

(A GOVERNMENT OF INDIA UNDERTAKING)
ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
 Email: cb6298@canarabank.com

Ref: ARMII/SN/02/734/2026-2027

Date: 10.09.2026

To,

1. Mr.Nidheesh P V S/o Mohanan P C 804,Nikoo Homes-2 Towers Bharatiya City Chokkanahalli Thanisandra MainRoad Jakkur Bengaluru North 560064	2. Mr.Nidheesh P V S/o Mohanan P Pillakka Veedu Kalla kolli Munda Valiya Poyil P O Hosdurg Thimri Kasaragod Kerala 671313
3. Mr.Mohanan P Puthiyavadavan Veedu Munda Valiya Poyil P O Thimri Valiapoil Kasaragod Kerala 671313	4. Mrs.Usha W/o Mohanan P Pillakka Veedu Kalla kolli Munda Valiya Poyil P O Hosdurg Thimri Kasaragod Kerala 671313



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, the Authorised Officer of Canara Bank has 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 ARM Branch II, BANGALORE-560 001 of our Bank.

The undersigned proposes to sell the assets (through E-auction) 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. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15** days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

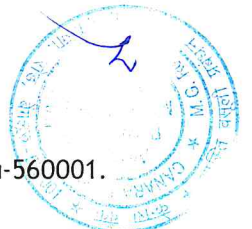
कृते केनरा बैंक / For CANARA BANK


Authorised Officer

आधिकृत अधिकारी / Authorised Officer
Canara Bank

आधिकृत अधिकारी / Authorised Officer
Canara Bank
BANGALORE - 560 001

ENCLOSURE – SALE NOTICE



Annexure 13

ASSET RECOVERY MANAGEMENT (ARM) II BRANCH,
2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Email: cb6298@canarabank.com

SALE NOTICE

E-Auction sale notice for sale of Immovable property 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 creditors, the **possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is" basis on 30.09.2026 from 01.00 PM. to 03.00 PM.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs.3,65,21,612/- (Rupees Three crore sixty five lakhs twenty one thousand six hundred twelve only) plus further interest thereon from 01.09.2026 and other expenses due to Canara Bank from **1. Mr.Nidheesh P V 2. Mr.Mohanan P and 3. Mrs.Usha.**

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:-

(Amount in Lakhs)			
S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	All that piece and parcel of the property bearing Southern Portion of Site No.1/A, New Municipal No.5,PID No..6-59-5, measuring as per actual site is 1315.65 sq.ft (instead of measuring 2160 sq. feet as per document), along with House thereon, situated at Nagappa Street, Palace Guttahalli, Bengaluru-560003 ,now comes under BBMP limit Bengaluru and bounded on: East by : Road/Nagappa Street West by : Private property North by : Northern portion of Site No.1/A,New municipal No.4 South by : Private Property	2,42,00,000/-	24,20,000/-



The EMD should be deposited on or before 29.09.2026.

The property will not be sold below the Reserve Price.

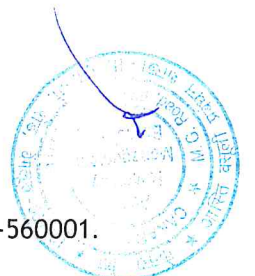
For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Chief Manager, ARM Branch II Bangalore, Ph. No. 9113092975, 8921102717, 9743619091, 9464534482, 8709675503 and 080-25310181, during office hours on any working day.

Place: Bengaluru
Date: 10.09.2026

कुते केनरा बैंक / For CANARA BANK

प्रमाणित अधिकारी / Authorised Officer
AUTHORISED OFFICER
CANARA BANK

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

- 1.Name and address of the Secured Creditor : **Canara Bank ARM II Branch Bengaluru**
 2.Name and address of the Borrower(s)/Guarantor(s) : Details as under:-

1. Mr.Nidheesh P V S/o Mohanan P C 804,Nikoo Homes-2 Towers Bharatiya City Chokkanahalli Thanisandra MainRoad Jakkur Bengaluru North 560064	2. Mr.Nidheesh P V S/o Mohanan P Pillakka Veedu Kalla kolli Munda Valiya Poyil P O Hosdurg Thimri Kasaragod Kerala 671313
3. Mr.Mohanan P Puthiyavadavan Veedu Munda Valiya Poyil P O Thimri Valiapoil Kasaragod Kerala 671313	4. Mrs.Usha W/o Mohanan P Pillakka Veedu Kalla kolli Munda Valiya Poyil P O Hosdurg Thimri Kasaragod Kerala 671313

3.Total liabilities : Rs.3,65,21,612/- (Rupees Three crore sixty five lakhs twenty one thousand six hundred twelve only) plus further interest thereon from 01.09.2026 along with expenses, other charges, etc.

4. (a) Mode of Auction : Online E-Auction
 (b) Details of : M/s. M/s.PSB Alliance (BAANKNET), e- mail:
support.baanknet@psballiance.com

(c) **Date & Time of e- auction** : Date **30.09.2026** Time **01.00 PM. to 03.00 PM.**
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)



5. Reserve Price:

(Amt in Lakhs.)

S No	Description of Immovable Properties (Name of owner/mortgagor to be mentioned)	Reserve Price of property	EMD
1	All that piece and parcel of the property bearing Southern Portion of Site No.1/A, New Municipal No.5,PID No..6-59-5, measuring as per actual site is 1315.65 sq.ft (instead of measuring 2160 sq. feet as per document), along with House thereon, situated at Nagappa Street, Palace Guttahalli, Bengaluru-560003 ,now comes under BBMP limit Bengaluru and bounded on: East by : Road/Nagappa Street West by : Private property North by : Northern portion of Site No.1/A,New municipal No.4 South by : Private Property	2,42,00,000/-	24,20,000/-

6. Other terms and conditions:

- a. Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b. The property can be inspected, with Prior Appointment with Authorised Officer.
- c. The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- d. EMD amount of 10% of the Reserve Price is to be deposited 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.
- e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 29.09.2026**, to Canara Bank, ARM Branch II Bangalore by hand OR Email.
 - i. Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT Acknowledgement receipt thereof with UTR No.
 - ii. Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - iii. Bid Form.

The intending bidders should register their names at portal <https://baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider, M/s.PSB Alliance (BAANKNET) - e- mail: support.baanknet@psballiance.com

EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD/Sale proceeds shall not carry any interest.

ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
 Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com



- For further details contact **Authorised Officer, Canara Bank, ARM Branch-2-** (9113092975, 8921102717, 9743619091, 9464534482, 8709675503 and 080-25310181) e-mail id – **cb6298@canarabank.com** OR the service provider M/s.PSB Alliance (BAANKNET) - e- mail: **support.BAANKNET@psballiance.com**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.



ARM Branch- II, 2ndFloor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

