

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6), R/W 9(1) 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 Creditor, the possession of which has been taken by the Authorised Officer of Canara Bank, LCB Secunderabad Branch on-behalf of the Bank, will be sold by holding E Auction on "As is where is", "As is what is" "As is How is " and " Whatever there is" basis on 17.02.2024, for recovery of Rs. 1,44,32,75,508.77/-(Contractual dues as on 30/11/2023) plus unapplied interest w.e.f 01.12.2023 towards the outstanding dues in respect of the loans taken by M/s. GJS INFRATECH PRIVATE LIMITED Regd. Office / Administrative Office : Corporate Office & Registered Office. Plot No 852 & 853 , Ayyappa Society Road No 45 , Hitech City , Madhapur Hyderabad - 500 081., Sri Jangam Gopi [Director & Guarantor] S/o Poshanna , Flat No 51008 , Block 5 , Indu Fortune field , 7th phase KPHB colony , Kukatpally , Hyderabad -500072, Telangana. Sri Jangam Viswanath [Director & Guarantor] S/o Jangam Kanthaiah , Hno 2-26 , jankam Pet , B C Wada , Velpura mandal , Nizamabad - 504001 Telangana, Sri Kannapu Rajamma Venugopal Rao[Guarantor] S/o Kannapu Beesaiah , Hno 8-2-674/B/2/6/A , Moont Banjara , Banjara Hills , Hyderabad 500034. ,Sri Bobbili Chinna Gangaram [Guarantor]S/o Ravulu Hno 1-19/26/C , Chepur , Armur (M) Nizamabad 504001, Late Sri Kalleda Rajanna [Guarantor] S/o Mr. Kalleda Poshaiiah H. No. 6-27, Padgal (V), Velpur (M), Nizamabad -504001 , Sri Kemsaram Sathaiah [Guarantor] S/o Late Kemsaram Pochaiiah , Hno 8-1-137 , Shaik Pet , Golconda , Hyderabad 500008. Sri Chukkapalli Ram Mohan Rao [Guarantor] S/o Chukkapalli Srinivas Rao , Hno 8-3-191/583 , Plot No 24/C , Vengal Rao Nagar , Hyderabad 500038, Late Ms Elizebath G [Guarantor] W/o Sri Vara Prasad Raju G, residing at 4-7-146,17, Raghavendra Nagar Colony, Hayathanagar, Randareddy - 501 505, Late Ms K Pranitha [Guarantor] W/o Kemsaram Sathaiah , Hno 8-1-137 , Shaik pet Golconda , Hyderabad 500008 .

The reserve price for Lot.No.1 will be Rs.2,50,00,000/- and the earnest money deposit will be Rs. 25,00,000/-

The reserve price for Lot.No.2 will be Rs.26,52,00,000/- and the earnest money deposit will be Rs. 2,65,20,000/-

The reserve price for Lot.No.3 will be Rs.4,85,00,000/- and the earnest money deposit will be Rs. 48,50,000/-

The reserve price for Lot.No.4 will be Rs.2,03,00,000/- and the earnest money deposit will be Rs. 20,30,000/-

The reserve price for Lot.No.5 will be Rs.4,49,00,000/- and the earnest money deposit will be Rs. 44,90,000/-

The reserve price for Lot.No.6 will be Rs.79,45,00,000/- and the earnest money deposit will be Rs. 7,49,50,000/-

The reserve price for Lot.No.7 will be Rs.1,59,00,000/- and the earnest money deposit will be Rs. 15,90,000/-

The Earnest Money Deposit shall be deposited on or before **15.02.2024, 5:00PM.**

Details and full description of the immovable property.

<p>Lot No.1.</p>	<p>All that the residential plot No B-7 and B-10 in survey No 89 , admeasuring 1000 sq yards or 836 Sr.Meters, situated at Nizampet village , Quthubullapur Mandal, Ranga Reddy Dist, 500090 Telangana State,. Standing in the name of Sri Jangam Gopi</p> <p>Bounded by:: North: 40' Road South :30' Road East:Plot No B-6, B-11/A & B-11 West : Plot No B-8 & B-9</p>
<p>Lot No.2.</p>	<p>All that part and parcel of the open land admeasuring 5 acres 3 guntas or 24563 Sq yards situated in Sy No 192/B (192/AA), 192/C (192/E) and 192/D (192/EE) situated at Isnapur Village Patancheru Mandal, Dist Medak 502307 Telangana State, standing in the name of Sri. Jangam Gopi</p> <p>Bounded by: North: Agri Land Sy No 192/A South: Boundary wall of Cecon Promenade layout East: Agri Land Sy no 192/AA , E,EE & Road West: Neighbours Barren Land</p>
<p>Lot No.3</p>	<p>All that piece and parcel of the land and Building bearing H. No. 8-2-674/B/2/6/A1 situated at Road No. 13, land admeasuring 500 square yards, situated at Banjara Hills, Hyderabad - 500034 , Telangana State standing in the name of Sri K R Venugopal Rao</p> <p>Bounded by: North:Neighboursproperty South : Road East:Valley view appartment West : Road</p>
<p>Lot No 4</p>	<p>All that land and Building bearing Hno 8-3-191/583, Plot No 24/C, situated at Vengal Rao Nagar, GHMC Yousufguda Circle , admeasuring 132.22 sq yards or 110.53 sq meters with plinth area of 3004 sft Hyderabad 500038 Telangana State standing in the name of Sri Chukkappally Rama Mohan Rao.</p> <p>Bounded by: North: H No 23/C South: H No 25/C East: 20' Wide Road West:Hno 43/C</p>

<p>Lot No 5</p>	<p>All that Piece and parcel of the Residential house bearing No.8-1-136/A/132, premises no.8-1-136/A/132, consisting of Ground + 3 Upper floors (with two shops in Ground floor), with built up area of 9901.40 sq.ft, constructed on land admeasuring 344.50 sq.yards or equivalent to 288 sq.mts ion Sy.nos 329, 338, 341, 343 and 344 situated at Maruthi Nagar, Shaikpet village and Mandal, Hyderabad 500081, Telangana state , standing in the name of Mr. K Sathaiah and Mrs K Pranitha</p> <p>Bounded by: North: Neighbours Property South: Road East: Road West:Road</p>
<p>Lot No 6</p>	<p>All that part and parcel of the open land admeasuring 15.08 Acres in Sy No.192/A, 192/AA, 192/E and 192/EE situated at Isnapur village, Patancheru Mandal, Medak Dist. 502307 Telangana, standing in the name Sri Kalleda Rajanna, Sri. Bobbili Chinna Gangaram and Sri Jangam Vishwanath .</p> <p>Bounded by: North: Land of Sri Komati Yellaiah & others South : intermal Road and Land of Sri Srinivas Gupta. East: Land Agro Factory boundry & Road West : land in Sy no 192 part of jangam Gopi</p>
<p>Lot No 7</p>	<p>All that piece and parcel of the House No bearing 4-7-146 on Plot No. 17, admeasuring 274.36 sq yards or its equivalent to 229.4 Sq Meters , consisting Ground floor and first Floor , in survey No 260 , situated at Bagh hayathnagar Village Hayathnagar Revenue mandal , Ranga Reddy District 501505 Telangana State , standing in the name of Mrs. Elizabeth</p> <p>Bounded by: North: 30' wide Road South : Neighbours House East : Neighbours Open Plot West : Neighbours house Plot No 16</p>

* No Known Encumbrances 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 may contact Mr.Nikhil Arora Chief Manager, Canara Bank, LCB Secunderabad, Phone. Mobile No: 7842185901 during office hours on any working day

कृते केजरा बैंक For CANARA BANK


 Authorised Officer
 Canara Bank

Date: 30.01.2024
 Place: Hyderabad

Detailed Terms And Conditions Of The Sale Notice Dated 30.01.2024

1. Name and Address of the Secured Creditor :Canara Bank, Large Corporate Branch, TSR Complex, 2nd Floor, 1-7-1, SP Road,Secunderabad 500003.Mobile No: 7842185901 Email :cb2657@canarabank.com
2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s GJS INFRATECH PRIVATE LIMITED Corporate Office & Registered Office. Plot No 852 & 853 , Ayyappa Society Road No 45 , Hitech City , Madhapur Hyderabad - 500 081.	
Sri Jangam Gopi S/o Poshanna , Flat No 51008 , Block 5 , Indu Fortune field , 7 th phase KPHB colony , Kukatpally , Hyderabad -500072. (Personal Guarantor/Mortgagor)	Sri Jangam Viswanath S/o Jangam Kanthaiah , Hno 2-26 ,jankam Pet , B C Wada , Velpura mandal , Nizamabad - 504001 . (Personal Guarantor/Mortgagor)
Sri Kannapu Rajamma Venugopal Rao S/o Kannapu Beesaiah , Hno 8-2-674/B/2/6/A , Moont Banjara , Banjara Hills , Hyderabad 500034 . (Personal Guarantor/Mortgagor)	Sri Chukkapalli Ram Mohan Rao S/o Chukkapalli Srinivas Rao , Hno 8-3-191/583 , Plot No 24/C , Vengal Rao Nagar , Hyderabad 500038 (Personal Guarantor/Mortgagor)
Sri Bobbili Chinna Gangaram S/o Ravulu Hno 1-19/26/C , Chepur , Armur (M) Nizamabad 504001 (Personal Guarantor/Mortgagor)	Legal heirs of Mrs. ELIZABETH G W/o Sri Vara Prasad Raju G, residing at 4-7-146,17, Raghavendra Nagar Colony, Hayathanagar, Randareddy - 501 505 (Personal Guarantor/Mortgagor)
Legal heirs of Mr. KALLEDA RAJANNA S/o Mr. Kalleda Poshaiiah H. No. 6-27, Padgal (V), Velpur (M), Nizamabad -504001 (Personal Guarantor/Mortgagor)	Legal heirs of Smt K Pranitha W/o Kemsaram Sathaiah , Hno 8-1-137 , Shaik pet Golconda , Hyderabad 500008 . (Personal Guarantor/Mortgagor)
Sri Kemsaram Sathaiah S/o Late Kemsaram Pochaiah , Hno 8-1-137 , Shaik Pet , Golconda , Hyderabad 500008. (Personal Guarantor/Mortgagor)	

3. Total Contractual liabilities as on (30.11.2023) : **Rs. 1,44,32,75,508.77/- (Rupees One Hundred and Forty Four crore Thirty Two lakhs SeventyFive Thousand Five Hundred and Eight and Seventy Seven paise only)** plus unapplied interest w.e.f 01.12.2023 and bank charges . The amounts remitted after issuance of Demand notice are duly accounted.
4. (a) Mode of Auction : **Online Electronic Bidding**
 (b) Details of Auction service provider : M/s ANTARES SYSTEMS LIMITED
 Web site:www.bankeauctionwizard.com
 Contact Person Name: Sushmitha

- (c) Date & Time of Auction : 17/02/2024, 11:30 A.M to 12:30 P.M.
(With unlimited extension of 10 minutes duration each till the conclusion of the sale)
- (d) Place of Auction : Canara Bank, Large Corporate Branch, TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad 500003
5. Reserve Price : For LOT.1 Rs.2,50,00,000
(Rupees Two crore Fifty lakhs only)
For LOT.2 Rs.26,52,00,000
(Rupees Twenty-Six Crores Fifty-Two Lakhs only)
For LOT.3 Rs.4,85,00,000/- /-
(Rupees Four crore Eighty Five Lakhs only)
For LOT.4 Rs.2,03,00,000/-
(Rupees Two Crores and Three lakhs only)
For LOT.5 Rs.4,49,00,000/-
(Rupees Four Crores and Forty-Nine Lakhs only)
For LOT.6 Rs.79,45,00,000/-
(Rupees Seventy-Nine Crore and Forty-Five lakhs)
For LOT.7 Rs.1,59,00,000/-
(Rupees One Crore Fifty-Nine lakhs only)

Other terms and conditions:

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website: www.bankeauctionwizard.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 Authorised Officer, on 13.02.2024 between 11:00AM and 4:00PM.
- 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 by way of Demand draft in favour of Authorized Officer, Canara Bank, Large Corporate Branch Secunderabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Large Corporate Branch, Secunderabad A/c No 209272434 IFSC Code: CNRB0002657 on or before 15.02.2024, 5:00 PM
- 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 **ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560079, Web site: www.bankeauctionwizard.com Contact Person Name: Sushmitha, Ph.No- 8951944383,08040482000/2100, Mail ID: sushmitha.b@antaressystems.com

- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **15/02/2024, 5:00 PM**, to Canara Bank, LCB Secunderabad Branch by hand or by 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) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.
- g) The intending bidders should contact e-Auction Service Provider **M/s ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: Sushmitha, Ph.No- 8951944383,08040482000/2100 Mail ID: sushmitha.b@antaressystems.com
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) 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), 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% 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 etc., as applicable shall be borne by the successful bidder only. The successful Bidder shall also bear the statutory/Non-statutory dues, taxes, rates., etc if any.
- m) Authorized 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 **Large Corporate Branch, Secunderabad** who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Authorised Officer, Canara Bank, Large Corporate Branch, Secunderabad e-mail id. cb2657@canarabank.com OR the service provider **M/s ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd

Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site:
www.bankeauctionwizard.com Contact Person Name: Sushmitha, Ph.No-
8951944383,08040482000/2100 Mail ID: sushmitha.b@antaressystems.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: Secunderabad

Date: 30.01.2024

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Authorised Officer
ಅಧಿಕಾರಿ/Authorised Officer
Canara Bank

