

केनरा बैंक



Canara Bank

CREF: ARM-2/Aishwaryagiri /510A/2023

- BY RPAD -

DATE 27/09/2023

Dear Sir,

**SUB: NOTICE ISSUED IN TERMS OF SEC.13 (4) OF THE SARFAESI ACT 2002, READ WITH RULE 8 (6) & (9) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

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As you are aware, I on behalf of Canara Bank, ARM branch II, Bangalore-560 001 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 ARM Branch II, BANGALORE-560 001 of our Bank.

The undersigned proposes to sell the assets (through e-auction) 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 containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which has been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the Sale Notice.

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

Yours faithfully,

कृते केनरा बैंक

For CANARA BANK

  
AUTHORISED OFFICER

प्रमाणित अधिकारी / Authorised Officer

आ. व. प्र. शाखा - II / ARM Branch - II

बो:एम. जी. रोड, बेंगलूरु - 560 001

86, M. G. Road, BENGALURU - 560 001

Enclosure: - Sale Notice

Ms.AISHWARYAGIRI CONSTRUCTIONS PVT LTD  
No.14, UNIT NO F-2,2<sup>nd</sup> FLOOR, 10th CROSS  
4<sup>th</sup> MAIN RD, MC LAYOUT  
BENGALURU-560040

Also at:

No.236,EWS,2<sup>nd</sup> Stage,2<sup>nd</sup> Main  
5<sup>th</sup> Cross,KHB Colony,Basaveshwarnagar  
Bangalore-560079P

G.JAYARAMAIAH S/o GIRIYAPPA  
NO 236, 5<sup>th</sup> CROSS, 2ND STAGE 2ND MAIN  
K.H.B.COLONY, BASAVESWARA NAGAR

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ARM Branch- II, 2<sup>nd</sup> Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.  
Telephone numbers 080-25310099, 080-25310181 - e-mail - cb6298@canarabank.com

BENGALURU-560079

Mr.SHIVAKUMAR S/O GIRIYAPPA  
NO 236, 5<sup>th</sup> CROSS, 2ND STAGE 2ND MAIN  
K.H.B.COLONY, BASAVESWARA NAGAR  
BENGALURU-560079

Also at:

No 147,4<sup>th</sup> Cross,Jothinagar  
Chandra LayoutBangalore-560072

CANARA BANK  
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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 mortgaged/charged to the secured creditors, the **possession** of which has been taken by the Authorised Officer of Canara Bank, will be sold on **“As is where is”, “As is what is”, and “Whatever there is” basis on 31.10.2023 from 11.30 a.m. to 12.00 p.m.** [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 44,56,93,571.39 (Rupees Forty four Crore Fifty six Lakhs ninety three thousand five hundred seventy one and Paisa Thirty nine only)** as on 31.08.2023 plus further interest thereon and other expenses due to Canara Bank from M/s Aishwaryagiri Constructions Pvt Ltd rep.by Directors/ Guarantors/ mortgagors 1.Mr. G Jayaramaiah and Mr.Shivakumar

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before 27/10/2023 at 3.00 pm.

Sl. No	Description of the immovable assets:	Reserve Price	EMD	Encumbrance (s)
1	All that piece and parcel of the immovable property (land & building) bearing Municipal no.2 situated at Industrial Workers Layout, Ward no.10, Mahalakshmpuram, PID no 10-68-2,Bangalore earlier BDA site no.2 in Industrial Workers Layout, J B Kaval, Bangalore measuring East to West 60+58/2 and North to South 40 feet in total 2360 Sqft with building and bounded as follows: East by: UAC and BDA Land West by : Road North by : Site no.1 South by: Site no.3	2,90,00,000/-	29,00,000/-	Not known to Bank

2	<p>All that piece and parcel of the Western portion of the plot No.25A, ( Khatha No.499, Present BBMP Khatha no.25-A1 carved out of land in Survey no.38, 48, 49 and 51 situated at Nallakadarannahalli village, Yeshwanthpura Hobli, Bangalore North Taluk presently known as Peenya 2nd phase, Industrial area Bangalore and within the Administrative Jurisdiction of BBMP along with 4 Sq RCC building and 8 Sq AC Sheet ground floor with cement flooring, cement and bricks used for construction of wall, steel windows with all civic amenities with 100 HP electricity power and including all rights privileges and appurtenances thereto and the plot measuring 33775 Sq ft bounded as on</p> <p>East by : Remaining portion of Plot no.25A and thereafter Plot no 25B and 25C West by: KIADB Board Road North by : Plot no 25D South by : KIADB Board Road</p>	26,68,00,000/-	2,66,80,000/-	Not known to Bank
3	<p>All that piece and parcel of the immovable property (land &amp; building) bearing Municipal no.101, New PID no.165-W0115-19 ( Old PID no.56-107-101) Yellappa Garden, Katriguppa, Ganesh Mandir Bangalore earlier Municipal no.101 (still earlier House list no 143, Site no 5) and 100/A carved out of asst. no 17 of Katriguppa village, Uttarahalli Hobli, Bangalore South Taluk measuring East to West 60 feet and North to South 55 feet in total 3300 Sqft with building and bounded as follows</p> <p>East by : Road West by : Private Property North by : Private Property South by : Property no 100</p>	7,68,00,000/-	76,80,000/-	Not known to Bank
4	<p>**Vacant site nos 38,46,77,82,96,99,108,125,135,147,148,151,176,185,186,187,191,199,200- 203,222,223,237,243,255,258,261,262,269,270,284,285,286,288,290-321(total 68 sites)located at Sunnagatta Kasaba Hobli,Neelasandra,Chennapatna Taluk,Ramanagar Dist.</p>	29,41,00,000/-	2,94,10,000/-	Not known to Bank

**\*\* Details of 68 sites at Sunnagatta Kasaba Hobli, Neelasandra, Chennapatna Taluk, Ramanagar Dist**

Sl. No	Description of the immovable assets:	Reserve Price	EMD	Encumbrance (s)
1	All that piece and parcel of immovable property land bearing Plot No. 38, Kaneshumari No.300/38 situated at Sunnaghatta Village, Neelasandra Grama Panchayat , Kasabaa Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 30 ft and North South 40 ft and bounded as follows: East by : Site No. 39 West by : Site No.32 North by: Property of Venkateshaiah South by: 20 ft Road	27,32,000/-	2,73,200/-	Not known to Bank
2.	All that piece and parcel of immovable property land bearing Plot No. 46, Kaneshumari No.301/46 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Property of Nagarajaiah West by: 20 ft Road North by: Site No.45 South by: Site No. 47	27,32,000/-	2,73,200/-	Not known to Bank
3.	All that piece and parcel of immovable property land bearing Plot No. 77, Kaneshumari No.302/77 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : 20 ft Road West by: Property of Tammanna North by: Site No.76 South by: Site No. 78	27,32,000/-	2,73,200/-	Not known to Bank
4	All that piece and parcel of immovable property land bearing Plot No. 82, Kaneshumari No.302/82 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 44 ft and North South 30 ft and bounded as follows: East by : Site No. 89 West by : 20 ft Road	30,05,000/-	3,00,500/-	Not known to Bank

	North by: Site No.83 South by: Property of Subhadra & Gouthamchand			
5	All that piece and parcel of immovable property land bearing Plot No. 96, Kaneshumari No.302/96 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : 20 ft Road West by: Site No.91 North by: Site No.95 South by: Site No. 99	27,32,000/-	2,73,200/-	Not known to Bank
6	All that piece and parcel of immovable property land bearing Plot No. 99, Kaneshumari No.302/99 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 30 ft and North South 40 ft and bounded as follows: East by : Site No. 104 West by: Road North by: Site No.100 South by: Site No.98	27,32,000/-	2,73,200/-	Not known to Bank
7	All that piece and parcel of immovable property land bearing Plot No. 108, Kaneshumari No.302/108 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 30 ft and North South (44+45)/2 ft and bounded as follows: East by : Site No. 109 West by: Site No. 107 North by: Site No.71 South by: 20 ft. Road	30,39,000/-	3,03,900/-	Not known to Bank
8	All that piece and parcel of immovable property land bearing Plot No. 125, Kaneshumari No.303/125 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West (43 ½+44 ½)/2 ft and North South 30 ft and bounded as follows: East by : Road West by: Site No. 124 North by: Site No.126 South by: Property of Subhadra & Gouthamchand	29,71,000/-	2,97,100/-	Not known to Bank



9	All that piece and parcel of immovable property land bearing Plot No. 135, Kaneshumari No.303/135 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : 20 ft. Road West by : Site No. 134 North by: Site No.136 South by: Property of Subhadra & Gouthamchand	27,32,000/-	2,73,200/-	Not known to Bank
10	All that piece and parcel of immovable property land bearing Plot No. 147, Kaneshumari No.303/147 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : 20 ft. Road West by: Site No. 146 North by: 20 ft. Road South by: Site No.148	27,32,000/-	2,73,200/-	Not known to Bank
11	All that piece and parcel of immovable property land bearing Plot No. 148, Kaneshumari No.303/148 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : 20 ft. Road West by : Site No. 185 North by: Site No.147 South by: Site No.149	27,32,000/-	2,73,200/-	Not known to Bank
12	All that piece and parcel of immovable property land bearing Plot No. 151, Kaneshumari No.304/151 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : 20 ft. Road West by : Site No. 182 North by: Site No. 150 South by: Site No.152	27,32,000/-	2,73,200/-	Not known to Bank
13	All that piece and parcel of immovable property land bearing Plot No. 176, Kaneshumari No.304/303/176 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No.157 West by : 20 ft. Road North by: Site No.177 South by: Site No.175	27,32,000/-	2,73,200/-	Not known to Bank

14	All that piece and parcel of immovable property land bearing Plot No. 185, Kaneshumari No.304/185 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No.148 West by : 20 ft. Road North by: Site No.186 South by: Site No.184	27,32,000/-	2,73,200/-	Not known to Bank
15	All that piece and parcel of immovable property land bearing Plot No. 186, Kaneshumari No.304/186 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No.147 West by: 20 ft. Road North by: 20 ft. Road South by: Site No.185	27,32,000/-	2,73,200/-	Not known to Bank
16	All that piece and parcel of immovable property land bearing Plot No. 187, Kaneshumari No.304/187 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 50 ft and North South 40 ft and bounded as follows: East by : 20 ft. Road West by : 20 ft. Road North by: 20 ft. Road South by: Site No.188	45,54,000/-	4,55,400/-	Not known to Bank
17	All that piece and parcel of immovable property land bearing Plot No. 191, Kaneshumari No.304/191 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 60 ft and North South 40 ft and bounded as follows: East by : 20 ft. Road West by : Property of Subhadra & Gouthamchand North by: Site No.190 South by: Site No.192	54,65,000/-	5,46,500/-	Not known to Bank
18	All that piece and parcel of immovable property land bearing Plot No. 199, Kaneshumari No.304/199 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 60 ft and North South 40 ft and bounded as follows: East by : 20 ft. Road West by : Property of Subhadra & Gouthamchand North by: Site No.198 South by: Site No.200	54,65,000/-	5,46,500/-	Not known to Bank



19	All that piece and parcel of immovable property land bearing Plot No. 200, Kaneshumari No.304/200 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 60 ft and North South 40 ft and bounded as follows: East by : 20 ft. Road West by : Property of Subhadra & Gouthamchand North by: Site No.199 South by: Site No.201	54,65,000/-	5,46,500/-	Not known to Bank
20	All that piece and parcel of immovable property land bearing Plot No. 201, Kaneshumari No.304/201 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 60 ft and North South 60 ft and bounded as follows: East by : 20 ft. Road West by : Property of Subhadra & Gouthamchand North by: Site No.200 South by: 20 ft. Road	81,97,000	8,19,700/-	Not known to Bank
21	All that piece and parcel of immovable property land bearing Plot No. 202, Kaneshumari No.304/202 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 27 ft and North South 60 ft and bounded as follows: East by : Property of Subhadra & Gouthamchand West by : Road North by: Site No.203 South by: Property of Subhadra & Gouthamchand	36,89,000/-	3,68,900/-	Not known to Bank
22	All that piece and parcel of immovable property land bearing Plot No. 203, Kaneshumari No.304/203 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West (30+27)/2 ft and North South 45 ft and bounded as follows: East by : Property of Subhadra & Gouthamchand West by : 20 ft. Road North by: Site No.204 South by: Site No.202	29,20,000	2,92,000	Not known to Bank



23	All that piece and parcel of immovable property land bearing Plot No. 222, Kaneshumari No.304/222 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows:  East by : Site No.221 West by : 20 ft. Road North by: Site No.223 South by: Property of Subhadra & Gouthamchand	27,32,000/-	2,73,200/-	Not known to Bank
24	All that piece and parcel of immovable property land bearing Plot No. 223, Kaneshumari No.304/223 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows:  East by : Site No. 220 West by : 20 ft. Road North by: Site No.224 South by: Site No. 222	27,32,000/-	2,73,200/-	Not known to Bank
25	All that piece and parcel of immovable property land bearing Plot No. 237, Kaneshumari No.304/237 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows:  East by : 20 ft. Road West by : Site No. 248 North by: Site No.236 South by: Site No. 238	27,32,000/-	2,73,200/-	Not known to Bank
26	All that piece and parcel of immovable property land bearing Plot No. 243, Kaneshumari No.304/243 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows:  East by : Site No. 242 West by : 20 ft. Road North by: Site No.204 South by: Remaining portion of property	27,32,000/-	2,73,200/-	Not known to Bank



27	All that piece and parcel of immovable property land bearing Plot No. 255, Kaneshumari No.304/255 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 60 ft and North South 40 ft and bounded as follows: East by : 20 ft. Road West by : Property of Subhadra and Gouthamchand North by: Site No.254 South by: Site No. 256	54,65,000/-	5,46,500/-	Not known to Bank
28	All that piece and parcel of immovable property land bearing Plot No. 258, Kaneshumari No.304/258 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 60 ft and North South 30 ft and bounded as follows: East by : 20 ft. Road West by : Property of Subhadra and Gouthamchand North by: Site No.257 South by: Remaining portion of the property	40,99,000/-	4,09,900/-	Not known to Bank
29	All that piece and parcel of immovable property land bearing Plot No. 261, Kaneshumari No.305/261 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No. 260 West by : Site no.262 North by: Site No.264 South by: Road	27,32,000/-	2,73,200/-	Not known to Bank
30	All that piece and parcel of immovable property land bearing Plot No. 262, Kaneshumari No.305/262 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No. 261 West by : Road North by: Site No.263 South by: Road	27,32,000/-	2,73,200/-	Not known to Bank
31	All that piece and parcel of immovable property land bearing Plot No. 269, Kaneshumari No.305/269 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No. 268 West by : Site no.270 North by: Site No.272 South by: Road	27,32,000/-	2,73,200/-	Not known to Bank

32	All that piece and parcel of immovable property land bearing Plot No. 270, Kaneshumari No.305/270 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 40 ft and North South 30 ft and bounded as follows: East by : Site No. 269 West by : Road North by: Site No.271 South by: Road	27,32,000/-	2,73,200/-	Not known to Bank
33	All that piece and parcel of immovable property land bearing Plot No. 284, Kaneshumari No.305/284 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West (33 ½ +30 ½ )/2 ft and North South 39½ ft and bounded as follows: East by : Site No. 283 West by : Site no.285 North by: Property of Dasappa South by: Road	28,48,000/-	2,84,800/-	Not known to Bank
34	All that piece and parcel of immovable property land bearing Plot No. 285, Kaneshumari No.305/285 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West (30 ½ +33 )/2 ft and North South 50 ft and bounded as follows: East by : Site No. 284 West by : Remaining portion of property North by: Property of Dasappa South by: Road	36,43,000/-	3,64,300/-	Not known to Bank
35	All that piece and parcel of immovable property land bearing Plot No. 286, Kaneshumari No.305/286 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 24 ft and North South (52+55)/2 ft and bounded as follows: East by : Site No. 22 West by : Site no.287 North by: Property of Jayaramu and sites of Tahsildar Office South by: Road	29,23,000/-	2,92,300/-	Not known to Bank



36	All that piece and parcel of immovable property land bearing Plot No. 288, Kaneshumari No.305/288 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 30 ft and North South 55 ½ ,towards west 55 ¾ (30*(55 ½ +55 ¾ )/2) and bounded as follows: East by : Site No. 287 West by: Site no.289 North by: Property of Jayaramu and sites of Tahsildar Office South by: Road	38,00,000/-	3,80,000/-	Not known to Bank
37	All that piece and parcel of immovable property land bearing Plot No. 290, Kaneshumari No.305/290 situated at Sunnaghatta Village, Neelasandra Grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara Dist. measuring East West 41 ½ ft and North South 57, towards west 60 ft (41 ½ *(57+60)/2) and bounded as follows: East by : Site No. 289 West by : Site no.291 North by: Property of Jayaramu and sites of Tahsildar Office South by: Road	55,28,000	5,52,800/-	Not known to Bank
38	All that piece and parcel of immovable property bearing plot no.291, Kaneshumari no 305/291 situated at Sunnaghatta village,NeelaSandra grama panchayat,Kasaba Hobli,Channapatna Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 290 West by: Site no 292 North by: Sites of Tahsildar Office South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
39	All that piece and parcel of immovable property bearing plot no.292, Kaneshumari no 305/292 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasaba Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 291 West by: Site no 293 North by: Property of Jayaramu and Sites of Tahsildar Office South by: Road	54,65,000/-	5,46,500/-	Not known to Bank

40	All that piece and parcel of immovable property bearing plot no.293, Kaneshumari no 305/293 situated at unnaghatta village,Neelasandra grama panchayat,Kasabaa Hobli,Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 292 West by: Site no 294 North by: Property of Jayaramu and Sites Tahsildar Office South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
41	All that piece and parcel of immovable property bearing plot no.294, Kaneshumari no 305/294 situated at Sunnaghatta village,Neelasandra grama panchayat,Kasabaa Hobli,Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 293 West by: Site no 295 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
42	All that piece and parcel of immovable property bearing plot no.295, Kaneshumari no 305/295 at Sunnaghatta village,Neelasandra grama panchayat,Kasabaa Hobli,Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 294 West by: Site no 296 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
43	All that piece and parcel of immovable property bearing plot no.296, Kaneshumari no 305/296 situated at Sunnaghatta village,Neelasandra grama panchayat,Kasabaa Hobli,Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 295 West by: Site no 297 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank



44	All that piece and parcel of immovable property bearing plot no.297, Kaneshumari no 305/297 situated at Sunnaghatta village,Neelasandra grama panchayat,Kasabaa Hobli,Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 296 West by: Site no 298 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
45	All that piece and parcel of immovable property bearing plot no.298, Kaneshumari no 305/298 situated at Sunnaghatta village,Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 297 West by: Site no 299 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
46	All that piece and parcel of immovable property bearing plot no.299, Kaneshumari no 305/299 situated at Sunnaghatta village,Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk,Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 298 West by: Site no 300 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
47	All that piece and parcel of immovable property bearing plot no. 300, Kaneshumari no 305/300 at Sunnaghatta village,Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 299 West by: Site no 301 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank

48	All that piece and parcel of immovable property bearing plot no.301, Kaneshumari no 305/301 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 300 West by: Site no 302 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
49	All that piece and parcel of immovable property bearing site no.302, Kaneshumari no 305/302 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 301 West by: Site no 303 North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
50	All that piece and parcel of immovable property bearing site no.303, Kaneshumari no 305/303 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 302 West by: Property of Sheshanna, Gangadhar North by: Property of Jayaramu South by: Road	54,65,000/-	5,46,500/-	Not known to Bank
51	All that piece and parcel of immovable property bearing plot no.304, Kaneshumari no 305/304 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring east to West 28 feet and North to South 60 feet bounded as follows East by: Private Property West by: Site no 305 North by: Road South by: Property of Puttaswamy	38,25,000/-	3,82,500/-	Not known to Bank
52	All that piece and parcel of immovable property bearing plot no.305, Kaneshumari no 305/305 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 30 feet and North to South 60 feet bounded as follows East by: Site no 304 West by: Site no 306 North by: Road South by: Property of Puttaswamy	40,99,000/-	4,09,900/-	Not known to Bank



53	All that piece and parcel of immovable property bearing plot no.306, Kaneshumari no 305/306 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 305 West by: Site no 307 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
54	All that piece and parcel of immovable property bearing plot no.307, Kaneshumari no 305/307 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 306 West by: Site no 308 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
55	All that piece and parcel of immovable property bearing site no.308, Kaneshumari no 305/308 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 307 West by: Site no 309 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
56	All that piece and parcel of immovable property bearing plot no.309, Kaneshumari no 305/309 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 308 West by: Site no 310 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
57	All that piece and parcel of immovable property bearing plot no.310, Kaneshumari no 305/310 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 309 West by: Site no 311 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank

58	All that piece and parcel of immovable property bearing plot no.311, Kaneshumari no 305/311 at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 310 West by: Site no 312 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
59	All that piece and parcel of immovable property bearing plot no.312, Kaneshumari no 305/312 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 311 West by: Site no 313 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
60	All that piece and parcel of immovable property bearing plot no.313, Kaneshumari no 305/313 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 312 West by: Site no 314 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
61	All that piece and parcel of immovable property bearing plot no.314, Kaneshumari no 305/A/314 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 313 West by: Site no 315 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
62	All that piece and parcel of immovable property bearing plot no.315, Kaneshumari no 305/A/315 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 314 West by: Site no 316 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank

63	All that piece and parcel of immovable property bearing plot no.316, Kaneshumari no 305/A/316 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 315 West by: Site no 317 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
64	All that piece and parcel of immovable property bearing site no.317, Kaneshumari no 305/A/317 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 316 West by: Site no 318 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
65	All that piece and parcel of immovable property bearing plot no.318, Kaneshumari no 305/A/318 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 317 West by: Site no 319 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
66	All that piece and parcel of immovable property bearing site no.319, Kaneshumari no 305/A/319 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 318 West by: Site no 320 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank
67	All that piece and parcel of immovable property bearing site no.320, Kaneshumari no 305/A/320 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 319 West by: Site no 321 North by: Road South by: Property of Puttaswamy	54,65,000/-	5,46,500/-	Not known to Bank

68	All that piece and parcel of immovable property bearing site no.321, Kaneshumari no 305/A/321 situated at Sunnaghatta village, Neelasandra grama panchayat, Kasabaa Hobli, Channapattana Taluk, Ramanagara District measuring East to West 40 feet and North to South 60 feet bounded as follows East by: Site no 320 West by: Property of Sheshanna, Gangadhara North by: Road South by: Property of Sheshanna, Gangadhara	54,65,000/-	5,46,500/-	Not known to Bank
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**The EMD should be deposited on or before 27.10.2023 up to 3.00 pm.**

**The property will not be sold below the Reserve Price**

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.canarabank.com/english/announcements/sale-notice/karnataka/> provided on the Secured Creditors' Website i.e www.canarabank.com. or may contact Chief Manager, ARM Branch II Bangalore, Canara Bank, Ph. No.9483544116, 080-25310181, during office hours on any working day.

Place: Bangalore  
Date: 27.09.2023

कृते केनरा बैंक  
For CANARA BANK  
  
प्राधिकृत अधिकारी / Authorised Officer  
आ. व. प्र. शाखा - II / ARM Branch - II  
86, एम. व. रोड, बेंगलूरु - 560 001  
86, M. G. Road, BENGALURU - 560 001

**DETAILS**

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch II Bangalore-1.

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

**Ms.AISHWARYAGIRI CONSTRUCTIONS PVT LTD**

No.14, UNIT NO F-2,2<sup>nd</sup> FLOOR, 10th CROSS  
4<sup>th</sup> MAIN RD, MC LAYOUT  
BENGALURU-560040

Also at:

No.236,EWS,2<sup>nd</sup> Stage,2<sup>nd</sup> Main  
5<sup>th</sup> Cross,KHB Colony,Basaveshwarnagar  
Bangalore-560079

**G.JAYARAMAIAH S/o GIRIYAPPA**

NO 236, 5<sup>th</sup> CROSS, 2ND STAGE 2ND MAIN  
K.H.B.COLONY, BASAVESWARA NAGAR  
BENGALURU-560079

**Mr.SHIVAKUMAR S/O GIRIYAPPA**

NO 236, 5<sup>th</sup> CROSS, 2ND STAGE 2ND MAIN  
K.H.B.COLONY, BASAVESWARA NAGAR  
BENGALURU-560079

Also at:

No 147,4<sup>th</sup> Cross,Jothinagar  
Chandra LayoutBangalore-560072

3. Total liabilities: **Rs. 44,56,93,571.39 (Rupees Forty four Crore Fifty six Lakhs ninety three thousand five hundred seventy one and Paise Thirty nine only)** as on 31.08.2023 plus further interest thereon and other expenses due to Canara Bank from M/s Aishwaryagiri Constructions Pvt Ltd rep.by Directors/ Guarantors/ mortgagors 1.Mr. G Jayaramaiah and Mr.Shivakumar

4. (a) Mode of Auction : E - auction

(b) Details of Auction service provider: M/s.Canbank Computer Services Ltd, No.218, JP Royale, 1<sup>st</sup> floor, Sampige Road, Malleswaram, Bangalore 560003. e- mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

(c) Place, Date & Time of Auction: Bangalore - 31.10.2023 - 11.30 A M to 12.00 Noon

5. The reserve price for Property no 1 above Rs. 2,90,00,000/- ( Rupees Two crores ninety lakhs only) and the earnest money deposit will be Rs. 29,00,000 (Rupees Twenty nine Lakhs only)

The reserve price for Property no 2 above Rs. 26,68,00,000/- ( Rupees Twenty Six crores sixty eight lakhs only) and the earnest money deposit will be Rs. 2,66,80,000/- (Rupees Two Crores sixty six Lakhs eighty thousand only)

The reserve price for Property no 3 above Rs. 7,68,00,000/- ( Rupees Seven crores sixty eight lakhs only) and the earnest money deposit will be Rs. 76,80,000/- (Rupees Seventy six Lakhs eighty thousand only)

The reserve price for Property no 4 above Rs. 29,41,00,000/- ( Rupees Twenty nine crores forty one lakhs only) and the earnest money deposit will be Rs. 2,94,10,000/- (Rupees Two Crores ninety four Lakhs ten thousand only)

The Earnest Money Deposit shall be deposited on or before 27/10/2023 - 3.00 pm.

6. Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.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 DD favouring Authorised officer, Canara Bank, ARM Branch II, Bangalore OR through online (RTGS/NEFT/Fund Transfer) to credit the account number 209272434, Canara Bank, ARM Branch II, RTGS/NEFT IFSCCODE CNRB0006298 on or before 27.10.2023- 3.00 p.m. .

e) 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.Canbank

Computer Services Ltd, Bangalore - e- mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact Persons & Numbers:-  
Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27.10.2023 - 3.00 PM, to Canara Bank, ARM Branch II Bangalore 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 Bank 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.

g) The intending bidders should register their names at service provider M/s.Canbank Computer Services Ltd, Bangalore and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s.Canbank Computer Services Ltd, Bangalore - e- mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact Persons & Numbers:- Mr.Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144.

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

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-. 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.

j) 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.

k) For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

l) All charges for conveyance, stamp duty/GST, registration charges, tax arrears, other charges, dues etc., as applicable shall be borne by the successful bidder only.

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

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank ARM branch II who, as a facilitating centre, shall make necessary arrangements.

o) Bidder has to make due diligence and physical verification of property with regard to title, extent, area dues, etc. No claim subsequent to submission of bid shall be entertained by the bank

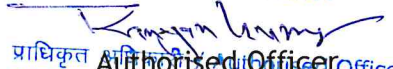
p) For further details contact Ranjan Kumar, Chief Manager, Canara Bank, ARM Branch-2- (9483544116-080-25310181) e-mail id or the service provider M/s.Canbank Computer Services Ltd, Bangalore - e- mail:[eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) Contact Persons & Numbers:- Mr. Pakhare DD/Mr.Ramesh T H - 9480691777 & 8553643144

**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: 27-09-2023

कृते केनरा बैंक  
For CANARA BANK  
  
Authorised Officer  
प्राधिकृत अधिकारी  
आ. व. प्र. शाखा - II / ARM Branch - II  
86, एम. जी. रोड, बंगलूरु - 560 001  
86, M. G. Road, BENGALURU - 560 001