight Lakhs Ninety Thousand only)
10	Property can be inspected on or before Date and Time	Date: 23-12-2025 Time: Between 03:00 PM to 05:00 PM
11	Details of Properties	Details tabulated below

a. DETAILS OF PROPERTY:

RESERVE PRICE OF THE PROPERTY: ₹ 289.00 Lakhs

EMD : ₹ 28.90 lakhs

Details of Immovable Property Details		
Description of the property	Name of Title holder	CERSAI Details
<p>Schedule-I</p> <p>i) All the piece and parcel of Residential property bearing no CTS No 4647/88 measuring 133.3/9 Sq. Yards. i.e 111.48 Sq.Mtr</p> <p>ii) Residential property bearing no CTS No 4647/90 measuring 133.3/9 Sq. Yards. i.e 111.48 Sq.Mtr</p> <p>Both properties are adjacent to each other consisting of Residential RCC GF measuring 967.25 Sq. Feet and FF measuring 1252 Sq.feet totally 2219.25 Sq. feet bearing Municipal Ward No 34, PID No 34/808, situated at CTS Ward Extension, Shirur Park, MTS Village of Hubballi Taluk</p> <p>Common Boundaries of CTS No 4647/88 and 4647/90</p> <p>To the East : CTS No 4647/92 To the West : Road To the North : CTS No 4647/89,4647/87 To the South: Road</p>	<p>1. Mr. SHAMBULING SHIVAPPA MUDENNAVAR</p> <p>2. Mrs. SMITA SHAMBULING MUDENNAVAR</p> <p>Restricted</p>	<p>Security interest Type: Registered Mortgage</p> <p>Security interest ID: 400078227331</p> <p>Asset ID: 200079877302</p>

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 23-12-2025 between 03:00 PM to 05:00 PM with prior appointment.

कृते केनरा बैंक/For CANARA BANK

.....

अधिकृत अधिकारी/Authorised Officer
रोमाय कार्यालय, हुब्बली/R.O.HUBBALLI-29

Restricted

d) 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**)

e) 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 24-12-2025 at 12:00 P.M.

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" (atleast 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, HUBBALLI B N NAGAR BRANCH ,IFSC Code CNRB0001382(Branch IFSC Code).

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

कर्ना के बैंक/For CANARA BANK

Arv

अधिकृत अधिकारी/Authorised Officer
कार्यालय नं. 29/0.0. हुबली/R.O. HUBBALLI-29

HUBBALLI B N NAGAR BRANCH, IMA BUILDING, BAILAPPANAVAR NAGAR, HUBBALLI - 580029
Phone No. 9449867167, email id: cb1382@canarabank.com

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 23-12-2025 from 03:00 PM to 05:00 PM

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 officer hours on any working day

HUBBALLI B N NAGAR BRANCH, IMA BUILDING,
BAILAPPANAVAR NAGAR, HUBBALLI - 580029
Phone No. 9449867167,
email id: cb1382@canarabank.com

M/s BANKNET (M/s PSB Alliance Pvt. Ltd),
(Contact No. 7046612345/6354910172/
8291220220/9892219848/ 8160205051,
Email: support.baanknet@psballiance.com

Date: 06-12-2025
Place: HUBBALI

कर्ते केनरा बैंक/For CANARA BANK
a/w
अधिकृत अधिकारी/Authorised Officer
स्थानीय कार्यालय: हुबली/P.O.: HUBBALI

Authorized Officer