केनरा बैंक
Canara Bank

MANIPAL(10111)
PB NO 13, MANIPAL MOB: 9449860802

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REF: RECRO/SARFAESI/SN/10111/2025/15 DATE: 08-10-2025

To,

1) **M / S GOMATHA DAIRY FARM (Borrower)** SNo 245,Navunda Byndoor Kundapur Taluk, Udupi 576224	2) **Mr. K MOHAN (Partner,Mortgagor and Guarantor)** C/o Naga Chowdeshwari Bhutha Devesthan Yojananagar Post Byndoor Kundapura 576214
3) **Mr. VIJAYA NARASIMHA AITHAL (Partner and Guarantor)** S/o Anantharam Aithal 2/41 Gayathri Prasad Brahmeri Noojadi Post Noojadi,Kundapura 576233	4) **Ms.SUMA (Partner & Guarantor)** D/o Manju Markala 3 31 1,Melpete Kurady Hanehalli Hanehalli , Udupi 576210
5) **Mr V LAXMANA(Mortgagor&Guarantor)** S/o Late K Mangala #3,8th Avenue,NMPT Colony Panambur,Mangalore 575010	6) **Ms KAVERI NARAYANA(Mortgagor& Guarantor)** W/o Narayana Jancy Laxmi Bai Road Ambedkar Nagara,Kundapura-576201
7) **Mr RAGHAVENDRA JOIS(Guarantor)** S/o Mahabala Jois Sri Sharadha Nilaya, Post Aloor Kundapura Taluk-576233	8) **Mr RAJESH VASU KORAR(Guarantor)** S/o Vasu Korar Koteshwar Road Bhatkal Navayal Colony-581320
9) **Mrs SHOBHA RAJU KORARA(Guarantor)** W/o Raju Korara Koteshwar Road Bhatkal,Uttara Kannada581320	10) **Ms ASHA VINAYAK KORAR(Guarantor)** W/o Vinayak Mangala Korar TMC Quarters Koteshwar Road, Bhatkal-581320
11) **Mr.VGANESH (Mortgagor&Guarantor)** S/o Mangala 2 5B Moodubettu Kundapura Ulthoor Udupi 576231	12) **Ms. MEENAKSHI (Mortgagor&Guarantor)** 8 600 Ambedkar Kaloni Vader Hobali Kundapura Taluk-576201
13) **Ms YAMUNA SHEKHAR KORAR(Mortgagor&Guarantor)** W/o Shekhar Sanka Korar 441 Ravindra Nagar Siddapur Uttara Kananda Siddapur 581355	14) **Ms BHAGIRATHI G MANKIKAR(Mortgagor &Guarantor)** 1550 Behind Sai International Subhashnagar Karwar Uttara Kannada Karwar 581301

Dear Sir/Madam,

SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8(6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

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As you are aware, Authorized Officer of Canara Bank 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 Manipal II Branch of Canara 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 being published in the Newspaper containing the 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.

Yours faithfully,

कृते केनरा बैंक For CANARA BANK

अधिकृत अधिकारी Authorized Officer

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE

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Canara Bank

MANIPAL(10111)
PB NO 13, MANIPAL MOB: 9449860802

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SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULES 8(6) & 9 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 properties mortgaged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Canara Bank, will be sold on "As is Where is, As is What is" and "Whatever there is" on 30-10-2025 for Recovery of Rs.4,41,72,799.49/-(Rupees Four Crore Forty One Lakhs Seventy Two Thousand Seven Hundred Ninety Nine and Paise Forty Nine Only) Plus further interest thereon from **06-10-2025** along with suit expenses, costs and other legal charges due to **MANIPAL** Branch of Canara Bank from the Borrowers **1)M / S GOMATHA DAIRY FARM (Borrower)SNo 245,Navunda Byndoor, Kundapur Taluk,Udupi 576224,2)Mr K Mohan(Partner ,Mortgagor and Guarantor) C/o Naga Chowdeshwari,Bhutha Devesthan Yojananagar, Post Byndoor, Kundapura 576214,3)Mr Vijaya Narasimha Aithal(Partner and Guarantor) S/o Anantharam Aithal,2/41 Gayathri Prasad, Brahmeri Noojadi Post, Noojadi, Kundapura 576233,4)Ms Suma(Partner and Guarantor) D/o Manju Markala,3 31 1,Melpete,Kurady Hanehalli, Hanehalli,Udupi 576210,5)Mr V Laxmana (Mortgagor&Guarantor),S/o Late K Mangala, #3,8thAvenue,NMPT Colony, Panambur, Mangalore 575010,6)Ms Kaveri Narayana(Mortgagor and Guarantor),W/o Narayana, Jancy Laxmi Bai Road, Ambedkar Nagara,Kundapura 576201,7)Mr Raghvendra Jois(Guarantor),S/o Mahabala Jois,Sri Sharadha Nilaya,Post Aloor,Kundapura Taluk 576233,8)Mr Rajesh Vasu Korar(Guarantor),S/o Vasu Korar, Koteshwar Road,Bhatkal Navayal Colony,581320,9)Mrs Shobha Raju Korara(Guarantor),W/o Raju Korara,Koteshwar Road, Bhatkal, Uttara Kannada,581320,10)Ms Asha Vinayak Korar(Guarantor),W/o Vinayak Mangala Korar, TMC Quarters, Koteshwar Road,Bhatkal 581320, 11)Mr V Ganesh(Mortgagor and Guarantor),S/o Mangala,2 5B Moodubettu, Kundapura, Ulthoor , Udupi 576231,12)Ms Meenakshi(Mortgagor and Guarantor)8 600 Ambedkar Kaloni, Vader Hobali, Kundapura Taluk, Kundapura 576201,13)Ms Yamuna Shekhar Korar(Mortgagor and Guarantor),W/o Shekhar Sanka Korar,441 Ravindra Nagar Siddapur, Uttara Kannada, Siddapur 581355 14)Ms Bhagirathi G Mankikar(Mortgagor and Guarantor), 1550 Behind Sai International, Subhashnagar, Karwar, Uttara Kannada, Karwar 581301.**

Details and full description of the immovable property with known encumbrances if any.

PROPERTY-1

All the part and parcel of 4.80 acres of land in Survey no 245 located in Navunda Village,Byndoor Taluk,Udupi District in the name of Mr.K Mohan,Mr Laxmana,Mr V Vasudeva,Ms Bhagirathi G Mankikar,Ms Yamuna Shekhar Korar,Ms Kaveri Narayana, Mr V Ganesh and Ms Meenakshi

BOUNDARIES :

East : Land in Syno 246/243/1
West : Land in Sy no 219
North : Land in Syno 219
South : Land in Syno 244
Cersai id:200056199292

Reserve price of Properties will be is Rs.2,95,30,000/- (Rupees Two Crore Ninety Five Lakhs Thirty Thousand Only) & EMD will be Rs.29,53,000/-(Rupees Twenty Nine Lakhs Fifty Three Thousand Only). The EMD shall be deposited on or before **29-10-2025** upto 5.00 PM.

PROPERTY 2:

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All that part and parcel of 2.00 acres converted land (7634.26 sq.mtr and property no 152600201200122469 as per form 9&11A)in Syno 246(Later changed to Syno 246/3 as per document no 5)in Navunda Village,Byndoor Taluk and Udupi Dist in the name of Ms Bhagirathi G Mankikar.

BOUNDARIES :
East : Land in Syno 219
West : Road
North : Land in Syno 246/2
South : Land in Syno 246/4
Cersai id:200056212498

Reserve price of Properties will be is Rs.96,20,000/- (Rupees Ninety Six Lakh Twenty Thousand Only) & EMD will be Rs.9,62,000/-(Rupees Nine Lakhs Sixty Thousand Only). The EMD shall be deposited on or before **29-10-2025** upto 5.00 PM.

For Detailed terms and conditions of the sale please refer the link " E-Auction" provided in Canara Bank Website (www.canarabank.com) or may contact **MANIPAL** Branch Mobile No **9449860802** or Udupi RO 0820 2531511 Mob 9845952571 or 9449860897 may be contacted during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

Date:08-10-2025
Place: Udupi

अधिकृत अधिकारी / Authorized Officer
Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE

1. Name and Address of the Secured Creditor: Canara Bank, MANIPAL (10111) Branch

2. Name and Address of the Borrowers /Guarantors:-

1) **M / S GOMATHA DAIRY FARM (Borrower)** SNo 245,Navunda Byndoor Kundapur Taluk, Udupi 576224	2) **Mr. K MOHAN (Partner,Mortgagor and Guarantor)** C/o Naga Chowdeshwari Bhutha Devesthan Yojananagar Post Byndoor Kundapura 576214
3) **Mr. VIJAYA NARASIMHA AITHAL (Partner and Guarantor)** S/o Anantharam Aithal 2/41 Gayathri Prasad Brahmeri Noojadi Post Noojadi,Kundapura 576233	4) **Ms.SUMA (Partner & Guarantor)** D/o Manju Markala 3 31 1,Melpete Kurady Hanehalli Hanehalli , Udupi 576210
5) **Mr V LAXMANA(Mortgagor&Guarantor)** S/o Late K Mangala #3,8th Avenue,NMPT Colony Panambur,Mangalore	6) **Ms KAVERI NARAYANA(Mortgagor& Guarantor)** W/o Narayana Jancy Laxmi Bai Road Ambedkar Nagara,Kundapura-576201

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7) **Mr RAGHAVENDRA JOIS(Guarantor)** S/o Mahabala Jois Sri Sharadha Nilaya, Post Aloor Kundapura Taluk-576233	8) **Mr RAJESH VASU KORAR(Guarantor)** S/o Vasu Korar Koteshwar Road Bhatkal Navayal Colony-581320
9) **Mrs SHOBHA RAJU KORARA(Guarantor)** W/o Raju Korara Koteshwar Road Bhatkal,Uttara Kannada581320	10) **Ms ASHA VINAYAK KORAR(Guarantor)** W/o Vinayak Mangala Korar TMC Quarters Koteshwar Road, Bhatkal-581320
11) **Mr.VGANESH (Mortgagor&Guarantor)** S/o Mangala 2 5B Moodubettu Kundapura Ulthoor Udupi 576231	12) **Ms. MEENAKSHI (Mortgagor&Guarantor)** 8 600 Ambedkar Kaloni Vader Hobali Kundapura Taluk-576201
13) **Ms YAMUNA SHEKHAR KORAR(Mortgagor&Guarantor)** W/o Shekhar Sanka Korar 441 Ravindra Nagar Siddapur Uttara Kananda Siddapur 581355	14) **Ms BHAGIRATHI G MANKIKAR(Mortgagor &Guarantor)** 1550 Behind Sai International Subhashnagar Karwar Uttara Kannada Karwar 581301

3. Total liabilities as on 06-10-2025: Rs.**4,41,72,799.49(**Rupees Four Crore Forty One Lakhs Seventy Two Thousand Seven Hundred Ninety Nine and paise Forty Nine Only)

4. (a) Mode of Auction : Online

(b) Details of Auction Service Provider:

Company name	M/s PSB Alliance Pvt Ltd
Help Desk Number	8291220220
Email	Support.BAANKNET@psballiance.com
Website	https://baanknet.com

(c) Date & Time of e-auction : **30-10-2025** between 10.30 AM to 11.30AM

(With unlimited extension of 5 minutes duration each till the conclusion of the same)

(d) Portal of E Auction : https://baanknet.com

5. Last Date for receipt of Tender Documents (Online/ Offline): **29-10-2025** upto 5.00 PM
6. Address in which the tender document to be submitted : Canara Bank
MANIPAL BRANCH,
P.B No. 13, MANIPAL,
Mob: 9449860802
7. Reserve Price:
Property 1: RS. 2,95,30,000/- (Rupees Two Crore Ninety Five Lakhs Thirty Thousand Only)
Property 2: Rs.96,20,000/- (Rupees Ninety Six Lakh Twenty Thousand Only)

and last date of receipt of EMD : EMD shall be deposited on or before 29-10-2025upto 5.00 PM

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PB NO 13, MANIPAL MOB: 9449860802

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8. Earnest Money Deposit (EMD):

Property 1: Rs.29,53,000/-(Rupees Twenty Nine Lakhs Fifty Three Thousand Only).

Property 2: Rs.9,62,000/-(Rupees Nine Lakhs Sixty Thousand Only).

and last date of receipt of EMD : EMD shall be deposited on or before 29-10-2025upto 5.00 PM.

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following condition.

a. The property will be sold in "as is where is and as is what is" basis including encumbrances, if any viz. Electricity dues, property tax dues, etc. Where the property is sold subject to encumbrances, the successful bidder has to deposit the money required to discharge the encumbrances and interest due thereon together with additional amount that may be sufficient to meet the contingencies or further cost and expenses (as per Rule 9(7) of SARFAESI Rules 2002). In such case, the successful bidder will be given the delivery of the property free from encumbrances (as per Rule 9(9) of SARFAESI Rules 2002). (However, there are no encumbrances to the knowledge of the Bank as on date. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD)).

b. '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.

c. The properties can be inspected, with Prior Appointment with Authorized Officer, on any working day between 10.00 AM to 5.00 PM on or before **29-10-2025**.

d. 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 Pvt Ltd, Helpdesk No. 8291220220, E mail: Support.BAANKNET@psballiance.com

e. EMD amount of 10% of the Reserve Price is to be deposited in *E-Wallet of M/s PSB Alliance Private Limited 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 29-10-2025upto 5.00pm.*

f. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29-10-2025** upto 5.00 PM, to Canara Bank, MANIPAL Branch by hand or by email.

a. Demand Draft/ Pay Order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.

b. 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.

c. Bidders Name. Contact No. Address, E Mail Id.

d. Bidder's A/c details for online refund of EMD.

g. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 days of finalization of sale. The EMD shall not carry any interest.

h. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.10,000/- (Rupees Ten Thousand Only). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. 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 declaring him/her as the successful bidder and the balance 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

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j. *For sale proceeds of Rs.50 Lacs and above the successful bidder will have to deduct TDS at the Rate of 1% on the sale proceeds and submit the Original Receipt of the TDS certificate to the Bank.*

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

l. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m. In case there are bidders who do not have access to internet but interested in participating the E-Auction, they can approach concerned Circle Office or MANIPAL II Branch or Regional Office Udupi 1 who, as a facilitating center, shall make necessary arrangements.

n. For further details contact **MANIPAL Branch Mobile No 9449860802 or Udupi 1 RO 0820 2531511 Mob 9845952571 or 9449860897** may be contacted during office hours on any working day or M/s PSB Alliance Pvt Ltd , Helpdesk No. 82912 20220 Email: Support.BAANKNET@psballiance.com

SPECIAL INSTRUCTION/CAUTION

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.

कृते केनरा बैंक For CANARA BANK

Place: Udupi
Date: 08-10-2025

AUTHORISED OFFICER
CANARA BANK

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