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Date: 11-11-2026

To,
1. Mr. Anand Lingan
S/o. Mr. Lingan Iyyasamy
No.606, ASPEN Block, Sankalpa Central Park
Jawa Main Road, Yadavagiri, Mysuru - 570020.

2. Mrs. Chandraleka Lingan
W/o. Mr. Lingan Iyyasamy
No.606, ASPEN Block, Sankalpa Central Park
Jawa Main Road, Yadavagiri, Mysuru - 570020.

Dear Madam and Sir,

Sub: NOTICE OF E-AUCTION SALE OF IMMOVABLE PROPERTY UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ('SARFAESI ACT') READ WITH THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

You are hereby put on notice of the E-auction sale of the immovable property described in the Schedule hereunder and referred to as 'Schedule Property'.

Your Loan Account No. 025110151 was declared as Non-Performing Assets and Demand Notice dated 20.02.2025 was issued under Section 13(2) of the SARFAESI Act. Thereafter, symbolic possession of the Schedule Property was taken vide Notice dated 13.05.2025 issued under Section 13(4) of the SARFAESI Act. On 15.05.2025, Possession Notice was published in respect of the Schedule Property.

In exercise of our rights under the SARFAESI Act and under SARFAESI Rules framed thereunder, an E-auction of the Schedule Property has been scheduled

for 27-11-2026. In this regard, please find enclosed a copy of the E-auction notice for your reference and records.

A copy of the enclosed E-auction notice has been affixed on the Schedule Property in compliance with Rule 8(7) of the Security Interest (Enforcement) Rules, 2002. Please be informed that the E-auction sale notice will be published in the newspapers on 12-11-2026.

Please note that as per Section 13(8) of the SARFAESI Act, 2002, you are entitled to redeem the secured assets by tendering the entire outstanding dues along with all costs, charges, and expenses incurred by the secured creditor at any time prior to the date of publication of the notice for sale on 12-11-2026.

Notwithstanding that the Sale Notice dated 15 October 2026 expressly afforded you the right of redemption, no response has been received from you, not even a simple email communicating your intention to redeem, despite confirmed delivery of the said notice at your registered address.

You are therefore called upon to submit, forthwith, an unequivocal written communication, or an email expressly stating your intention to redeem. Failing such communication, the Secured Creditor shall proceed further in accordance with law, without any further reference to you

Please be advised that the notice dated 10th November 2026, which scheduled the auction for 26th November 2026, is hereby recalled and declared null and void. The revised date for the auction is 27th November 2026. This notice, dated 11th November 2026, supersedes the previous communication and should be considered final.

SCHEDULE "A" PROPERTY

All that piece and parcel of the land bearing Survey No.56/3B, situated at 3rd Stage, Srirampura, Chamaraja Mohalla, Mysuru, measuring 40,293 Square Feet, i.e., 37 Guntas and Bounded on the:

- **East by:** Land bearing Survey No.56/3A

- **West by:** Land bearing Survey No.13
- **North by:** Land bearing Survey No.55
- **South by:** Land bearing Survey No.56/2A

Site bearing No.5, situated at Block No.11, BEML Layout, Srirampura, Chamaraja Mohalla, Mysuru, measuring East to West 30 Feet and North to South (45 + 44.6)/2 Feet (average 44.8 Feet), totally measuring 1,342.6 Square Feet and Bounded on the:

- **East by:** Property bearing No.B11C-4
- **West by:** Property bearing No.B11C-6
- **North by:** Road
- **South by:** Private Land

SCHEDULE "B" PROPERTY

2,340 Square Feet of undivided share, right, title and interest in the Schedule "A" Property.

SCHEDULE "C" PROPERTY

All that piece and parcel of the property bearing Unit No.12, consisting of Ground Floor, First Floor and Second Floor, and the Car parking in the Basement, in the Three Bedroom Building known as "TAPOVAN GREENS" measuring 3,600 Square Feet of Super Built Up Area. The said Villament is an RCC Framed Structure Building with vitrified tiles, Stainless Steel Sink, Main Door is of Teak Wood Frame and OST Shutters and all other doors shall be Flush Doors with Electricity, Water and Sanitary Fittings and bounded:

- **East by:** Garden/Walkway
- **West by:** Compound Wall/Garden
- **North by:** Unit No.013
- **South by:** Unit No.11

Yours faithfully

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Navi Finserv Limited Bangalore

Authorised Officer
Navi Finserv Limited

Encl. – Sale Notice

SALE NOTICE

E-Auction Sale Notice For Sale Of Immovable Property Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 ('SARFAESI Act') Read with The Security Interest (Enforcement) Rules, 2002 ('SARFAESI Rules').

It is hereby stated that the borrowers – **Mr. Anand Lingan** and **Mrs. Chandraleka Lingan**, have failed to repay their loans availed from Navi Finserv Limited, the Secured Creditor, having its registered office at 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, HSR Layout, Bengaluru, Karnataka, India, 560102. The Secured Creditor issued notice under Section 13(2) of the SARFAESI Act, 2002 and in pursuance and in exercise of powers conferred to it under Section 13(4) of the SARFAESI Act, 2002 has taken possession of the secured asset.

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Notice is hereby given to the public in general, and in particular to the Borrowers that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **27-11-2026 from 11:30 A.M. to 12:30 P.M.** (with unlimited extension of 5 minutes duration each till the conclusion of sale), for the recovery of a total amount of **Rs. 2,31,95,952/- (Rupees Two crore thirty one lakh ninety-five thousand nine hundred and fifty-two only)**, from the Borrowers, with further interest and costs due to the Secured Creditor.

Date of Demand Notice	20.02.2025
Date of Possession	13.05.2025
Date of Publication of Possession Notice	15.05.2025

Full description of the immovable property, Reserve Price, EMD, known Encumbrance(s), Outstanding Dues if any are as under:

Sl No.	**Description of Immovable Property (Owner/Mortgagor: Mr. Anand Lingan & Mrs. Chandraleka Lingan)**	**Reserve Price**	**EMD**
1	**SCHEDULE "A" PROPERTY** All that piece and parcel of the land bearing Survey No.56/3B, situated at 3rd Stage, Srirampura, Chamaraja Mohalla, Mysuru, measuring 40,293 Square Feet, i.e., 37 Guntas and Bounded on the: East by: Land bearing Survey No.56/3A | West by: Land bearing Survey No.13 |	Rs. 1,65,00,000/- (Rupees One crore sixty-five lakh only)	Rs. 16,50,000/- (Rupees Sixteen lakh fifty thousand only)

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Sl No.	Description of Immovable Property (Owner/Mortgagor: Mr. Anand Lingan & Mrs. Chandraleka Lingan)	Reserve Price	EMD
	North by: Land bearing Survey No.55 | South by: Land bearing Survey No.56/2A Site bearing No.5, situated at Block No.11, BEML Layout, Srirampura, Chamaraja Mohalla, Mysuru, measuring East to West 30 Feet and North to South (45 + 44.6)/2 Feet (average 44.8 Feet), totally measuring 1,342.6 Square Feet and Bounded on the: East by: Property bearing No.B11C-4 | West by: Property bearing No.B11C-6 | North by: Road | South by: Private Land **SCHEDULE "B" PROPERTY** 2,340 Square Feet of undivided share, right, title and interest in the Schedule "A" Property. **SCHEDULE "C" PROPERTY** All that piece and parcel of the property bearing Unit No.12, consisting of Ground Floor, First Floor and Second Floor, and the Car parking in the Basement, in the Three Bedroom Building known as "TAPOVAN		

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Sl No.	Description of Immovable Property (Owner/Mortgagor: Mr. Anand Lingan & Mrs. Chandraleka Lingan)	Reserve Price	EMD
	GREENS" measuring 3,600 Square Feet of Super Built Up Area. Bounded on the East by: Garden/Walkway | West by: Compound Wall/Garden | North by: Unit No.013 | South by: Unit No.11		

For detailed terms and conditions of the sale, please contact the Manager, Bengaluru (Ph. No. 9645985027 / 6366350107), during office hours (10 A.M. to 6 P.M.) on working days (Monday to Friday).

Place: Bengaluru
Date: 11-11-2026

Navi Finserv Limited Banglore

AUTHORISED OFFICER
Navi Finserv Limited

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11-11-2026

1. **Name and address of the Secured Creditor:** Navi Finserv Limited, Registered Office at 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, HSR Layout, Bengaluru – 560 102.
2. **Name and address of the Borrower(s)/Guarantor(s):**
   1. Mr. Anand Lingan, S/o. Mr. Lingan Iyyasamy, No.606, ASPEN Block, Sankalpa Central Park, Jawa Main Road, Yadavagiri, Mysuru - 570020.

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2. Mrs. Chandraleka Lingan, W/o. Mr. Lingan Iyyasamy, No.606, ASPEN Block, Sankalpa Central Park, Jawa Main Road, Yadavagiri, Mysuru - 570020.

3. **Total Liabilities:** Rs. 2,31,95,952/- (Rupees Two crore thirty-one lakh ninety-five thousand nine hundred and fifty-two only), along with further interest, costs, and other expenses that are due and payable to the Secured Creditor.

4. **Auction Details:**
   - **(a) Mode of Auction:** Online E-Auction
   - **(b) Details of Auction Service Provider:** M/s. PSB Alliance (BAANKNET), Email: support.baanknet@psballiance.com
   - **(c) Date and Time of E-Auction:** Date: 27-11-2026 | Time: 11:30 A.M. to 12:30 P.M. (with unlimited extension of 5 minutes duration each, till the conclusion of the sale)

5. **Reserve Price & EMD Details:**

Sl No.	**Description of Immovable Property (Owner/Mortgagor: Mr. Anand Lingan & Mrs. Chandraleka Lingan)**	**Reserve Price**	**EMD Amount**
1	Schedule "A", Schedule "B", and Schedule "C" Properties as fully described in the Sale Notice above.	Rs. 1,65,00,000/-	Rs. 16,50,000/-

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Other Terms and Conditions:

- **Right of Redemption:** As per Section 13(8) of the SARFAESI Act, 2002, the borrower is entitled to redeem the secured assets by tendering the entire outstanding dues along with all costs, charges, and expenses incurred by the secured creditor at any time before the date of publication of the notice for sale.
- Auction / bidding shall be only through "Online Electronic Bidding" through the website https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected with prior appointment from the Authorised Officer.
- The property will be sold for a price higher than the Reserve Price, and participating bidders may improve their offer further during the auction process.
- **EMD Payment Mechanism:** The Earnest Money Deposit (EMD) amount, being 10% of the Reserve Price, must be deposited strictly online into the E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit through RTGS/NEFT in the account specified in the said challan. No physical Demand Drafts or manual payments will be accepted towards EMD.
- After depositing the EMD amount in the online wallet, intending bidders should submit copies of the required registration documents on or before 5:00 P.M. on 26-11-2026 to Navi Finserv Limited, Bengaluru by hand at their Registered Office at 2nd Floor, Vaishnavi Tech Square, Iballur Village, Begur Hobli, HSR Layout, Bengaluru – 560 102, or via email to akhil.a@navi.com:
  - Acknowledgement receipt/challan with UTR Number generated from the BAANKNET portal for EMD paid into the E-Wallet.
  - Photocopies of PAN Card, ID Proof, and Address Proof of the bidder (originals must be produced to Navi Finserv Limited at the time of verification).
  - A duly completed and signed Bid Form.
- The intending bidders must register their names at portal

https://baanknet.com/ and obtain their User ID and password free of cost. Prospective bidders may avail online training on the e-auction process from M/s. PSB Alliance (BAANKNET) (Email: support.baanknet@psballiance.com). Any EMD deposited by unsuccessful bidders shall be refunded automatically to their wallet/bank account by BAANKNET. The EMD deposited shall not carry any interest.

- Auction will commence at the Reserve Price. Bidders shall improve their offers in multiples of Rs. 1,00,000/-. The highest bidder on the closure of the 'Online' auction shall be declared the successful bidder, subject to confirmation by the Secured Creditor.
- The successful bidder shall deposit 25% of the sale price (inclusive of the EMD already paid) immediately upon declaration as the successful bidder. The balance 75% of the sale consideration is payable within 15 days from the date of confirmation of sale by the Secured Creditor. If the successful bidder fails to pay the balance amount, the deposit made shall be forfeited without notice, and the property shall be put up for sale again.
- The sale amount payments shall be deposited by way of Demand Draft in favour of "Authorised Officer, Navi Finserv Limited" OR transferred via RTGS / NEFT / Fund Transfer to the account of Navi Finserv Limited, Koramangala Branch, A/c. No. 100805003024, IFSC Code: ICIC0001008.
- For sale proceeds of Rs. 50.00 Lakhs and above, the successful bidder must deduct TDS at 1% (or applicable rate) on the sale proceeds and submit the original receipt of the TDS certificate to Navi Finserv Limited.
- All charges for Conveyance, Stamp Duty, GST, Registration Charges, etc., as applicable, shall be borne solely by the successful bidder.
- The Authorised Officer reserves the right to postpone, cancel, or vary the terms and conditions of the E-auction without assigning any reason.
- In case prospective bidders lack internet access, they may approach Navi Finserv Ltd, Bengaluru (HSR Layout), which will serve as a facilitating center to assist them in participating in the E-auction.
- Any prospective bidder must undertake their own due diligence regarding title, extent, area dues, etc., pertaining to the property. Navi Finserv Limited shall not be held liable for any claims raised after the conduct of the E-Auction.

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- For further details, contact Akhil A, Manager, Navi Finserv Limited, Bengaluru (Ph No: 9645985027 / 6366350107, Email: akhil.a@navi.com / laxman.naik@navi.com) OR the service provider PSB Alliance (BAANKNET) (Email: support.baanknet@psballiance.com).

Special Instruction / Caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Navi Finserv Limited nor the Service Provider will be responsible for any lapses/failures (Internet failure, Power failure, etc.) on the part of the bidder or vendor. Bidders are requested to make necessary backup arrangements. EMD transfers and refunds are handled entirely by Baanknet. Navi Finserv Limited does not oversee these transactions and is not responsible for any processing delays. Please contact Baanknet Support for direct assistance.

Place: Bengaluru
Date: 11-11-2026

Navi Finserv Limited Bangalore

AUTHORISED OFFICER
Navi Finserv Limited