

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU
575001

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS 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 immovable property mortgaged/ charged to the secured Creditor, the 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", and "Whatever there is" on **10-12-2025**, for recovery of **Rs. 61,89,08,308.14 (Rupees Sixty One crores Eighty Nine Lakhs Eight Thousand Three Hundred and Eight and paise fourteen Only)**, as on 31.10.2025 plus further interest and charges from 01.11.2025 due to the Secured Creditor from Borrower (1) M/s. Shri Lakshmi Venkataramana Yajamana Industries (Borrower), (2) M/s Shashank Cashew Industries (Borrower) (3) M/s. Shri Lakshmi Venkataramana Cashew Rural Industries (Borrower).

NAME	ADDRESS
Name and address of the secured creditor	Canara Bank, ARM Branch, Mangaluru
Name and address of the Borrower & Guarantor	
<p>(1) M/s. Shri Lakshmi Venkataramana Yajamana Industries (Borrower) represented by (a) Mr. Varadaraja Pai T (Guarantor & Mortgagor) (Managing Partner of M/s. Shri Lakshmi Venkataramana Yajamana Industries),S/o. Ragunath Pai T(b) Mrs. Sandhya V Pai alias Sandhya Baliga (Guarantor & Mortgagor) (Partner of M/s. Shri Lakshmi Venkataramana Yajamana Industries),W/o. Varadaraja Pai, (c) Mrs. Savitha Baliga (Guarantor & Mortgagor)W/o. B Sathyanarayana Baliga,(d) . Mr. Hareendra Pai T (Guarantor & Mortgagor),S/o. Ragunatha Pai T,(e) Mr. P Vasudev Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath,(f) Mrs. Mumthaz (Guarantor & Mortgagor),W/o. C Yakoob,(h) Mr. Abdulla D (Guarantor & Mortgagor)S/o. Ahmed Beary,(g) Mr. Sathyanarayana Baliga (Guarantor & Mortgagor),S/o. B Rama Baliga,(h) Mr. Arun Bhandary (Guarantor & Mortgagor),S/o. Late Dr A B Bhandary(i) Mr. P Ramachandra Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(j) . Mr. P Harish Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath (k) Mr. P Madhav Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(l) Mr. P Krishna Kamath (Guarantor & Mortgagor)S/o. Late Subraya Kamath</p> <p>(2) M/s Shashank Cashew Industries represented by (a) Mr. Hareendra Pai T (Partner, Guarantor & Mortgagor),S/o. Ragunatha Pai T,(b) Mrs. Shilpa H.Pai,W/o- T. Hareendra Pai(Partner & Guarantor) (c) Mr. Sathyanarayana Baliga (Partner, Guarantor & Mortgagor),S/o. B Rama Baliga(d) . Mrs. Savitha Baliga (Partner, Guarantor &</p>	

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU
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Mortgagor),W/o. B Sathayanarayana Baliga(e) Mr. T Raghunath Pai (Partner & Guarantor),S/o- Ganpathi Pai(f) Mrs .Indira Pai (Partner & Guarantor),W/o- Raghunath Pai T(g) Mr. Varadaraja Pai T (Guarantor & Mortgagor),S/o. Ragunath Pai T(h) Mrs. Sandhya V Pai alias Sandhya Baliga (Guarantor & Mortgagor),W/o. Varadaraja Pai, (i) Mr. Arun Bhandary (Guarantor & Mortgagor),S/o. Late Dr A. B. Bhandary(j) Mr. P Ramachandra Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(k) Mr. P Harish Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(l) Mr. P Madhav Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(m) Mr. P Krishna Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(n) Mr. P Vasudev Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(o) Mrs. Mumthaz (Guarantor & Mortgagor)W/o. C Yakoob,(p) Mr. Abdulla D (Guarantor & Mortgagor),S/o. Ahmed Beary, **(3) M/s. Shri Lakshmi Venkataramana Cashew Rural Industries (Borrower)** represented by (a) Mrs. Sumana Prabhu (Borrower)(Proprietor of M/s. Shri Lakshmi Venkataramana Cashew Rural Industries) (b) Mrs. Sandhya V Pai alias Sandhya Baliga (Guarantor & Mortgagor),W/o. Varadaraja Pai(c) Mrs. Savitha Baliga (Guarantor & Mortgagor),W/o. B Sathayanarayana Baliga(d) Mr. Hareendra Pai T (Guarantor & Mortgagor),S/o. Ragunatha Pai T(f) Mr. P Vasudev Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(e) Mrs. Mumthaz (Guarantor & Mortgagor),W/o. C Yakoob(f) Mr. Abdulla D (Guarantor & Mortgagor)S/o. Ahmed Beary(g) Mr. Sathyanarayana Baliga (Guarantor & Mortgagor),S/o. B Rama Baliga(h) Mr. Arun Bhandary (Guarantor & Mortgagor),S/o. Late Dr A B Bhandary(i) Mr. P Ramachandra Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(j) Mr. P Harish Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(k) Mr. P Madhav Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(l) Mr. P Krishna Kamath (Guarantor & Mortgagor),S/o. Late Subraya Kamath(m) Mr. Varadaraja Pai T (Guarantor & Mortgagor),S/o. Ragunath Pai T .

Total Liabilities as on 31.10.2025	Rs. 61,89,08,308.14 (Rupees Sixty One crores Eighty Nine Lakhs Eight Thousand Three Hundred and Eight and paise fourteen Only)
(a) Mode of auction	Online
(b) Details of auction service provider	https://baanknet.com/
(c) Date & time of auction	10.12.2025 Time: 10.30 am to 11.30 am (with unlimited extension of 5 minutes duration each till the conclusion of the sale.)
(d) Place of auction	“Online Electronic Bidding” through the website https://baanknet.com/

Details of properties

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTIA ROAD, MANGALURU
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Property1

Lot1

Non Agricultural Immovable property situated at Pilathabettu Village of Bantwal Taluk, within the limits of Pilathabettu Village Panchayath and within the Registration Sub-District of Bantwal, D.K. District & comprised in:-

Item No	Sy. No.	Kissam	Extent A-C	Extent Sq. Mtrs
1	79/5	Converted	0-20	809.40
2	79/5	Converted	0-50	2023.50
3	79/5	Converted	0-85	
4	79/5	Dry	0-28	
			1-83	

E Property No. 151100203300120274, 151100203300120275

With a Residential building bearing D.No. 2-142/4A, measuring 223 sq.mtr and Industrial Shed bearing D.No. 2-142B, measuring 1208.17 sq.mtr along with all other mamool & easementary rights, right of way & water appurtenant thereto in the name of Mr. Hareendra Pai T

Boundaries of Item No.1:-

North: Neralakatte Venur Road. South: Portion of the same Sy. No.

East: Property of Jaya Moolya. West: Portion of the same Sy. No.

Boundaries of Item No.2:-

North: Neralakatte Venur Road. South: Portion of the same Sy. No.

East: Portion of the same Sy. No. West: Property of Prabhakar Bangera.

Lot2

All the hypothecated movable properties consisting of equipments, plant and machineries installed in industril building at Sy.No.79/5, Pilanthabetu village, Nainadu Post, Bantwal Taluk, Dakshina Kannada District.

Lot No.1 will be sold only if a separate valid bid is received and successful in respect of item of Lot 2. However, parties may bid for both Lot - 1 & Lot - 2 and take both items.

The intending bidders for machineries are requested to contact ARM branch for physical verification of machineries before participating in auction.

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU
575001

(A GOVERNMENT OF INDIA UNDERTAKING)

Property 2:

Non Agricultural Immovable property situated at Chibidre Village of Belthangady Taluk and within the Registration Sub-District of Mangalore Taluk, D.K. District and comprised in:-

Item No	R. S. No.	Kissam	Extent A-C
1	19/16 Portion PID No. 151100101000300070 Charmady Grama Panchayath	Residential	0-54.25 (2195.41 Sq.Mtrs)
2	19/16 Portion PID No. 151100101000320379 Charmady Grama Panchayath	Commercial	0-03 (121.40 Sq.Mtrs)

Along with all other mamool & easementary rights appurtenant thereto_in the name of Mrs.Mumtaz

Boundaries:-

North: Sy. No. 19/16P1. South: Sy. No. 19/16P1.
East: Sy. No. 19/12. West: Sy. No. 19/16P1.

Property3

Non Agricultural Converted Immovable House Site property situated at No.88 Derebail Village of Mangalore City, Within the limits of Mangalore City Corporation and within the Registration Sub-District of Mangalore City and comprised in:-

Item No	Sy. No.	Kissam	Extent A-C
1	109-A (Part)	Converted	0-02.50
2	109-A (Part)	Converted	0-12.50
3	109-A (Part)	Converted	0-12.50
4	109-A (Part)	Converted	0-12.50

Totally measuring 40 cents in extent along with all other mamool & easementary rights, right of way & water appurtenant thereto_in the name of Mr. P Ramachandra Kamath Mr. P Harish Kamath, Mr. P Madhav Kamath, Mr. P Krishna Kamath & Mr. P Vasudev Kamath

Boundaries:-

North: Road.
South: Portion of the same Sy. No.
East: Road.
West:Water Channel

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU
575001

(A GOVERNMENT OF INDIA UNDERTAKING)

Reserve price	Property1: Lot1: Rs.1,98,00,000/-(Rupees One Crore Ninety Eight lakhs Only) Lot2: Rs.24,50,000/-(Rupees Twenty Four Lakhs Fifty Thousand Only) Property2: Rs.62,00,000/-(Rupees Sixty Two Lakhs only) Property3: Rs.1,79,00,000/-(Rupees One Crore Seventy Nine Lakhs Only)
Earnest Money Deposit	Property1: Lot1: Rs.19,80,000/-(Rupees Nineteen lakhs Eighty Thousand Only) Lot2: Rs.2,45,000/-(Rupees Two lakh Fourty Five Thousand only) Property2: Rs.6,20,000/-(Rupees Six Lakhs Twenty Thousand Only) Property 3: Rs.17,90,000/-(Rupees Seventeen Lakhs Ninety Thousand Only)
The property can be inspected Date & Time	The property can be inspected, with Prior Appointment with Authorised Officer.

OTHER TERMS AND CONDITIONS OF SALE NOTICE DATED 19-11-2025

- 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 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

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU

575001

(A GOVERNMENT OF INDIA UNDERTAKING)

Earnest Money Deposit	Property1: Lot1: Rs.19,80,000/- (Rupees Nineteen lakhs Eighty Thousand Only) Lot2: Rs.2,45,000/- Rupees Two lakh Fourty Five Thousand only) Property2: Rs.6,20,000/- (Rupees Six Lakhs Twenty Thousand Only) Property 3: Rs.17,90,000/- (Rupees Seventeen Lakhs Ninety Thousand Only)
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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 **09-12-2025 at 5:00 PM**

- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000.00 (Rupees One lakh only) (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.1,00,000.00 (Rupees One lakh only) (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.

ARM BRANCH, CANARA BANK BUILDING, HAMPANKATTA, BALMATTA ROAD, MANGALURU

575001

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209272434 of Canara Bank, ARM Branch, Mangaluru, 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), 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 , ARM Branch, Canara Bank Building, Hampankatte, Balmatta Road, Mangaluru (Phone No. 9482010646, 0824-2440469)
e-mail id: cb6296@canarabank.com or/s **PSB Alliance Pvt. Ltd**,
(ContactNo.7046612345/6354910172/8291220220/9892219848/8160205051, Email:Support.BAANKNET@psballiance.com).

Place : Mangaluru

Date : 19-11-2025

**AUTHORISED OFFICER
CANARA BANK**

Confidential



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