

Ref: ARM-1/696/2025-26/VB

Date: 03.03.2026

To

SHRI.MAHESH CHANGAMRAJU
C/O Y R SHAMRAJU, NO 50/51 KRISHNA
NIVAS, ROSE GARDEN ROAD, 15TH MAIN,
17TH G CROSS, JP NAGAR, 5TH PHASE,
BANGALORE SOUTH, BANGLORE
KARNATAKA 560078

SHRI.MAHESH CHANGAMRAJU
NO 93, 1ST FLOOR, 1 ST CROSS WILSON GARDEN
HOUSING Society KOTHNUR MAIN ROAD, 7TH A
J P NAGAR, BANGLORE, KARNATAKA.

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 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 Bengaluru of Canara Bank.

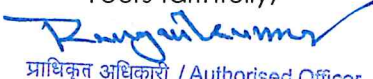
The Undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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.

कृते केनरा बैंक / For CANARA BANK

Yours faithfully,



प्राधिकृत अधिकारी / Authorised Officer

अस्ति वसुली प्रबंधन शाखा-I

स्पेसर्स टावर, म.ग. रोड - 01

Asset Recovery Management Branch - I,

Spencer's Tower, M.G. Road, Bengaluru - 560 001



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 provision 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 Movable property Hypothecated to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Bengaluru of the Canara Bank, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **24.03.2026** at 10:30 AM to 11:00AM, for recovery of ₹. **67,38,706.55/-** (Rupees Sixty Seven lakhs Thirty Eight Thousand Seven Hundred and Six Rupees and Fifty-Five paise Only) as on 02.03.2026 plus further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from. **1. SHRI.MAHESH CHANGAMRAJUC/O Y R SHAMRAJU, NO 50/51 KRISHNA NIVAS, ROSE GARDEN ROAD, 15TH MAIN, 17TH G CROSS, JP NAGAR , 5TH PHASE, BANGALORE SOUTH, BANGLORE KARNATAKA 560078 2. SHRI.MAHESH CHANGAMRAJUNO 93, 1ST FLOOR, 1 ST CROSS WILSON GARDEN HOUSING Society KOTHNUR MAIN ROAD, 7TH A J P NAGAR , BANGLORE, KARNATAKA.**

The Earnest Money shall be Deposited by way of E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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 on or before **23.03.2026 5.00 pm.**

(₹. In Lakhs)

Lot No	Description of the movable assets:	Reserve Price	EMD Amount	Incremental value at Bid
1	<u>SCHEDULE 'A' PROPERTY</u> <u>Description of entire property</u> All that piece and parcel of the converted land bearing survey No.42/1, with Khata No.285/189/1, measuring 1 acre and 10 guntas (out of the total extent of 1 acre and 18 guntas) situated at Chikkasanne Village, Kasaba Hobli, Devanahalli Taluk, Bangalore rural district and converted for residential purposes vide Official Memorandum AALN (S) SR.82/2003-04 dated 12 April 2004 and bounded as follows East By: Land belonging to Sri.Narayanappa West by: Land belonging to Gundu Topu North by: Sanni Ammanikere Channel South by: Doddasanne Road	₹.50.00	₹. 5.00	₹.1.00



<u>SCHEDULE 'B' PROPERTY</u> <u>(undivided share in the land)</u> 0.89% undivided share equivalent to 488Sq.ft right and interest in the Schedule - A property mentioned above with right to construct apartment No.B -105 on the First floor measuring super built up area of 1051 sq.ft of the building complex called "SKYGOLD JEEVANKEERTHI COMMANDERS AEROVIEW", for a consideration of Rs.75,00,000/- (Rupees Seventy Five lakhs only). <u>SCHEDULE 'C' PROPERTY</u> <u>Description of Mortgaged Property</u> Apartment No.B-105 on First floor of the building of "SKYGOLD JEEVANKEERTHI COMMANDERS AEROVIEW", having E khatha No. 150300201901021350apartment measuring 1051 sq.ft super built up area one covered car park and bounded on : East By: Passage & Flat No.B-104, West by: Set Back and drive way North by: Set Back & Flat No B - 106 South by: Set Back and drive way Coordinates of the property : Lat 13.230131° Long 77.692952°			
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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) or E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) portal and may contact ARM-1 Branch, Bengaluru, Canara Bank, Ph. No.08025310066, 9483544116, 9966397756 during office hours on any working day.

Date: 03.03.2026

Place: Bengaluru



कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer
असिस्टेंट प्रबंधन शाखा-1
स्पेंसर टावर
Canara Bank
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.03.2026

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. SHRI.MAHESH CHANGAMRAJUC/O Y R SHAMRAJU, NO 50/51 KRISHNA NIVAS, ROSE GARDEN ROAD, 15TH MAIN, 17TH G CROSS, JP NAGAR, 5TH PHASE, BANGALORE SOUTH, BANGLORE KARNATAKA 560078 2. SHRI.MAHESH CHANGAMRAJU NO 93,1ST FLOOR, 1 ST CROSS WILSON GARDEN HOUSING Society KOTHNUR MAIN ROAD, 7TH A J P NAGAR , BANGLORE,KARNATAKA.			
3. Total liabilities:	₹. 67,38,706.55/- (Rupees Sixty-Seven lakhs Thirty Eight Thousand Seven Hundred and Six Rupees and Fifty-Five paise Only) as on 02.03.2026 plus further interest and cost thereon due			
4. (a) Mode of Auction :	E-Auction.			
(b) Details of Auction service provider	M/s PSB Alliance (https://baanknet.com/) Helpdesk Number : 8291220220 Website: https://baanknet.com/			
(c) Date & Time of Auction	24.03.2026 - 10:30 am to 11:00 am			
(d) Place of Auction	Online.			
5. Reserve Price / EMD (In lakhs)				
Lot No	Description of the movable assets:	Reserve Price	EMD Amount	Incremental value at Bid
	<u>SCHEDULE 'A' PROPERTY</u> All that piece and parcel of the converted land bearing survey No.42/1, with Khata No.285/189/1, measuring 1 acre and 10 guntas (out of the total extent of 1 acre and 18 guntas) situated at Chikkasanne Village, Kasaba Hobli, Devanahalli Taluk, Bangalore rural district and converted for residential purposes vide Official Memorandum AALN (S) SR.82/2003-04 dated 12 April 2004 and bounded as follows East By: Land belonging to Sri.Narayanappa West by: Land belonging to Gundu Topu North by: Sanni Ammanikere Channel South by: Doddasanne Road <u>SCHEDULE 'B' PROPERTY</u>	50.00	5.00	1.00

<u>(undivided share in the land)</u> 0.89% undivided share equivalent to 488Sq.ft right and interest in the Schedule - A property mentioned above with right to construct apartment No.B - 105 on the First floor measuring super built up area of 1051 sq.ft of the building complex called "SKYGOLD JEEVANKEERTHI COMMANDERS AEROVIEW", for a consideration of Rs.75,00,000/- (Rupees Seventy Five lakhs only). <u>SCHEDULE 'C' PROPERTY</u> Apartment No.B-105 on First floor of the building of "SKYGOLD JEEVANKEERTHI COMMANDERS AEROVIEW", having E khatha No. 150300201901021350apartment measuring 1051 sq.ft super built up area one covered car park and bounded on : East By: Passage & Flat No.B-104, West by: Set Back and drive way North by: Set Back & Flat No B - 106 South by: Set Back and drive way Coordinates of the property : Lat 13.230131° Long 77.692952°			
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1. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com/>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with The Authorized Officer **12.03.2026 10.00 AM to 2.00 PM.**
- 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 the auction process.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (<https://baanknet.com/>) 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 on or before **23.03.2026.**



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. PSB Alliance, **Bengaluru** @ Website: <https://baanknet.com/>

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.03.2026** - 5.00 PM, to Canara Bank, ARM Branch I, **Bengaluru** by hand.

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 to be submitted.

g) The intending bidders should register their names at portal <https://baanknet.com/> 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 (Website: <https://baanknet.com/>) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) e-Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.1,00,000/-. 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), on the same day or not later than next working day on declaring him/her as the successful bidder and the balance on or before 15th day from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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

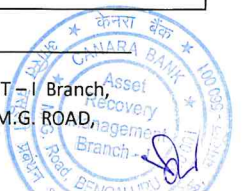
k) FOR IMMOVABLES : For sale proceeds of Rs.50.00 lacs (Rupees Fifty Lacs only) and above, the successful bidder will have to deduct TDS at the applicable rate on the Sale proceeds and submit the original receipt of TDS Certificate to the Bank.

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) The 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 I Branch, No. 86, II Floor, **Bengaluru** Metro Circle, Spencer Towers, M G Road, **Bengaluru**- 560 001 who, as a facilitating center, 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 Canara Bank, Asset Recovery Management Branch I, No. 86, II Floor, **Bengaluru** Metro Circle, Spencer Towers, M G Road, **Bengaluru**- 560 001 (Ph. No. 08025310066, 9483544116, 9966397756) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), Helpdesk Number : 8291220220, Website: <https://baanknet.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.

Date: 03.03.2026

Place: Bengaluru

कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer

अस्ति वास्तवी प्रबंधन शाखा-1
स्पेंसर टावर - 01

Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

