Can Fin Homes Ltd
(Sponsor : CANARA BANK)
HOME LOANS + DEPOSITS
Translating Dreams into Reality

SOMPURA BRANCH
Site No. 14 & 15, Property No. 1099/4 & 5
1st Floor, Opp. D-Mart Hyper Market
Sarjapura Main Road
Sarjapura, Bengaluru - 562 125
Tel: 9498758245
Email: sompura@canfinhomes.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 17/11/2026

1. **Name and Address of the Secured Creditor:** **Can Fin Homes Ltd, Sompura Branch,**

Phone No: 9731440295 Email : sompura@canfinhomes.com

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

1. **Mr. SHARATH S,**
   S/O SUNIL THIMOTHY S (Borrower)

2. **Mr. SUNIL THIMOTHY S,**
   S/O C S SUSAI RAJ (Co-Borrower)

   Both residing at
   Address: No.1330/13, Nyanappanahalli Road,
   Near Aralimara, Begur, Bangalore South Taluk,
   Bengaluru, Karnataka-560068

3. **Mr. Ravi Kiran R (Guarantor)**
   No.630, East Church Left side,
   Near Nageshwara Temple
   Begur, Bangalore South Taluk,
   Bengaluru-560068

1. **Total Contractual liabilities as on 17/11/2026:** Rs. 7,94,500/- (Rupees Seven Lakhs Ninety Four Thousand Five Hundred Only) together with further interest and other charges thereon.
2. (a) Mode of Auction : Online Electronic Bidding

   (b) Details of Auction service provider : M/s M/s 4 Closure
   Website: https://bankauctions.in
   Ph. No. : +91 8142000066 / +91 814200006
   Landline Office Number: 040-23736405
   Mail ID info@bankauctions.in

   (c) Date & Time of Auction : 24/12/2026, 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 : https://bankauctions.in

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(e) Property Address : All that piece and parcel of the immovable Northern Portion of Property bearing Katha No.2/1, Form No.9 & 10 Situated at Yallammanadoddi, Mahanthalingapura Village, Jigani Hobli, Anekal Taluk, Bangalore District. Measuring East to West 40 Feet and North to South 15 Feet in total measuring 600 Sq. Feet.

Boundaries: -

East by: Remaining portion of same Property

West by: Road

North by: Govt Property

South by: Remaining Portion of Same Katha.

3. **Reserve Price** : Rs. 11,10,000/-
(Eleven Lakh and Ten Thousand Only)

4. **Other terms and conditions:**

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website : https://bankauctions.in 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 Sompura Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Sarjapura Branch, Account No 120002054907, IFSC Code CNRB0010657 on or before 23/12/2026 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 23/12/2026 5.00pm to Can Fin Homes Ltd, Sompura 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 4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 5000382.**Dedicated Help desk Contact Details (For Bank Personnel & Bidders)Primary Contact Person: **Mr. Jaya Prakash Reddy.** Mobile Number: **+91 8142000064** Email: info@bankauctions.in

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

f) 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.

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

h) 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.

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

j) 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.

For further details contact **Branch Manager**, Can Fin Homes Ltd, Sompura Branch, 9731440295 Contact No. _ Mail ID.: sompura@canfinhomes.com OR service provider **M/s 4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 5000382.**Dedicated Help desk Contact Details (For Bank Personnel & Bidders)Primary Contact Person: **Mr. Jaya Prakash Reddy.** Mobile Number: **+91 8142000064** Email: info@bankauctions.in

k)

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: Bangalore
Date: 17/11/2026

CAN FIN HOMES LTD. Sompura Branch BENGALURU-562125

AUTHORISED OFFICER
Can Fin Homes Ltd