केनरा बैंक Canara Bank

CREF: ARM-2/Aishwaryagiri/510I/2025/2 - BY RPAD -
DATE 21.04.2025
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.

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 15days 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,

AUTHORISED OFFICER

Enclosure: - Sale Notice

To:

Ms.AISHWARYAGIRI CONSTRUCTIONS PVT LTD
No.1/4, UNIT NO F-2,2nd FLOOR, 10th CROSS
4th MAIN RD, MC LAYOUT
BENGALURU-560040

Also at:
No.236,EWS,2nd Stage,2nd Main
5th Cross,KHB Colony,Basaveshwarnagar
Bangalore-560079P

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

केनरा बैंक Canara Bank

BENGALURU-560079

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

Also at:
No 147,4th Cross,Jothinagar
Chandra LayoutBangalore-560072

केनरा बैंक Canara Bank

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 13.05.2025 from 12.30 p.m. to 01.00 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 49,01,92,408 (Rupees Forty Nine Crore one lakhs ninty two thousand four hundred eight only)**as on 31.03.2025 plus further interest thereon and other expenses & other direct and indirect liabilities and non realised liabilities due to Canara Bank from M/s Aishwaryagiri Constructions Pvt Ltd rep.by Directors/ Guarantors/ mortgagors 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 12.05.2025 at 5.00 pm.

Sl. No	**Description of the immovable assets:**	**Reserve Price**	**EMD**	Encumbrance(s)
	**Vacant site nos 191,199,200-202,222,223,243,255,258,261,285,286,288,290-304,316,319-321 (total 33 sites)located at Sunnagatta Kasaba Hobli,Neelasandra,Chennapatna Taluk,Ramanagar Dist.	12,81,52,000.00	1,28,15,200.00	Not known to Bank

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

केनरा बैंक Canara Bank

**** Details of 33 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. 191, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
2	All that piece and parcel of immovable property land bearing Plot No. 199, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
3	All that piece and parcel of immovable property land bearing Plot No. 200, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

4	All that piece and parcel of immovable property land bearing Plot No. 201, formed in Sy No 125/1,124/3 and 124/2 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	65,09,000.00	6,50,900.00	Not known to Bank
5	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	29,29,000.00	2,92,900.00	Not known to Bank
6	All that piece and parcel of immovable property land bearing Plot No. 222, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
7	All that piece and parcel of immovable property land bearing Plot No. 223, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank

8	All that piece and parcel of immovable property land bearing Plot No. 243, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
9	All that piece and parcel of immovable property land bearing Plot No. 255, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
10	All that piece and parcel of immovable property land bearing Plot No. 258, formed in Sy No 125/1,124/3 and 124/2 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	32,55,000.00	3,25,500.00	Not known to Bank
11	All that piece and parcel of immovable property land bearing Plot No. 261, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank

12	All that piece and parcel of immovable property land bearing Plot No. 285, formed in Sy No 125/1,124/3 and 124/2 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	28,93,000.00	2,89,300.00	Not known to Bank
13	All that piece and parcel of immovable property land bearing Plot No. 286, formed in Sy No 124/2 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	23,22,000.00	2,32,200.00	Not known to Bank
14	All that piece and parcel of immovable property land bearing Plot No. 288, formed in Sy No 124/2 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	30,17,000.00	3,01,700.00	Not known to Bank
15	All that piece and parcel of immovable property land bearing Plot No. 290, formed in Sy No 124/2 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	43,90,000.00	4,39,000.00	Not known to Bank

16	All that piece and parcel of immovable property bearing plot no.291, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
17	All that piece and parcel of immovable property bearing plot no.292, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
18	All that piece and parcel of immovable property bearing plot no.293, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
19	All that piece and parcel of immovable property bearing plot no.294, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

20	All that piece and parcel of immovable property bearing plot no.295, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
21	All that piece and parcel of immovable property bearing plot no.296, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
22	All that piece and parcel of immovable property bearing plot no.297, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
23	All that piece and parcel of immovable property bearing plot no.298, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

24	All that piece and parcel of immovable property bearing plot no.299, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
25	All that piece and parcel of immovable property bearing plot no. 300, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
26	All that piece and parcel of immovable property bearing plot no.301, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
27	All that piece and parcel of immovable property bearing site no.302, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

28	All that piece and parcel of immovable property bearing site no.303, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
29	All that piece and parcel of immovable property bearing plot no.304, formed in Sy No 124/2 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	30,38,000.00	3,03,800.00	Not known to Bank
30	All that piece and parcel of immovable property bearing plot no.316, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
31	All that piece and parcel of immovable property bearing site no.319, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

केनरा बैंक Canara Bank

32	All that piece and parcel of immovable property bearing site no.320, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
33	All that piece and parcel of immovable property bearing site no.321, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

The EMD should be deposited on or before 12.05.2025 up to 5.00 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. 080-25310181, during office hours on any working day.

Place:Bangalore
Date: 21.04.2025

Authorised Officer

Canara Bank

केनरा बैंक Canara Bank

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-2,2nd FLOOR, 10th CROSS
4th MAIN RD, MC LAYOUT
BENGALURU-560040

Also at:
No.236,EWS,2nd Stage,2nd Main
5th Cross,KHB Colony,Basaveshwarnagar
Bangalore-560079

G.JAYARAMAIAH S/o GIRIYAPPA
NO 236, 5th CROSS, 2ND STAGE 2ND MAIN
K.H.B.COLONY, BASAVESWARA NAGAR
BENGALURU-560079

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

Also at:
No 147,4th Cross,Jothinagar
Chandra LayoutBangalore-560072

3. Total liabilities of **Rs. 49,01,92,408 (Rupees Forty Nine Crore one lakhs ninty two thousand four hundred eight only)**as on 31.03.2025 plus further interest thereon and other expenses & other direct and indirect liabilities and non realised liabilities due to Canara Bank from M/s Aishwaryagiri Constructions Pvt Ltd rep.by Directors/ Guarantors/ mortgagors Mr. G Jayaramaiah and Mr.Shivakumar

4. (a) Mode of Auction: E - auction
(b) Details of Auction service provider:M/s.PSB Alliance (E bkray/Baanknet) – e- mail: **support.baanknet@psballiance.com**

(c) Place, Date & Time of Auction: Bangalore –13.05.2025 - 12.30 PM to 01.00pm

5.The reserve price for and EMD amount are as follows :

**** Details of 41 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. 176, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
2	All that piece and parcel of immovable property land bearing Plot No. 191, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
3	All that piece and parcel of immovable property land bearing Plot No. 199, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

4	All that piece and parcel of immovable property land bearing Plot No. 200, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
5	All that piece and parcel of immovable property land bearing Plot No. 201, formed in Sy No 125/1,124/3 and 124/2 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	65,09,000.00	6,50,900.00	Not known to Bank
6	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	29,29,000.00	2,92,900.00	Not known to Bank
7	All that piece and parcel of immovable property land bearing Plot No. 203, formed in Sy No 125/1,124/3 and 124/2 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	23,19,000.00	2,31,900.00	Not known to Bank

8	All that piece and parcel of immovable property land bearing Plot No. 222, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
9	All that piece and parcel of immovable property land bearing Plot No. 223, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
10	All that piece and parcel of immovable property land bearing Plot No. 243, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
11	All that piece and parcel of immovable property land bearing Plot No. 255, formed in Sy No 125/1,124/3 and 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

12	All that piece and parcel of immovable property land bearing Plot No. 258, formed in Sy No 125/1,124/3 and 124/2 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	32,55,000.00	3,25,500.00	Not known to Bank
13	All that piece and parcel of immovable property land bearing Plot No. 261, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
14	All that piece and parcel of immovable property land bearing Plot No. 262, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank
15	All that piece and parcel of immovable property land bearing Plot No. 269, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank

16	All that piece and parcel of immovable property land bearing Plot No. 284, formed in Sy No 125/1,124/3 and 124/2 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	22,57,000.00	2,25,700.00	Not known to Bank
17	All that piece and parcel of immovable property land bearing Plot No. 285, formed in Sy No 125/1,124/3 and 124/2 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	28,93,000.00	2,89,300.00	Not known to Bank
18	All that piece and parcel of immovable property land bearing Plot No. 286, formed in Sy No 124/2 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	23,22,000.00	2,32,200.00	Not known to Bank
19	All that piece and parcel of immovable property land bearing Plot No. 288, formed in Sy No 124/2 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	30,17,000.00	3,01,700.00	Not known to Bank

20	All that piece and parcel of immovable property land bearing Plot No. 290, formed in Sy No 124/2 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	43,90,000.00	4,39,000.00	Not known to Bank
21	All that piece and parcel of immovable property bearing plot no.291, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
22	All that piece and parcel of immovable property bearing plot no.292, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
23	All that piece and parcel of immovable property bearing plot no.293, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

24	All that piece and parcel of immovable property bearing plot no.294, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
25	All that piece and parcel of immovable property bearing plot no.295, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
26	All that piece and parcel of immovable property bearing plot no.296, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
27	All that piece and parcel of immovable property bearing plot no.297, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

28	All that piece and parcel of immovable property bearing plot no.298, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
29	All that piece and parcel of immovable property bearing plot no.299, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
30	All that piece and parcel of immovable property bearing plot no. 300, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
31	All that piece and parcel of immovable property bearing plot no.301, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

32	All that piece and parcel of immovable property bearing site no.302, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
33	All that piece and parcel of immovable property bearing site no.303, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
34	All that piece and parcel of immovable property bearing plot no.304, formed in Sy No 124/2 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	30,38,000.00	3,03,800.00	Not known to Bank
35	All that piece and parcel of immovable property bearing plot no.316, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

36	All that piece and parcel of immovable property bearing site no.317, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
37	All that piece and parcel of immovable property bearing plot no.318, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
38	All that piece and parcel of immovable property bearing site no.319, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
39	All that piece and parcel of immovable property bearing site no.320, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank

40	All that piece and parcel of immovable property bearing site no.321, formed in Sy No 124/2 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	43,39,000.00	4,33,900.00	Not known to Bank
41	All that piece and parcel of immovable property land bearing Plot No. 77, formed in Sy No 125/1,124/3 and 124/2 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	21,70,000.00	2,17,000.00	Not known to Bank

The Earnest Money Deposit shall be deposited on or before 12.05.2025 - 5.00 pm.

6. Other terms and conditions

a. Auction / bidding shall be only through "Online Electronic Bidding'' through the website

https://baanknet.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 in E-Wallet of M/s PSB Alliance Private Limited (E-bkray/Baanknet) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan.

e. After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12.05.2025-5.00 PM, to Canara Bank, ARM Branch II Bangalore by hand OR 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. Bid Form.

The intending bidders should register their names at portal **https://baanknet.in/**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.PSB Alliance (E bkray/Baanknet) - e- mail: **support.baanknet@psballiance.com**

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.50,000/-.**The bidder who submits the highest bid (not below 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 Authorized Officer without any notice and property shall forthwith be put up for sale again. This amount shall be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM II Branch OR shall be deposited through RTGS / NEFT / Fund Transfer to credit of account of Canara Bank, ARM II Branch, A/c. No. 209272434, IFSC Code: CNRB0006298.

h. For sale proceeds of **Rs.50.00 Lakhs** (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at a rate 1% or as applicable on the sale proceeds and submit the original receipt of TDS certificate to the bank.

i. All charges for Conveyance, Stamp Duty/GST/Registration Charges etc. As applicable shall be borne by the successful bidder only.

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 Canara Bank Circle office, Bengaluru or Canara Bank ARM II Branch, Bengaluru, who as a facilitating centre shall make necessary arrangements.

l. 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.

For further details contact Ranjan Kumar, Chief Manager, Canara Bank , ARM Branch-2- (9483544116-080-25310181) e-mail id – cb6298@canarabank.com OR the service provider M/s.PSB Alliance(E bkray/Baanknet) - e- mail: support.baanknet@psballiance.com

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: 21.04.2025

Authorised Officer
Canara Bank