

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), 6(2) 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, Stressed Assets Management Branch, Secunderabad 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 **24.06.2024**, for recovery of **Rs. 1,53,02,26,233.28 (Rupees One Hundred Fifty Three Crores Two Lakhs Twenty six Thousand Two Hundred and Thirty Three paise Twenty Eight only)** (Contractual dues as on 31/03/2024) plus unapplied interest w.e.f 01.04.2024 towards the outstanding dues in respect of the loans taken by **M/s. GJS INFRATECH PRIVATE LIMITED (Company under CIRP(Corporate Insolvency Resolution Process))** 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 Kanthaiiah , 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 Pochoiah , 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, Hayathanager, 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. 24,31,00,000/-** and the earnest money deposit will be **Rs. 2,43,10,000/-**
 The reserve price for Lot.No.2 will be **Rs. 72,83,00,000 /-** and the earnest money deposit will be **Rs. 7,28,30,000/-**
 The reserve price for Lot.No.3 will be **Rs. 1,99,00,000 /-** and the earnest money deposit will be **Rs. 19,90,000/-**
 The reserve price for Lot.No.4 will be **Rs. 4,14,00,000/-** and the earnest money deposit will be **Rs. 41,40,000/-**
 The reserve price for Lot.No.5 will be **Rs. 1,56,00,000/-** and the earnest money deposit will be **Rs. 15,60,000/-**

The Earnest Money Deposit shall be deposited on or before **21.06.2024**.by **5:00PM**.

	<u>Details and full description of the immovable property.</u>
Lot No.1.	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 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
Lot No.2.	All that part and parcel of the open land admeasuring 15.08 Acres or 73568 Sq.Yards 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 . 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
Lot No.3	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 4250 sft Hyderabad 500038 Telangana State standing in the name of Sri Chukkapally Rama Mohan Rao. Bounded by: North: H No 23/C South: H No 25/C East: 20' Wide Road West:Hno 43/C
Lot No 4	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 Bounded by: North: Neighbours Property South: Road East: Road West:Road

Lot No 5	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 Bounded by: North: 30' wide Road South : Neighbours House East : Neighbours Open Plot West : Neighbours house Plot No 16
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* 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.K.Sivanadh Chief Manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Phone. **Mobile No: 9848174804** during office hours on any working day

Date: 20.05.2024
Place: Hyderabad

Authorised Officer
Canara Bank

Detailed Terms And Conditions Of The Sale Notice Dated 20.05.2024

- Name and Address of the Secured Creditor** :Canara Bank, Stressed Assets Management Branch, Secunderabad, TSR Complex, 2nd Floor, 1-7-1, SP Road,Secunderabad 500003.Mobile No: **9848174804** Email :cb7619@canarabank.com
- 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/oSri Vara Prasad Raju G 1.Gandi Daniel Santosh Raj, 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 1.Kalleda bhavaii 2.Kalleda Suresh 3.Suddpally Shuramani 4.Jenuka Rajyalakshmi H. No. 6-27, Padgal (V), Velpur (M), Nizamabad -504001 (Personal Guarantor/Mortgagor)	Legal heirs of Smt K Pranitha W/o Kemsaram Sathaiah , 1.Rishikesh 2.Richita 3.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)	

- Total Contractual liabilities as on (31.03.2024) : **Rs_1,53,02,26,233.28 (Rupees One Hundred Fifty Three Crores Two Lakhs Twenty six Thousand Two Hundred and Thirty Three paise Twenty Eight only)** plus unapplied interest w.e.f 01.04.2024 and bank charges . The amounts remitted after issuance of Demand notice are duly accounted.
- (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 : **24.06.2024, 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, Stressed Assets Management Branch, Secunderabad, TSR
 Complex, 2nd Floor, 1-7-1, SP Road,
 Secunderabad 500003
5. Reserve Price : For LOT.1 **Rs.24,31,00,000/-**
 (Rupees Twenty Four Crores Thirty One Lakhs Only)
 For LOT.2 **Rs.72,83,00,000/-**
 (Rupees Seventy Two Crores Eighty Three Lakhs Only)
 For LOT.3 **Rs.1,99,00,000**
 (Rupees One Crore Ninety Lakhs Only)
 For LOT.4 **Rs.4,14,00,000/-**
 (Rupees Four Crores Fourteen Lakhs Only)
 For LOT.5 **Rs.1,56,00,000/-**
 (Rupees One Crore Fifty Six 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 18.06.2024 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, Stressed Asset Management Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Stressed Assets Management Branch, Secunderabad, Secunderabad A/c No 209272434 IFSC Code: **CNRB0007619** on or before **21.06.2024, 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 **21.06.2024, 5:00 PM**, to Canara Bank, Stressed Assets Management Branch, 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 multiples 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 Stressed Assets Management Branch, Secunderabad, who, as a facilitating centre, shall make necessary arrangements.
- o) For further details, contact Authorized Officer, Canara Bank, Stressed Assets Management Branch, Secunderabad, e-mail id. cb7619@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.bankauctionwizard.com Contact Person Name: Sushmitha, Ph.No-8951944383,08040482000/2100 Mail ID: sushmitha.b@antaressystems.com.
- p) Lot 1 & Lot 2 will be sold together and property type of site are referred as Manufacturing & commercial/residential Zone. The Physical possession of Lot 1 & Lot 2 has been taken by Authorized Officer.

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: 20.05.2024

Authorised Officer
Canara Bank