

Hubballi Station Road Branch, I Floor, Jain Boarding, Station Road, Hubballi
Phone No. 0830-2360490, 2366662, Mob : 9449867174, Email:cb0514@canarabank.com

COVERING LETTER TO SALE NOTICE

REF: HLGL/SL/DEC/01/2025-2026

Dated 27-11-2025

1. Mr. Hanamant Goolappa Pattar
No.24, Harusha Nilaya,
Ward No. 34 A, Rajeev Nagar
Near NSSO Bhavan, Unkal Village,
Vidya Nagar, Hubballi Taluk
Dharwad Dist 580 031

Mr. Hanamant Goolappa Pattar
CTS No 954/1
Suraj Arcade 2nd Floor
Tadapathari Oni, P B Road
Hubballi-580028

Also at

2. Mrs. Roopa Hanamant Pattar
W/o Hanumanta Pattar
CTS No 954/1
Suraj Arcade 2nd Floor
Tadapathari Oni
P B Road
Hubballi-580028

Mrs .Roopa Hanamant Pattar
No.24, Harusha Nilaya
Ward No. 34 A, Rajeev Nagar
Near NSSO Bhavan, Unkal Village
Vidya Nagar, Hubballi Taluk
Dharwad Dist 580 031

3. M/s. GM Enterprises represented by Proprietor Mrs. Roopa Hanamant Pattar
Near Govt, Primary School,
Gangival Village,
Rayanal – Hubballi 580 024

M/s Suraj Fibrotech Industries represented by Proprietor Mr. Irappa G Pattar
Survey No 68 Devargudihal Road,
Gangival
Hubballi-580030

Mr. Irappa G Pattar
H no 954/1,
Suraj Arcade 2nd Floor
Tadapatri Oni P B Road 2 nd Main
Hubballi-580028

M/s Kenwood doors represented by Proprietor Mr. Hanamant Goolappa Pattar
SY NO 36/1 Ganesh Nagar
R N Shetty Factory Road, Dharward
Hubballi 580031

E- AUCTION SALE NOTICE

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, I on behalf of Canara Bank **Hubballi Station Road Branch** have taken possession of the assets described in schedule B of Sale Notice annexed hereto in terms of section 13(4) of the

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अधिकृत अधिकारी/Authorised Officer
क्षेत्रीय कार्यालय, हुबल्ली/R.O.HUBBALLI-29

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subject Act in connection with outstanding dues payable by you described in Schedule A to our **Hubballi Station Road Branch** of our Bank.

The undersigned proposes to sell the assets more fully described in the schedule B 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.

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

For detailed terms and conditions of the sale, please refer to the link provided in website i.e. www.canarabank.bank.in.

AUTHORIZED OFFICER

Date: 27-11-2025

Place: Hubballi

Enclosure: - Sale Notice

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E- AUCTION SALE NOTICE

CERSAI ID : 400055977182

E-AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ON LINE AUCTION) UNDER RULES 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, guarantor/s and mortgagor/s that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by inviting tenders on the following terms & conditions.

1.	Names and Address of the secured creditor	CANARA BANK , Hubballi Station Road Branch I Floor, Jain Boarding, Station Road, Hubballi Phone No. 0830-2360490, 2366662 Mob : 9449867174, Email:cb0514@canarabank.com
2.	Names and Address of the Borrower	<p>1. Mr. Hanamant Goolappa Pattar No.24, Harusha Nilaya, Ward No. 34 A, Rajeev Nagar Near NSSO Bhavan, Unkal Village, Vidya Nagar, Hubballi Taluk Dharwad Dist 580 031</p> <p>Also at Mr. Hanamant Goolappa Pattar CTS No 954/1 Suraj Arcade 2nd Floor Tadapathari Oni P B Road Hubballi-580028</p> <p>Also at 2. Mrs. Roopa Hanamant Pattar W/o Hanumanta Pattar CTS No 954/1 Suraj Arcade 2nd Floor Tadapathari Oni P B Road Hubballi-580028</p> <p>Also at Mrs .Roopa Hanamant Pattar No.24, Harusha Nilaya, Ward No. 34 A, Rajeev Nagar Near NSSO Bhavan, Unkal Village, Vidya Nagar, Hubballi Taluk Dharwad Dist 580 031</p> <p>3. M/s. GM Enterprises represented by Proprietor Mrs. Roopa Hanamant Pattar Near Govt, Primary School, Gangival Village, Rayanal – Hubballi 580 024</p>

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		<p>4. M/s Suraj Fibrotech Industries represented by Proprietor Mr. Irappa G Pattar Survey No 68 Devargudihal Road Gangival Hubballi-580030 Also at</p> <p>Mr. Irappa G pattar N Ho 954/1, Suraj Arcade 2nd Floor Tadapatri Oni P B Road 2 nd Main Hubballi-580028</p> <p>M/s Kenwood doors represented by Proprietor Mr. Hanamant Goolappa Pattar SY NO 36/1 Ganesh Nagar R N Shetty Factory Road, Dharward Hubballi 580031</p>
3.	Total liabilities as per schedule A	Rs.1,20,17,476/- (Rupees : One Crore Twenty Lakhs Seventeen Thousand Four Hundred and Seventy Six Only) plus future interest and cost.
4	a) Mode of Auction b) Details of Auction service provider	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET)
4.	Last Date & Time of receipt of online tender	17-12-2025 on or before 12.00 PM
6.	Date and time of e-auction (with unlimited extension of 5 minutes duration on each bid)	17-12-2025 12.00 PM to 2.00 PM
7	Portal for E-auction	https://baanknet.com/
8	Reserve Price	Rs. 145.00 Lakhs (Rupees: One Crore Forty Five Lakhs Only)
9	Earnest Money Deposit (EMD)	Rs.14.50 Lakhs (Rupees: Fourteen Lakhs Fifty Thousand only)
10	Property can be inspected on or before Date and Time	Date: 16-12-2025 Time: Between 3.00 PM to 5.00 PM
11	Details of Properties	Details tabulated below in SCHEDULE -B

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SCHEDULE -A

[Details of all Direct and Indirect liabilities Borrower/Mortgagor/Gurantor]

S L N O	LOAN no and facility	NATUR E OF LOAN	LIABILITY WITH INTEREST AS ON DATE 26-11-2025	RATE OF INTEREST (inclusive of applicable penal charges	Sanction Date	Sanction Amount
1	Loan No: 0514619016859 Availed by 1.Mr. Hanamant Goolappa Pattar 2.Mrs. Roopa Hanamant Pattar	Housing Loan	Rs. 53,55,566/- (Rupees Fifty Three Lakhs fifty five Thousand Five Hundred Sixty Six Only) together with further interest and incidental expenses and costs	11.46%	28-05-2021	Rs.5000000
2	160001861513 Availed by 1.Mr. Hanamant Goolappa Pattar 2.Mrs. Roopa Hanamant Pattar	Housing Loan	Rs. 10,46,918/- (Rupees Ten Lakhs Forty Six Thousand Nine Hundred Eighteen Only) together with further interest and incidental expenses and costs	13.36%	25-09-2023	Rs.10,00,000
3	0514261009864 In the name of GM Enterprises represented by Proprietor Mrs. Roopa Hanamant Pattar and Mr. Hanamant Goolappa Pattar (Guarantor)	MSME LOAN (SOD)	Rs.1,53,945/- (Rupees:One Lakhs Fifty Three Thousand Nine Hundred and Forty Five Only) together with further interest and incidental expenses and costs (As on 30-10-2025)	13.25%	21-02-2017	Rs.15,00,000
4	0514261009858 In the name of Suraj Fibrotech represented by Proprietor Mr. Irappa G Pattar and Mr. Hanamant Goolappa Pattar as Guarantor	MSME LOAN (SOD)	Rs.29,54,091/- (Twenty-Nine lakh Fifty Four Thousand & Ninety one Only)together with further interest and incidental expenses and costs (As on 30-10-2025)	13.10%	06-01-2016	Rs.20,00,000
5	0595256000509 In the name of M/s Kenwood doors represented by Proprietor Mr. Hanamant Goolappa Pattar & Roopa Hanamant Pattar(Gurantor)	MSME LOAN (SOD)	Rs 25,06,956/- (Twenty-Five lakh Six Thousand & Ninety Hundred Fifty Six Only) together with further interest and incidental expenses and costs (As on 30-10-2025)	11.15%	07-09-2017	Rs 25,00,000

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SCHEDULE -B

a. DETAILS OF PROPERTY:

RESERVE PRICE OF THE PROPERTY: ₹ 145.00 Lakhs

EMD : ₹ 14.50 lakhs

Details Immovable Property Details			
Sl No	Description of the property	Name of Title holder	CERSAI Details
1	All the piece and parcel of N.A Plot No. 95B/10C/95C + 4B/8 measuring 01 Gunta 12 Annas formed in Unkal Village R.S No. 559/4B + 559 A + 560 situated at Rajeev Nagar, Unkal Hubballi within the limit of Hubballi Dharward Municipal Corporation and bounded on: To the East : Plot No. 7 To the West: R.S No. 559A/ 95 C + 4B To the North : Plot No. 1 To the South: Road	Sri.Hanamant Goolappa Pattar	Security interest Type: Equitable Mortgage Security interest ID:400055977182 Asset ID:200056286106

12. OTHER TERMS AND CONDITIONS:

- The auction sale will be online e-auction-through the website <https://baanknet.com/>
- The property will be sold in **"AS IS WHERE IS & AS IS WHAT 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 12 (e) below).
- The properties can be inspected on or before 16-12-2025 3.00 PM to 5.00 PM with prior appointment.
- The properties will be sold above the Reserve Price and the 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 adahaar 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 : **8291220220, Email: support.baanknet@psballiance.com**
- The intending bidders shall deposit Earnest Money Deposit (EMD) 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 17-12-2025 at 12:00 P.M.
- 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" (atleast select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder

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[Signature]
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- g) 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
- h) 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 minutes.
- i) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) 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, **Station Road Branch**, Hubballi, IFSC Code CNRB0000514(Branch IFSC Code).
- l) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- m) 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 applicable, same shall be paid by the Successful buyer as per Government guidelines.
- n) 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
- o) 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 till 16-12-2025 from 3:00 P.M to 5:00 PM.

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p)Sale shall be confirmed in favor of the successful bidder, subject to confirmation of the same by the secured creditor

q)Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof

r) All taxes, revenue/dues to any local/statutory authority, if any, as applicable shall be borne by the successful bidder/s only.

For further details , nodal officer may be contacted during officer hours on any working day

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<https://baanknet.com/> (M/s PSB Alliance Pvt.
Ltd), (Contact No. 7046612345/6354910172/
8291220220/9892219848/ 8160205051,
Email: support.BAANKNET@psballiance.com

Date: 27-11-2025

Place: HUBBALI

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अधिकृत अधिकारी / Authorized Officer
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