

Ref: ARM-I/CR-541/1026/2026

Date: 18.07.2026

To,

1. **M/s B N H Infra Projects India Pvt. Ltd**
4th Floor, No.29, Nanjappa Mansion,
K H Road, Shanthinagar, Bengaluru 560027
2. **Smt Shilpa Basavaraj- Managing Director,**
W/o Dr. D G Lokesh, No.29,
4th Floor, Nanjappa Mansion,
K H Road, Shanthinagar, Bengaluru – 560027
3. **Sri Gaurav Sharma- Director**
S/o Ramesh Kumar Sharma,
No.39, John Bull Street,
Viveknagar Post,
Bengaluru – 560047
4. **Sri Lalit Jain**
S/o Tej Raj,
No 50, Yamuna Baji Road,
Opposite ETV Office, Madhavanagar
Bengaluru 560001
5. **Sri. M D Ramanujam**
M/s Tattva Properties,
No 11, ground Floor , Astitva
Railway Parallel Road,
Nehru Nagar
Bengaluru 560020

Also at
No 30/2, Malleshwaram 12th Cross,
West Park Road, Bengaluru 560003

6. **M/s Tattva Properties,**
No 11, ground Floor , Astitva
Railway Parallel Road,
Nehru Nagar
Bengaluru 560020
Represented by its partners Mr Lalit Jain, Mr Gaurav Sharma and Mr M D Ramanujam

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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 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, कृते केनरा बैंक / For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer
असिस्टेंट म्यानेजिंग डायरेक्टर-1
स्पेंसर टावर, एम.जी. रोड, बंगलूर - 01

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

Encl: Sale Notice

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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 will be sold on "As is where is", "As is what is", and "Whatever there is" on **11.08.2026** (10.30 AM to 11.30AM), for recovery of **Rs.79,71,74,352.01 (Rupees Seventy Nine Crores Seventy One Lakhs Seventy Four Thousand Three Hundred and Fifty Two and Paise One Only)** as on 16.07.2026 with further interest and cost thereon due to the ARM-1 Branch, Bengaluru of Canara Bank from 1. **M/s B N H Infra Projects India Pvt. Ltd** 4th Floor, No.29, Nanjappa Mansion, K H Road, Shanthinagar, Bengaluru 560027 2. **Smt Shilpa Basavaraj**- Managing Director, W/o Dr. D G Lokesh, No.29,4th Floor, Nanjappa Mansion, K H Road, Shanthinagar, Bengaluru – 560027 3. **Sri Gaurav Sharma**- Director S/o Ramesh Kumar Sharma, No.39, John Bull Street, Viveknagar Post, Bengaluru – 560047 4. **Sri Lalit Jain** S/o Tej Raj, No 50, Yamuna Baiji Road, Opposite ETV Office, Madhavanagar, Bengaluru 560001 5. **Sri. M D Ramanujam** M/s Tattva Properties, No 11, ground Floor, Astitva Railway Parallel Road, Nehru Nagar Bengaluru 560020 Also at No 30/2, Malleshwaram 12th Cross, West Park Road, Bengaluru 560003 6. **M/s Tattva Properties**, No 11, ground Floor, Astitva Railway Parallel Road, Nehru Nagar Bengaluru 560020 Represented by its partners Mr Lalit Jain, Mr Gaurav Sharma and Mr M D Ramanujam.

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 10.08.2026 5.00 pm.**

(Rs. in crores)

Lot	Description of the immovable assets:	Reserve Price	EMD	Incremental Value
1	Property bearing SY. No.20 measuring 5 acres 3 ½ guntas converted for nonagricultural residential purpose vide conversion order No. ALN.SR/1975-76 dated 25.05.1976 issued by Tahsildar, Bangalore North Taluk situated at Shamarajapura village, Yelahanka hobli, Bengaluru within the admn. limits of vaderahalli village panchayat assigned with E-property Id-150300701900200706 in the name of M/s Tattva properties [Partners- Mr. Gaurav Sharma, Mr. Lalit Jain & Mr. M D Ramanujam.] bounded by East- Land bearing Sy.No.19 West- Land bearing Sy. No.21 North- Road South- Vaderahalli village Sy. No.36 Coordinates 13.1053285 N 77.5418489 E	27.98	2.79	0.25

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, 9486092152, 8508442767 during office hours on any working day.

कृते केनरा बैंक / For CANARA BANK

Date: 18.07.2026
Place: Bangalore


प्राधिकृत अधिकारी / Authorised Officer
असिस्टेंट म्यानेजर, एम.जी. रोड, बंगलूरु - 01
Canara Bank
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.06.2026

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. M/s B N H Infra Projects India Pvt. Ltd 4th Floor, No.29, Nanjappa Mansion, K H Road, Shanthinagar, Bengaluru 560027 2. Smt Shilpa Basavaraj- Managing Director, W/o Dr. D G Lokesh, No.29, 4th Floor, Nanjappa Mansion, K H Road, Shanthinagar, Bengaluru – 560027 3. Sri Gaurav Sharma- Director S/o Ramesh Kumar Sharma, No.39, John Bull Street, Viveknagar Post, Bengaluru – 560047 4. Sri Lalit Jain S/o Tej Raj, No 50, Yamuna Baji Road, Opposite ETV Office, Madhavanagar Bengaluru 560001 5. Sri. M D Ramanujam M/s Tattva Properties, No 11, ground Floor , Astitva Railway Parallel Road, Nehru Nagar Bengaluru 560020 Also at No 30/2, Malleshwaram 12th Cross, West Park Road, Bengaluru 560003 6. M/s Tattva Properties, No 11, ground Floor , Astitva Railway Parallel Road, Nehru Nagar Bengaluru 560020 Represented by its partners Mr Lalit Jain, Mr Gaurav Sharma and Mr M D Ramanujam
7. Total liabilities: As on 16.07.2026	Rs.79,71,74,352.01 (Rupees Seventy Nine Crores Seventy One Lakhs Seventy Four Thousand Three Hundred and Fifty Two and Paisa One Only) with further interest and cost thereon.
8. (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	11.08.2026 10.30 AM to 11.30 AM
(d) Place of Auction	Online.

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9. Reserve Price / EMD		In crores	
Lot	Description of the immovable assets:	Reserve Price	EMD
1	Property bearing SY. No.20 measuring 5 acres 3 ½ guntas converted for nonagricultural residential purpose vide conversion order No. ALN.SR/1975-76 dated 25.05.1976 issued by Tahsildar, Bangalore North Taluk situated at Shamarajapura village, Yelahanka hobli, Bengaluru within the admn. limits of vaderahalli village panchayat assigned with E-property Id-150300701900200706 in the name of M/s Tattva properties [Partners- Mr. Gaurav Sharma, Mr. Lalit Jain & Mr. M D Ramanujam.] bounded by East- Land bearing Sy.No.19 West- Land bearing Sy. No.21 North- Road South- Vaderahalli village Sy. No.36 Coordinates 13.1053285 N 77.5418489 E	27.98	2.79

10. Other terms and conditions:

a) 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.

b) The property can be inspected, with Prior Appointment with The Authorized Officer before **04.08.2026 (in between 11.30 AM to 2.00 PM.)**

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 the 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 (<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 10.08.2026**.

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, Bangalore @ 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 10.08.2026- 5.00 PM, to Canara Bank, ARM Branch I, Bangalore 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 multiples of Rs.25,00,000/-. 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.

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Asset Recovery Management Branch -1, Bengaluru

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, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 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, Bangalore Metro Circle, Spencer Towers, M G Road, Bangalore- 560 001 (Ph. No. 08025310066, 9486092152 and 8508442767) e-mail id cb2366@canarabank.com OR the service provider M/s PSB Alliance (<https://baanknet.com/>), Helpdesk Number : 8291220220, Website: <https://baanknet.com/>

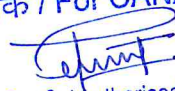
SPECIAL INSTRUCTION/CAUTION

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: 18.07.2026

Place: Bangalore

कृते केनरा बैंक / For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer
अखिल भारतीय प्रबंधन शाखा-1
स्पेंसर टावर, एम.जी. रोड, बेंगलूर - 01
Asset Recovery Management Branch - I,
Spencer's Tower, M.G. Road, Bengaluru - 560 001
Authorised Officer
CANARA BANK

Internal