DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED:14-10-2026

1. Name and Address of the Secured Creditor: Can Fin Homes Ltd Ramanagaram Branch,
Phone No:080-27271211 Mobile No: 7625079232 Email : ramanagaram@canfinhomes.com

2. **Name and Address of the Borrower(s)/Guarantor(s) :**

1. **Borrower: Mrs. Sushma G M W/o Chaluva N**

2. **Co – Borrower: Mr. Chaluva S/o Nagaraju**

Both are residing at: No.171 A Channamanahalli Village Anjanapura Post, Kailancha hobli Ramanagara Bengaluru South Karnataka-562159

3. Total Contractual liabilities as on 30.09.2026 Rs.26,71,384 (Twenty Six Lakh Seventy One Thousand Three Hundred and Eighty Four) together with further interest and other charges thereon.
4. (a) Mode of Auction : Online Electronic Bidding

(b) Details of Auction service provider : M/s ARCA EMART PVT. LTD
Web site: www.auctionbazaar.com

Ph. No. : +91 8370969696 / +91 7997043999
Mail ID **contact@auctionbazaar.com /**
support@auctionbazaar.com

(c) Date & Time of Auction : 05-11-2026, 11:30 A.M to 12.30 A.M
(With unlimited extension of 10 minutes duration each till the Conclusion of sale)

(d) Place of Auction : www.auctionbazaar.com

(e) Property Address : All piece and parcel of immovable property bearing Khata No. 500/226 PID NO:152900402400500454 Situated at Channamanahalli Village, Vibhuthikere Gramapunchayath, Kailancha Hobli, Ramanagara Taluk Ramanagara Karnataka-562159. Measuring East to West 6.096 mtr, North to South 21.3360 mtr, In all total measuring 130.06 square meters or 1399.18 Square feet with consist of RCC building bounded on: East by: Property of Prabhesh,West by: Property of Thippaiah,North by: Road,South by: Dhari

5. Reserve Price : Rs. 36,40,000/-
(Rupees Thirty-Six Lakh Forty Thousand only)

6. **Other terms and conditions:**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.auctionbazaar.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 by way of Demand draft in favour of Authorized Officer, Can Fin Homes Ltd Ramanagaram Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Ramanagaram Branch, Account No 0593201001310, IFSC Code CNRB0000593 on or before 04-11-2026 at 5.00pm

e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04-11-2026 5.00pm to Can Fin Homes Ltd, Ramanagaram Branch, by hand or by 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 Branch at the time of making payment of balance amount of 25% of bid amount.
iii) Bidders Name. Contact No. Address, E Mail Id.
iv) Bidder's A/c details for online refund of EMD.

The intending bidders should contact e-Auction service providers M/s ARCA EMART PVT. LTD Address: 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Web site: www.auctionbazaar.com Contact Person Name: M Kiranmai Contact Number : 7997043999 / 8370969696 Mail ID: eauctions@auctionbazzar.com

f) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs 10,000/-.** 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.

h) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The Successful Bidder shall also bear the statutory/Non-Statutory dues, taxes, rates., etc if any.

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 Branch and facilitating centre, shall make necessary arrangements.

l) For further details contact **Branch Manager**, Can Fin Homes Ltd, Ramanagaram Branch, Contact No.7625079232 Mail ID.: ramanagaram@canfinhomes.com OR service provider M/s ARCA EMART PVT. LTD Address: 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082, Website: www.auctionbazaar.com Contact Number : 7997043999, Mail id: eauctions@auctionbazzar.com

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Can Fin Homes Ltd 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: Ramanagaram
Date: 14.10.2026

For CAN FIN HOMES LTD.

Authorised Officer
AUTHORISED OFFICER
Can Fin Homes Ltd