

Ref: ARM-I/CR-419/126/2024/TJ

Date: 15.05.2024

To,

1. M/S Jaya Shanmuga Projects Pvt Ltd  
Rep by its Director Mr SVS Sudheer Babu  
No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross  
Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011

2. M/S Jaya Shanmuga Infra Projects Pvt Ltd  
Rep by its Director Mr SVS Sudheer Babu  
No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross  
Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011

3. M/S Jaya Shanmuga Homes Pvt Ltd  
Rep by its Director Mr SVS Sudheer Babu  
No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross  
Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011

4. M/S S.V.S. Properties India Pvt Ltd  
Rep by its Director Mr SVS Sudheer Babu  
No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross  
Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011

5. Sri SVS Sudheer Babu  
S/o Sri Lakshminarayana Solliety  
R/a Flat No 301, 3<sup>rd</sup> Floor, Nikhil Residency APT No  
576(P-1), 25<sup>th</sup> Cross, 39<sup>th</sup> Main Ideal Homes Township,  
Halagevaderahalli Rajeshwarinagar, Bengaluru -  
560098

6. Sri Prashanth Raju  
S/o Sri Changam Gopinath Raju  
R/a 74, 3<sup>rd</sup> Main, 3<sup>rd</sup> Cross, B.T. M. Layout 2<sup>nd</sup>  
Stage, Bilekahalli, Dollars Layoaut Bengaluru -  
560076

7. Sri C. Sharath  
S/o Sri S R Chilakari  
R/a No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross  
Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011

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) RULE, 2002**

As you are aware, I on behalf of Canara Bank, ARM- I Branch Bangalore - 560001 have taken possession of the mortgaged assets described in the 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-I Branch Bangalore of Canara Bank.

The Undersigned proposes to sell the assets 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 being published in the NEWS paper containing the 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 **15** 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 law in force.

Yours faithfully,  
CANARA BANK

Authorised Officer  
प्राधिकृत अधिकारी / Authorised Officer  
आस्ती वस्तु प्रबंधन शाखा-1, एम.जी. रोड, बंगलुरु-560001  
/ss/Enclose Sale Notice M.G. Road, Bengaluru-1





SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties 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 to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of ARM Branch-1, Bengaluru of the Canara Bank, will be sold on "As is where is", "As is what is" on **04.06.2024** (10.30 AM to 11.00 AM), for recovery of Rs.521431535.63 as on 13.05.2024 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from **1) M/S Jaya Shanmuga Projects Pvt Ltd. 2) M/S Jaya Shanmuga Infra Projects Pvt Ltd. 3) M/S Jaya Shanmuga Homes Pvt Ltd. 4) M/S S.V.S. Properties India Pvt Ltd** all 1 to 4 is Rep by its Director Mr SVS Sudheer Babu No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011. **5) Sri SVS Sudheer Babu S/o Sri Lakshminarayana Solliety R/a Flat No 301, 3<sup>rd</sup> Floor, Nikhil Residency APT No 576(P-1), 25<sup>th</sup> Cross, 39<sup>th</sup> Main Ideal Homes Township, Halagevaderahalli Rajeshwarinagar, Bengaluru - 560098. 6) Sri Prashanth Raju S/o Sri Changam Gopinath Raju R/a 74, 3<sup>rd</sup> Main, 3<sup>rd</sup> Cross, B.T. M. Layout 2<sup>nd</sup> Stage, Bilekahalli, Dollars Layaout Bengaluru - 560076. 7) Sri C. Sharath S/o Sri S R Chilakari R/a No. 216/13, Suraj Towers 4<sup>th</sup> Floor 27<sup>th</sup> Cross Jayanagar 3<sup>rd</sup> Block Bengaluru - 560011.**

The Reserve Price and Earnest Money Deposits details are as under & the Earnest Money Deposit shall be deposited on or before **03.06.2024 at 5.00 pm** by way of DD favouring Authorized Officer Canara Bank ARM-1 Branch or through online payment to **Account No.209272434 (IFSC CNRB0002366)** is as under.

(₹. in lacs)

1										
16 Residential sites at Ramagondanahalli, Yelahanka Hobli										
Sub Lot No.	Site No.	Area of Site	Sy No.	North	South	East	West	Reserve Price	EMD	Incremental Value
3(b)	6	3,509	53	Kharab Area	3.0M Wide Pathway	12.20m Wide Road	3.0M Wide Pathway	33.79	3.38	0.50
3(c)	12	2,402	53	Site No.11	Site No.13	12.20m Wide Road	3.0M Wide Pathway	23.13	2.31	0.50
3(d)	13	2,402	53	Site No.12	Site No.14	12.20m Wide Road	3.0M Wide Pathway	23.13	2.31	0.50
3(f)	29	3,585	53	3.0M Wide Pathway	Site No.28	Site No.47	12.20m Wide Road	34.52	3.45	0.50
3(g)	30	3,208	53	Site No.31	3.0M Wide Pathway	Site No.44,45 & 46	12.20m Wide Road	30.89	3.09	0.50
3(ab)	108	2,624	53	3.0M Wide Pathway	Site No.107	Site No.128	12.20m Wide Road	25.26	2.52	0.50
3(ac)	109	3,208	53	Site No.110	3.0M Wide Pathway	Site No.126&127	12.20m Wide Road	30.89	3.09	0.50
3(ag)	114	2,402	53	Site No.115	Site No.113	Site No.119&120	12.20m Wide Road	23.13	2.31	0.50
3(ah)	116	2,938	53	Kharab Area	Site No.115	Site No.117	12.20m Wide Road	28.29	2.83	0.50
3(aj)	131	1,201	53	Site No.130	Site No.132	9.15m Wide Road	Site No.105&106	11.56	1.15	0.50
3(al)	136	1,201	53	Site No.135	Site No.137	9.15m Wide Road	Site No.101&102	11.56	1.15	0.50
3(am)	137	1,201	53	Site No.136	Site No.138	9.15m Wide Road	Site No.100&101	11.56	1.15	0.50
3(an)	140	995	53	Site No.139	12.20m Wide Road	9.15m Wide Road	Site No.99	9.58	0.96	0.50
3(ao)	141	892	53	Site No.142	3.0M Wide Pathway	Sy No.52	9.15m Wide Road	8.58	0.86	0.50
3(ap)	153	868	53	Site No.154	Site No.152	Sy No.52	9.15m Wide Road	8.35	0.83	0.50
3(aq)	157	722	53	Sy No.52	Site No.156	Sy No.52	9.15m Wide Road	6.95	0.70	0.50
								321.17	32.08	8.00
2										
5 Residential sites at Jarakabandakaval/ Kempanalli both in the name of SVS Properties Pvt Ltd										
Sub Lot No.	Site No.	Area of Site	Sy No.	North	South	East	West	Reserve Price	EMD	Incremental Value
4(a)	43	1501	62/P1	Site No.73 & 74	9.15m Wide Road	Site No.42	Site No.44	36.47	3.64	0.50
4(b)	44	1501	62/P1	Site No.72 & 73	9.15m Wide Road	Site No.43	Site No.45	36.47	3.64	0.50
4(c)	88	2402	62/P1	Site No.101	12.20m Wide Road	Site No.89	Site No.87	58.36	5.83	0.50

Internal



4(e)	90	2402	62/P1	Site No.99	12.20m Wide Road	Site No.91	Site No.89	58.36	5.83	
4(h)	190	1501	27	Site No.185 & 186	9.00m Wide Road	Site No.189 & 188	Site No.191	36.47	3.64	0.50
								226.13	22.58	2.50

**Known encumbrances, if any:** Not to the knowledge of the Bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Sr Manager, ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.9448507473 and 9627872626 during office hours on any working day.

Date: 15.05.2024  
Place: Bangalore

कृते केनरा बैंक/For CANARA BANK

Authorised Officer

Canara Bank

प्राधिकृत अधिकारी / Authorised Officer  
आस्ति वसूली प्रबंधन शाखा - 1, एम.जी. रोड, बेंगलूरु - 560001  
Asset Recovery Management Br.,-1, M.G. Road, Bengaluru-1



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.05.2024**

1. Name and Address of the Secured Creditor :	Canara Bank, ARM-1 Branch Bengaluru
2. Name and Address of the Borrower(s)/ Guarantor(s) :	1. M/S Jaya Shanmuga Projects Pvt Ltd 2. M/S Jaya Shanmuga Infra Projects Pvt Ltd 3. M/S Jaya Shanmuga Homes Pvt Ltd 4. M/S S.V.S. Properties India Pvt Ltd all 1 to 4 is Rep by its Director Mr SVS Sudheer Babu No. 216/13, Suraj Towers 4 <sup>th</sup> Floor 27 <sup>th</sup> Cross Jayanagar 3 <sup>rd</sup> Block Bengaluru – 560011 5. Sri SVS Sudheer Babu S/o Sri Lakshminarayana Solliety R/a Flat No 301,3 <sup>rd</sup> Floor, Nikhil Residency APT No 576(P-1), 25 <sup>th</sup> Cross, 39 <sup>th</sup> Main Ideal Homes Township, Halagevaderahalli Rajeshwarinagar, Bengaluru - 560098 6. Sri Prashanth Raju S/o Sri Changam Gopinath Raju R/a 74, 3 <sup>rd</sup> Main, 3 <sup>rd</sup> Cross, B.T. M. Layout 2 <sup>nd</sup> Stage, Bilekahalli, Dollars Layout Bengaluru – 560076 7. Sri C. Sharath S/o Sri S R Chilakari R/a No. 216/13, Suraj Towers 4 <sup>th</sup> Floor 27 <sup>th</sup> Cross Jayanagar 3 <sup>rd</sup> Block Bengaluru - 560011
3. Total liabilities: as on date 13.05.2024	Rs. 521431535.63/- with further interest and cost thereon.
4. (a) Mode of Auction :	E-Auction.
(b) Details of Auction service provider	M/s Canbank Computer Services Ltd 218, JP Royale, Sampige Road, Malleshwaram, Bangalore -3. e- mail: <a href="mailto:euaction@ccsl.co.in">euaction@ccsl.co.in</a> , Contact Person & Number:- Ramesh T H / Pakhre DD (8880531165 / 8898418010)
(c) Date & Time of Auction	04.06.2024 10.30 AM to 11.00 AM
(d) Place of Auction	Online.
5. Reserve Price / EMD	<b>In Lakhs</b>

(₹.. in lacs)

1 16 Residential sites at Ramagondanahalli, Yelahanka Hobli										
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								321.17	32.08	8.00



- k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- l) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Circle office, Bangalore or Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560001 who, as a facilitating centre, shall make necessary arrangements.
- n) **FOR IMMOVABLES:** For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty Lakhs 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.
- o) For further details contact Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 9448507473 and 9627872626) e-mail id cb2366@canarabank.com; OR the service provider M/s Canbank Computer Services Ltd. Bangalore (Contact no 8880531165 / 8898418010, e-mail: euaction@ccsl.co.in

**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.

Date: 15.05.2024  
Place: Bangalore

कृते केनरा बैंक/For CANARA BANK

  
प्राधिकृत अधिकारी/Authorised Officer  
आसुती वस्तु प्रबंधन शाखा-1, एम.जी. रोड, बेंगलूर-560001  
Asset Recovery Management Br.-1, M.G. Road, Bengaluru-560001  
CANARA BANK



