केनरा बैंक Canara Bank
सिंडिकेट Syndicate

REF: ARM/BF/ 01/2025-26 **DATE: 12.02.2026**

To,

1.M/s Balaji Fashions Registered Office at: #202, New Bel Road Opp: HP Petrol Bunk Bangalore-560094.	**2. Mr. Ajay Agarwal** S/o Om Prakash Agarwal # C-401, Brindavan Apartments Uttarahalli Main Road Bangalore-560069.
3. Mrs. Neha Agarwal W/o Ajay Agarwal # C-401, Brindavan Apartments Uttarahalli Main Road Bangalore-560069.	

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 **30** 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

प्राधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा - II, बेंगलूरु - 560 001
Asset Recovery Management Branch - II, Bengaluru - 560 001

Authorized Officer
Canara Bank
ENCLOSURE – SALE NOTICE

Confidential

ARM Branch- II, 4th Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310181 & 9483544116 - e-mail - cb6298@canarabank.com

केनरा बैंक CANARA BANK अस्ति वसूली प्रबंधन शाखा-II Asset Recovery Management Branch-II Bengaluru - 560 001

Confidential

ARM Branch- II, 4th Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310181 & 9483544116 - e-mail - cb6298@canarabank.com

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

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 25.03.2026 from 01.00 PM. to 03.00 PM**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery Rs. 4,34,22,491.72/- (Rupees Four Crore Thirty Four Lakhs Twenty Two Thousand Four Hundred Ninety One and Seventy Two paisa only) plus further interest thereon from 01.02.2026 and other expenses due to Canara Bank from **1.M/s Balaji Fashions** and its partners/Guarantors/Directors- **2. Mr. Ajay Agarwal and 3. Mrs. Neha Agarwal.**

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

RESERVE PRICE DETAILS:

Sl.No	FLAT NO	FLOOR	SBA(Sq ft)	Reserve Price	EMD Amount
01	E-10	4th	465.48	Rs.16,95,000/-	Rs. 1,69,500
02	E-13	5th	478.12	Rs.17,41,000/-	Rs. 1,74,100
03	E-14	5th	465.48	Rs.16,95,000/-	Rs. 1,69,500
04	E-15	5th	465.48	Rs.16,95,000/-	Rs. 1,69,500
05	C-01	1st	478.12	Rs.17,41,000/-	Rs. 1,74,100
06	C-02	1st	465.48	Rs.16,95,000/-	Rs. 1,69,500
07	D-13	5th	478.12	Rs.17,41,000/-	Rs. 1,74,100
TOTAL			**3296.28**	**Rs.1,20,03,000/-**	**Rs. 12,00,300/-**

Confidential

CANARA BANK

केनरा बैंक Canara Bank
सिण्डिकेट Syndicate

The Earnest Money Deposit shall be deposited on or before **24.03.2026.**

Details and full description of the property:

7 No.s of residential flats at Apartment Named " Bonsal Apartment" at Doddathoguru Village, Begur Hobli, Bangalore-560068. Property In the name of Mr. Ajay Agarwal.

Details of flat wise is given below

Sl.No	FLAT NO	FLOOR	SBA(Sq ft)	Reserve Price	EMD Amount
01	E-10	4th	465.48	Rs.16,95,000/-	Rs. 1,69,500
02	E-13	5th	478.12	Rs.17,41,000/-	Rs. 1,74,100
03	E-14	5th	465.48	Rs.16,95,000/-	Rs. 1,69,500
04	E-15	5th	465.48	Rs.16,95,000/-	Rs. 1,69,500
05	C-01	1st	478.12	Rs.17,41,000/-	Rs. 1,74,100
06	C-02	1st	465.48	Rs.16,95,000/-	Rs. 1,69,500
07	D-13	5th	478.12	Rs.17,41,000/-	Rs. 1,74,100
TOTAL			**3296.28**	**Rs.1,20,03,000/-**	**Rs. 12,00,300/-**

The EMD should be deposited on or before 24.03.2026.

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, 9201460154, 9483544116, 8709675503 and 080-25310181 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा - II, बेंगलूरु - 560 001
Asset Recovery Management Branch - II, Bengaluru - 560 001

AUTHORISED OFFICER
CANARA BANK

Place: Bengaluru
Date: 12.02.2026

ARM Branch- II, 4th Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001
Telephone numbers 080-25310181 & 9483544116 - e-mail - cb6298@canarabank.com

CANARA BANK * आस्ति वसूली प्रबंधन शाखा-II Asset Recovery Management Branch-II * बेंगलूर/Bengaluru

केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

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:-

To,

1.M/s Balaji Fashions Registered Office at: #202, New Bel Road Opp: HP Petrol Bunk Bangalore-560094.	**2. Mr. Ajay Agarwal** S/o Om Prakash Agarwal # C-401, Brindavan Apartments Uttarahalli Main Road Bangalore-560069.
3. Mrs. Neha Agarwal W/o Ajay Agarwal # C-401, Brindavan Apartments Uttarahalli Main Road Bangalore-560069.	

3.Total liabilities : Rs. 4,34,22,491.72/- (Rupees Four Crore Thirty Four Lakhs Twenty Two Thousand Four Hundred Ninety One and Seventy Two paisa only) plus further interest thereon from 01.02.2026 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 25.03.2026** Time **01.00 PM. to 03.00 PM.**

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

RESERVE PRICE DETAILS:

Sl.No	FLAT NO	FLOOR	SBA(Sq ft)	Reserve Price	EMD Amount
01	E-10	4th	465.48	Rs.16,95,000/-	Rs. 1,69,500
02	E-13	5th	478.12	Rs.17,41,000/-	Rs. 1,74,100
03	E-14	5th	465.48	Rs.16,95,000/-	Rs. 1,69,500
04	E-15	5th	465.48	Rs.16,95,000/-	Rs. 1,69,500

Confidential

ARM Branch- II, 4th Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
Telephone numbers 080-25310181 & 9483544116 - e-mail - cb6298@canarabank.com

CANARA BANK * केनरा बैंक * अस्ति प्रबंधन शाखा-II Asset Recovery Management Branch-II Bengaluru - 560 001

05	C-01	1st	478.12	Rs.17,41,000/-	Rs. 1,74,100
06	C-02	1st	465.48	Rs.16,95,000/-	Rs. 1,69,500
07	D-13	5th	478.12	Rs.17,41,000/-	Rs. 1,74,100
TOTAL			**3296.28**	**Rs.1,20,03,000/-**	**Rs. 12,00,300/-**

The Earnest Money Deposit shall be deposited on or before **24.03.2026**.

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 24.03.2026**, 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.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.50,000/-.**The bidder who submits the highest bid (not below 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.

g. 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, 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. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006298.

h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.
i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.
j. Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the E-auction without assigning any reason thereof.
k. In case there are bidders who do not have access to the internet but interested in participating the E-auction, they can approach Canara Bank Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.
l. Bidder has to make due diligence and physical verification of property with regard to title, extent, area, dues, suits and cases etc. No claim subsequent to submission of bid shall be entertained by the bank.
m. After confirmation of sale, bidder's request cannot be accepted for refund of amount which is already paid and Bank will proceed as per SARFAESI Act.

For further details contact **Authorised Officer, Canara Bank, ARM Branch-2- (**9113092975, 8921102717, 9201460154, 9483544116, 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

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

AUTHORISED OFFICER
CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
आस्ति वसूली प्रबंधन शाखा - II, बेंगलूरु - 560 001
Asset Recovery Management Branch - II, Bengaluru - 560 001

Place: Bengaluru
Date: 12.02.2026

Confidential

केनरा बैंक CANARA BANK आस्ति वसूली प्रबंधन शाखा-II Asset Recovery Management Branch-II बेंगलूरु / Bengaluru - 560 001