केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

(AUCTION SALE NOTICE FOR IMMOVABLE PROPERTIES)

SALE NOTICE

CERSAI ID: 400060337385,400068023244, 400068023558,400068023799, 400090090088,400060336063, 400068024053,400063832993.
DATE: 23-02-2026

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH 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/charged to the Secured Creditor, the constructive possession of which has been taken by the **AUTHORIZED OFFICER OF CANARA BANK, REGIONAL OFFICER,D P CODE :7959**, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **30-03-2026**, for recovery of the current Liability of **₹ 8,40,62,540.05/-** (Eight crore forty lakh sixty-two thousand five hundred forty rupees and five paise only) plus further interest and cost/charges from **23-02-2026** due to the **CANARA BANK, BIDAR MAIN II BRANCH & DP CODE: 10701** from Borrowers/guarantors **M/S VAISHNAVI OIL AND PROTEINS ,SMT SANGAMMA M BIRADAR (PARTNER), SMT AMBIKA MUCHALAMBE (PARTNER), SRI. ANAND BIRADAR (GUARANTOR)** The reserve price will be **Rs: 12,91,71,000/-** (Twelve Crore Ninety-One Lakh Seventy-One Thousand Rupees Only) and the earnest money deposit will be **Rs: 1,29,17,100/-** (One crore twenty-nine lakh seventeen thousand one hundred rupees only).

1	Name and Address of the Secured Creditor	**BIDAR MAIN II BRANCH & DP CODE: 10701**
2	Name and Address of the Borrower(s)/ Guarantor	1. **M/S VAISHNAVI OIL AND PROTEINS** REP. BY ITS PARTNERS (SMT. SANGAMMA M BIRADAR & SMT. AMBIKA MUCHALAMBE) SY. NO. 109/A3A & 109/A4A/1, GUNJOTI VILLAGE, NYALAKAL MANDAL, SANGAREDDY DISTRICT, TELANGANA-502251. 2. **SMT. AMBIKA MUCHALAMBE (PROPRIETOR)** W/O SRI ANAND BIRADAR, PLOT NO. 34, GORNALLI(B), BIDAR, KARNATAKA-585403. MOBILE NO: 9481149000 3. **SMT. SANGAMMA M BIRADAR (GUARANTOR)** W/O SRI. GHALEPPA BIRADAR GORANALLI, PLOT NO. 34, GORNALLI(B), BIDAR DISTRICT, KARNATAKA-585403 MOBILE NO: 9449519357

वसूली व विधि अनुभाग
क्षेत्रीय कार्यालय कलबुर्गी
पी बी नं.83, पहली मंजिल,
महंथ मैसन, महंथ नगर,
एस बी टेम्पल रोड, कलबुर्गी,कर्नाटक - ५८५१०२

RECOVERY SECTION
REGIONAL OFFICE KALABURGI
P B NO 83, 1ST FLOOR,
MAHANTH MANSION NAGAR,
S B TEMPLEL ROAD, KALABURGI, KARNATAKA-585102

दूरभाष/ ☎- 70226 30175
recoverykalaburgiro@canarabank.com

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		4. SRI. ANAND BIRADAR (GUARANTOR) S/O GHALEPPA BIRADAR GORNALLI, PLOT NO. 34, GORNALLI(B), BIDAR, KARNATAKA-585403
3	**Total Liabilities as on 23-02-2026**	**₹ 8,40,62,540.05/-** (Eight crore forty lakh sixty-two thousand five hundred forty rupees and five paise only) plus further interest and cost/charges from 23-02-2026.
4(a)	**Mode of Auction**	Online Electronic Bidding (E-Auction)
4(b)	**Details of Auction service provider**	M/s PSB Alliance Pvt. Ltd. Helpdesk Number- 8291220220 Email:support.BAANKNET@psballiance.com Website: https://baanknet.com/

5 **DETAILS OF PROPERTY/IES**

Sr No	DETAILS OF PROPERTIES	PROPERTY OWNER	EMD	RESERVE PRICE
1	NON-AGRICULTURAL LAND BEARING SY. NO. 109/A4A MEASURING 02-ACRES 12-GUNTAS TO THE EXTENT OF 01-ACRES 27-GUNTAS, AND SY. NO. 109/A5 MEASURING 02-ACRES 13-GUNTAS TOTAL MEASURING 04-ACRES 00-GUNTAS, SITUATED AT VILLAGE GUNJOTI, NYALKAL MANDAL, SANGAREDDY DISTRICT T.S **BOUNDED BY** EAST: AGRICULTURAL LAND IN SY. NO. 109/PART WEST: AGRICULTURAL LAND IN SY. NO. 109/PART NORTH: AGRICULTURAL LAND IN SY. NO. 109/PART SOUTH: WAY & AGRICULTURAL LAND OF BHEEMANNA **CERSAI ID: 400068023799**	SRI. ANAND BIRADAR S/O SRI. GHALEPPA BIRADAR	12,52,100/-	1,25,21,000/-
2	ALL THE PART AND PARCEL OF LAND AND BUILDING CONSTRUCTED ON NON-AGRICULTURAL LAND BEARING SY. NO. 109/A3A MEASURING 04-ACRES 25-GUNTAS AND SY. NO. 109/A4A/1 MEASURING 00-ACRES 25-GUNTAS TOTAL MEASURING 05-ACRES 10-GUNTAS, SITUATED AT VILLAGE GUNJOTI, NYALKAL MANDAL, SANGAREDDY DISTRICT T.S. &	SMT. SANGAMMA M BIRADAR W/O SRI. GHALEPPA BIRADAR	36,55,400/-	3,65,54,000/-

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	BOUNDED BY EAST: AGRICULTURAL LAND IN SY. NO. 109/PART WEST: WAY & AGRICULTURAL LAND OF BHEEMANNA NORTH: AGRICULTURAL LAND IN SY. NO. 109/PART SOUTH: ROAD **CERSAI: 400068023244**			
3	PLANT AND MACHIANRY (SOLVENT EXTRACTION AND OIL REFINERY UNIT), SITUATED AT SY NO 109/2,109/1,109/3,109/4, 109/5,109/4/2, GUNJOTI, NAYLKAL, SANGAREDDY, TELANGANA **CERSAI: 400060336063, 400068024053**	M/S VAISHNAVI OIL AND PROTEINS REP. BY ITS PARTNERS 1. SMT. SANGAMMA M BIRADAR 2. SMT. AMBIKA MUCHALAMBE	44,67,700/-	4,46,77,000/-
4	ALL THAT PART AND PARCEL OF NON AGRICULTURE LAND WITH FRIED GRAM UNIT & FEED MANUFACTURING UNIT CONSTRUCTED THEREON CONSISTING OF GODOWN, PLANT & MACHINERY, DRYING YARD, RAW MATERIAL SHED, SORTEX UNIT, FINISHED GOOD STORAGE, ETC., AT PLOT NO.25 BEARING GP/DCB NO. 73, E-SWATTINA NO. 150600400700120551, MEASURING EAST-WEST-40.40 MTRS AND NORTH-SOUTH 100 MTRS, EQUIVALENT TO TOTAL AREA 4040 SQ. MTRS. CONSISTING OF TWO GODOWNS, TWO ROOMS, ONE WATCHMAN ROOM, PLINTH AREA 744 SQ. MTRS, LOCATED IN LAND SY.NO.299 SITUATED AT KIADB INDUSTRIAL AREA, KOLAR VILLAGE, KAMTHANA HOBLI, TQ. AND DIST. BIDAR. **BOUNDARIES:** EAST: PLOT NO. 24-B WEST: PLOT NO. 26 NORTH: 18 MTS KIADB ROAD SOUTH: PLOT NO. 65A **CERSAI: 400061797062**	SMT. SANGAMMA M BIRADAR W/O SRI. GHALEPPA BIRADAR	14,77,400/-	1,47,74,000/-
5	PLANT AND MACHIANRY (CHANAN PROCESSING AND OIL MILL), SITUATED AT PLOT NO 25, SY NO 299,	M/S SRI LAXMI AGRO REP BY PROPRIETOR SMT.	8,04,500/-	80,45,000/-

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		KIADB, KOLHAR INDUSTRIAL ARE, KOLHAR, BIDAR **CERSAI: 400061797062**	SANGAMMA M BIRADAR W/O SRI. GHALEPPA BIRADAR		
	6	NON-AGRICULTURAL LAND BEARING SY. NO. 109/A2B MEASURING 02-ACRES 00-GUNTAS AND SY. NO. 109/A1B MEASURING 02-ACRES 00-GUNTAS TOTAL MEASURING 04-ACRES 00-GUNTAS, SITUATED AT VILLAGE GUNJOTI, NYALKAL MANDAL, SANGAREDDY DISTRICT T.S., **BOUNDED BY.** EAST: AGRICULTURE LAND IN SY NO.: 109/PART WEST: WAY & AGRICULTURE LAND OF BHEEMANNA SOUTH: AGRICULTURE LAND IN SY NO.: 109/PART NORTH: AGRICULTURE LAND OF SHIVLEELA **CERSAI: 400068023558**	SMT. AMBIKA MUCHALAMBE W/O SRI. ANAND BIRADAR	12,60,000/-	1,26,00,000/-
		TOTAL			

6	**Date & Time of Auction**	**30-03-2026** **Time: 11.30 am to 12.30 pm** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
7	**Reserve Price**	**Rs: 12,91,71,000/-** (Twelve Crore Ninety-One Lakh Seventy-One Thousand Rupees Only)
7(a)	**Earnest Money Deposit**	**Rs: 1,29,17,100/-** (One crore twenty-nine lakh seventeen thousand one hundred rupees only).
8	**The property can be inspected Date & Time**	**27-03-2026** **Time: 10:00 AM to 04:00 PM**

9 OTHER TERMS AND CONDITIONS:

a) The property/ies will be sold in **AS IS WHERE IS", AS IS WHAT", 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 on **27-03-2026** between **10:00 am** and **4:00 pm.**

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 **Rs: 1,29,17,100/-** (One crore twenty-nine lakh seventeen thousand one hundred rupees only) 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 **29-03-2026** at **4:00 PM.**

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- (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:10,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minute.

h) Sale shall be confirmed in favor 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 Authorized 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. 209272434 of **CANARA BANK, BIDAR MAIN II BRANCH & DP CODE: 10701, IFSC CODE CNRB0010701.**

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 is 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 on **27-03-2026** from **10:00 a.m.to 4:00 P.M.**

o) Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p) For further details **MR AMIT CHANDRA** Mobile No. **6204732972**may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com./support.ebkray@procure247.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.

PLACE: KALABURGI
DATE: 23-02-2026

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक
CANARA BANK
प्राधिकृत अधिकारी
AUTHORISED OFFICER
क्षेत्रीय कार्यालय / Regional Office
महन्त नगर, एस.बी. टेंपल रोड, कलबुरगी.
Mahant Nagar, S.B. Temple Road, Kalaburagi