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ಕರ್ನಾಟಕ ಬ್ಯಾಂಕ್

Canara Bank



ಸರ್ವೋಚ್ಚ ನ್ಯಾಯಾಲಯದ ಅಧೀನದಲ್ಲಿ

(A GOVERNMENT OF INDIA UNDERTAKING)

Date: 04/09/2026

CANARA BANK, KALYAN NAGAR BRANCH, BANGALORE

1. M/s NINERICH INFOTECH -Borrower
#934 2ND E CROSS
9TH A MAIN I PHASE
HRBR LAYOUT BANASWADI
BENGALURU560043
2. Ms. PUSHPA M N - Borrower/Partner/Mortgagor
NO: 469
MAHESWARAMMA TEMPLE STREET YELAHANKA
BANGALORE NORTH
BENGALURU 560064
3. Mr. MOHAN Y A - Borrower /Partner/Mortgagor
NO.469.MAHESWARAMMA TEMPLE STREET
YELHANKA OLD TOWN
BENGALURU 560064
4. MS. SWETHA Y A - Guarantor/Mortgagor
NO.469.MAHESWARAMMA TEMPLE STREET
YELHANKA OLD TOWN
BENGALURU 560064

Dear Sir,

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, 2002¹.

As you are aware, I on behalf of Canara Bank, Kalyannagar Branch 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 , Kalyannagar 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 (e-auction notice) containing 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, For CANARA BANK

Authorized Officer, Canara Bank
Under Securitisation Act, 2002

ENCLOSURE - SALE NOTICE

CANARA BANK, KALYANNAGAR BRANCH BANGALORE

Confidential

(A GOVERNMENT OF INDIA UNDERTAKING)

Date: 04/09/2026

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Kalyannagar Branch Bangalore of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09/10/2026, for recovery of Rs.8,42,91,689 (Rupees eight crore forty two lacs ninety one thousand six hundred eighty nine only) as on 17/08/2026 plus further interest @ 12.40% pa compounded monthly from 18/08/2026 and cost due to the Canara Bank Kalyannagar Branch from Borrowers M/s NINERICH INFOTECH, Mr. MOHAN Y A, Ms. PUSHPA M N, MS. SWETHA Y A

Property 1:

1.The reserve price of the property will be Rs 2,70,72,000/-(Rupees two crore seventy lacs and seventy two thousand only) and the earnest money deposit (EMD) is 10% of Reserve Price of the property i.e, Rs 27,07,200/- (twenty-seven lac seven thousand two hundred only)

The Earnest Money Deposit shall be deposited on or before 08/10/2026 up to 4.00 pm.

Schedule "A" of the Property

House property at No.2EC-934, New BBMP No. 934, 2nd cross Hennur Road, Banaswadi Road HRBR layout Kaliannagar 1st Block Bangalore 560043 Demarcation: East Site :Site no 2EC-936, West : Site No.2EC-932, North: 2nd E Cross Road , South: Site No 2DC-933

Property 2:

2. The reserve price of the property will be Rs 3,69,69,300/-(Rupees three crore sixty nine lacs sixty nine thousand three hundred only) and the earnest money deposit (EMD) is 10% of Reserve Price of the property i.e, Rs36,96,930/- (Thirty six lacs ninety six thousand nine hundred thirty only)

The Earnest Money Deposit shall be deposited on or before 08/10/2026 up to 4.00 pm.

Schedule "A" of the Property

Property bearing no. 173/1054/162/160 Yelahanka CMC khata No 173/1054/162/160 situated at LIG 1st stage A sector 5th main road yelahanka New town Extension Bengaluru Demarcation: East : Road West Property bearing Site no 137 North property bearing site no 161, South : property bearing site no 159 (Building Name: Vamsi Nibas)

ಕೆನರಾ ಬ್ಯಾಂಕ್ / For CANARA BANK
ಅಧಿಕಾರಿ / Authorised Officer
ಸರ್ವೆಕ್ಟರಿ ಅಧಿನಿಯಮ, 2002 ಕೆ ಸಹ
Under SARESI Act, 2002

(A GOVERNMENT OF INDIA UNDERTAKING)

Date: 04/09/2026

Property 3:

3. The reserve price of the property will be Rs 8,85,75,300/- (Rupees eight crore eighty five lac seventy-five thousand three hundred only) and the earnest money deposit (EMD) is 10% of Reserve Price of the property i.e., Rs.88,57,530/- (eighty eight lac fifty seven thousand five hundred thirty only)

The Earnest Money Deposit shall be deposited on or before 08/10/2026 up to 4.00 pm.

Schedule "A" of the Property

Residential Property at site No 391/1256/306/338 MIG A sector Yelahanka New town , Bangalore 560064 (BBMP) Demarcation: East Site no 338/1 (previously KHB Land) West : Road , North Site No 337, South: Road (Building name : "Vamsi Mane")

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Branch Manager through Kalyannagar Branch Bangalore, Canara bank, Ph. No. 8257087344 during office hours on any working day.

E-auction arranged by the service provider M/s PSB Alliance . through the website <https://baanknet.com/>

1. Name and Address of the Secured Creditor: Canara Bank, Kalyannagar Branch

1. M/s NINERICH INFOTECH -Borrower
#934 2ND E CROSS
9TH A MAIN I PHASE
HRBR LAYOUT BANASWADI
BENGALURU560043
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BENGALURU 560064

2. Total liabilities: Rs.8,42,91,689 (Rupees eight crore forty two lacs ninety one thousand six hundred eighty nine only) 17/08/2026 plus further interest @ 12.4% pa compounded monthly from 18/08/2026
3. Last Date & Time of receipt of Earnest Money Deposit (EMD) i.e. 10% of Reserve Price) on or before: 08.10.2026 up to 4:00 p.m.
4. a) Mode of Auction : E - auction

For CANARA BANK

Authorized Officer
Under BARBACI Act, 2002

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(A GOVERNMENT OF INDIA UNDERTAKING)

Date: 04/09/2026

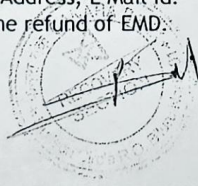
- b) Details of Auction Service Provider: M/s PSB Alliance
c) Date & Time of Auction: 09/10/2026 11.00 AM to 4.00 PM
d) Place of Auction: Online
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

e) Portal of e- auction: <https://baanknet.com/>

5. Reserve Price: Rs. 15,26,16,600/- (Rupees Fifteen crore twenty six lac sixteen thousand six hundred only) and the earnest money deposit (EMD) is 10% of Reserve Price of the property i.e, Rs 15,26,1660/-

OTHER TERMS AND CONDITIONS

- a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" without any recourse condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank). Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>
- b. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property/ies will not be sold below the Reserve Price.
- d. The property can be inspected with Prior Appointment with Authorized Officer from 07.09.2026 to 08.10.2026 between 03:00 PM to 04:00 PM on any working day.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) as above, being 10 % of the Reserve Price, by way of Demand Draft(DD) favoring, Authorized Officer, Canara Bank, Kalyannagar Branch, OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Kalyannagar Branch, A/c No 209272434 IFSC Code: CNRB0002456 on or before 08/10/2026 up to 4:00 pm.
- f. Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s PSB Alliance Contact: 8291220220, email: support.ebkray@psballiance.com Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature (If not holding a valid digital signature)
- g. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before up to 6:00 PM, to Canara Bank Kalyannagar Branch, by hand or by email cb2456@canarabank.com.
- 1) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 2) 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.
 - 3) Bidders Name. Contact No. Address; E-Mail Id.
 - 4) Bidder's A/c details for online refund of EMD:



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(A GOVERNMENT OF INDIA UNDERTAKING)

Date: 04/09/2026

- 5) The intending bidders should register their names at portal <https://Baanknet.com> and get their User ID and password free of cost.
- h. 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.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/- 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- k. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favor and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- l. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- m. Where the sale consideration, of the property to be transferred is Rs. 50 Lac and above the successful bidder will have to deduct Tax Deducted at Source) TDS @ 1% on the sale proceeds and deposit the same by furnishing the Challan in Form 26QB and submit the original receipt of TDS certificate to the Bank.
- n. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- o. As per banks record, the outstanding dues of the Local Self Government against the property are not known to bank, as no notice received for the same. The Purchaser is liable to incur the dues, if any.
- p. For further details contact Mr. PRAMOD KUMAR SINGH, Authorized Officer, Regional Office North, Canara Bank. (Ph.No 9635881052); email id roblnrec@canarabank.com OR the service provider M/s PSB Alliance, Contact: 8291220220, <https://Baanknet.com> during office hours on any working day.

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: Bangalore
Date: 04/09/2026

Authorized Officer, Canara Bank