केनरा बैंक Canara Bank

CREF: ARM-2/Aishwaryagiri/510/2026/8 **DATE : 04.11.2026**
- BY RPAD -

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 **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 other law in force.

Yours faithfully,

AUTHORISED OFFICER
Enclosure: - Sale Notice

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

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Telephone numbers 080-25310099, 080-25310181 – e-mail – cb6298@canarabank.com

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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:
Ms. AISHWARYAGIRI CONSTRUCTIONS PVT LTD
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
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:
Mr.SHIVAKUMAR S/O GIRIYAPPA
No 147,4th Cross,Jothinagar
Chandra LayoutBangalore-560072

ARM Branch- II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
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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 25.11.2026 from 1:00 p.m. to 3.00 p.m**. [with unlimited extension of 5 minutes duration each till the conclusion of sale], for recovery of **Rs. 39,95,25,799/- (Rupees Thirty nine crore ninety five lakhs twenty five thousand seven hundred ninety nine only)** as on 03.11.2026 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 24.11.2026.

Sl. No	**Description of the immovable assets:**	**Reserve Price (In Rs)**	**EMD (In Rs)**	Encumbrance (s)
	Vacant site no 200,201,255,286,295 (Total 05 sites**) located at Sunnagatta Kasaba Hobli,Neelasandra,Channapatna Taluk,Ramanagar Dist.	2,28,50,000/-	22,85,000/-	Not known to Bank

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**** Details of 05 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. 200, Kaneshumari No.303/304/200 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	41,00,000.00	4,10,000.00	Not known to Bank
2	All that piece and parcel of immovable property land bearing Plot No. 201, Kaneshumari No.303/304/201 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	58,25,000.00	5,82,500.00	Not known to Bank
3	All that piece and parcel of immovable property land bearing Plot No. 255, Kaneshumari No.303/304/255 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	49,25,000.00	4,92,500.00	Not known to Bank
4	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	21,00,000.00	2,10,000.00	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

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5	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	59,00,000.00	5,90,000.00	Not known to Bank

Note: Preferences shall be given to the single bidder for all consolidated sites.

The EMD should be deposited on or before 24.11.2026.

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 Authorised Officer, ARM Branch II Bangalore, Canara Bank, Ph. No. 9113092975, 9743619091,756106289, 8921102717, 9464534482, 8709675503, 9945985611 and 080-25310181 during office hours on any working day.

Place: Bangalore
Date: 04.11.2026

Authorised Officer
Canara 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

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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:
Ms.AISHWARYAGIRI CONSTRUCTIONS PVT LTD
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:
Mr.SHIVAKUMAR S/O GIRIYAPPA
No 147,4th Cross,Jothinagar
Chandra LayoutBangalore-560072

3. Total liabilities of **Rs. 39,95,25,799/- (Rupees Thirty nine crore ninety five lakhs twenty five thousand seven hundred ninety nine only)** as on 03.11.2026 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 (Baanknet) – e- mail: support.baanknet@psballiance.com

(c) Place, Date & Time of Auction: Bangalore –25.11.2026 – 01:00 pm to 03.00 pm

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

ARM Branch– II, 2nd Floor, Circle Office, Spencer Towers, No.86, M G Road, Bengaluru-560001.
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** Details of 05 sites at Sunnagatta Kasaba Hobli,Neelasandra,Chennapatna Taluk,Ramanagar Dist

Sl. No	Description of the immovable assets:	Reserve Price	EMD	Encumbrance (s)
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2	All that piece and parcel of immovable property land bearing Plot No. 201, Kaneshumari No.303/304/201 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	58,25,000.00	5,82,500.00	Not known to Bank
3	All that piece and parcel of immovable property land bearing Plot No. 255, Kaneshumari No.303/304/255 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	49,25,000.00	4,92,500.00	Not known to Bank
4	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	21,00,000.00	2,10,000.00	Not known to Bank

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5	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	59,00,000.00	5,90,000.00	Not known to Bank

Note: Preference to be given to the bidder who will submit consolidated bids for all plots.

The Earnest Money Deposit shall be deposited on or before 24.11.2026.

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 (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 24.11.2026, 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.

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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 (Baanknet) - e- mail: **support.baanknet@psballiance.com**

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

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in **multiplies of Rs.25,000/-.** 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, suits and cases etc. No claim subsequent to submission of bid shall be entertained by the bank.

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m. After confirmation of sale, bidder's request cannot be accepted for refund of amount which is already paid and Bank will proceed as per SARFAESI Act.

For further details contact Authorised officer, Canara Bank , ARM Branch-2- (9113092975, 9743619091,756106289, 8921102717, 9464534482, 8709675503, 9945985611 and 080-25310181 during office hours on any working day) e-mail id – cb6298@canarabank.com OR the service provider M/s.PSB Alliance(Baanknet) - e- mail:

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: 04.11.2026

Authorised Officer
Canara Bank

PLEASE SCAN QR CODE FOR DIRECT LINK TO THE PROPERTY IN BAANKNET

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