

Ref: 7700-BR/2752-RUSNI/SN/2023/MS

Date: 10/10/2023

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) and 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 to the Secured Creditor, the physical possession of which has been taken by the **Authorised Officer of ARM Branch, Hyderabad, Canara Bank**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **17/11/2023**, for recovery of **Rs.23,98,87,044/-** with future interest @ 15.75% from 23/07/2010 till realization in full due to **ARM Branch, Hyderabad** of Canara Bank from **M/s Rusni Distilleries Pvt Ltd**. 1. **Registered Office:** 411, HIG, BHEL Township, Ramachandrapuram, Hyderabad – 502 032 **ALSO AT** 383, HIG, BHEL Township, Ramachandrapuram, Hyderabad – 502 032 **ALSO AT** Door No. 6-3-540/9/A, Opposite SBI Punjagutta, Hyderabad – 500 082. 2. The **Directors and Guarantors** a) Sri N Satyanarayana Murthy b) Sri Guduru Siva Rama Krishna c) Sri K Sai Venkat Kumar d) Smt G Jhansi Rani e) G Eswarappa f) Smt G Kalpana g) **The below are the Legal Heirs of the deceased Managing Director Sri Late Aare Ramaswamy Naidu Palaniswamy**, (i) Smt Aare Padmaja Choudhary – Spouse, (ii) Smt Rukmini Priyadarshini – Daughter, (iii) Smt Snigdha – Daughter.

The Reserve Price will be **Rs.93,50,000/-** and the earnest money deposit will be **Rs.9,35,000/-**. The Earnest Money Deposit shall be deposited on or before **15/11/2023** at **5:00pm**.

Details and full description of the immovable property.

LOT NO	Property Description
1.	All that piece and parcel of open land bearing Plot No. 599 admeasuring 200 sq. yards equivalent to 167.21 sq. mtrs fallen in Sy. No. 331 of Bachupally Village and Gram Panchayat, Quthbullapur Mandal, Rangareddy district and Registration at Office of the Sub Registrar, Medchal, Rangareddy district. MODTD No. 2989/2009 of SRO Quthubullapur - 500090 and Bounded By: North: Plot No. 600 South: Plot No. 598 East: 40 ft. wide road West: Plot No. 590

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 Authorized Officer, ARM Branch, Canara Bank, Ph. No. **040-27725283,285,260,259** during office hours on any working day.

Date: 10/10/2023
Place: Hyderabad

कृते केनरा बैंक For Canara Bank
प्रधिकृत अधिकारी/Authorized Officer
परिसंपत्ती वसूली प्रबंधन शाखा, हैदराबाद
Asset. Recovery Management Branch, Hyderabad.
Authorized Officer
Canara Bank

7700-BR/2752-RUSNI/SN/2023/MS
CANARA BANK , ARM Branch,
Ground Floor, Circle Office Building
Survey No.625, Beside Rail Nilayam,
Secunderabad – 500 026



DTD 10/10/2023
PH : 040- 27725283,285,260,259
E MAIL : cb2752@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09/10/2023

- Name and Address of the Secured Creditor :** CANARA BANK, ARM Branch, ,Ground Floor, Circle Office Building, MCH No:-10-3-163 & 10-3-163/A, Plot No.85, Survey No.625, Beside Rail Nilayam, Secunderabad – 500 026, Phone No: 040- 27725283,285,260,259 E MAIL : cb2752@canarabank.com
- Name and Address of the Borrower(s)/ Guarantor(s) :**

M/s Rusni Distilleries Pvt Ltd Represented by its Managing Director <u>(Sri Late Aare Ramaswamy Palaniswamy)</u> , (Since deceased Represented by his Legal Heirs 1. A Padmaja Chowdary, 2. Rukmini Priyadarshini, 3. Snigdha) Registered Office at, 411, HIG, BHEL Township, Ramachandrapuram, Hyd – 502 032	M/s Rusni Distilleries Pvt Ltd Represented by its Managing Director <u>(Sri Late Aare Ramaswamy Palaniswamy)</u> , (Since deceased Represented by his Legal Heirs 1. A Padmaja Chowdary, 2. Rukmini Priyadarshini, 3. Snigdha) Registered Office Also at, 383, HIG, BHEL Township, Ramachandrapuram, Hyd – 502 032
M/s Rusni Distilleries Pvt Ltd Represented by its Managing Director <u>(Sri Late Aare Ramaswamy Palaniswamy)</u> , (Since deceased Represented by his Legal Heirs 1. A Padmaja Chowdary, 2. Rukmini Priyadarshini, 3. Snigdha) Registered Office Also at, Door No. 6-3-540/9/A Opp. SBI, Punjagutta, Hyd – 500 082	M/s Rusni Distilleries Pvt Ltd Represented by its Managing Director <u>(Sri Late Aare Ramaswamy Palaniswamy)</u> , (Since deceased Represented by his Legal Heirs 1. A Padmaja Chowdary, 2. Rukmini Priyadarshini, 3. Snigdha) Flat G4, Nandanavanam Apartments, KTR Colony, Road No 3, Nizampet Village, Kukatpally, Hyderabad – 500090
Sri N Satyanarayana Murthy S/o Late Sri Pattabhi C2, Land Mark Enclave, H No 8-2-674/B/2 /23 A & 15, Road No 13A, Happy Valley, Banjara Hills, Hyderabad – 500 034	Smt Aare Padmaja Choudhary W/o Sri Late Aare R Palaniswamy and Legal Heir Residing at Plot No 104 & 105, Laxmi Vihar Phase II, Nallagandla, Hyd – 500 019
Sri Guduru Siva Rama Krishna S/o Late Sri Samba Siva Rao Surabhi Towers, 4 th Floor, Besides Image Hospital, Ameerpet, Hyderabad – 500 073	Sri K Sai Venkat Kumar S/o Sri K kanaka Rao Flat No 301, Venkata Sai Apartments Vimala Devi Nagar Colony, Malkajgiri, Hyderabad – 500 047
Smt G Jhansi Rani W/o Sri G Siva Rama Krishna, Surabhi Towers, 4 th Floor, Beside Image Hospital, Ameerpet, Hyderabad – 500 073	Sri G Eswarappa, S/o Sri G Buchappa H No 8-4-544/9/6/M, Erragadda, Hyderabad – 500 018
Smt G Kalpana, W/o G Eswarappa H No 8-4-844/9/6/M, Erragadda, Hyderabad – 500 018	Sri Guduru Siva Rama Krishna S/o Late G Sambasiva Rao, Plot No A-9, Sai Swapna Residency, Road No 4, Film Nagar, Jubilee Hills, Hyderabad – 500 033



Smt G Jhansi Rani W/o G Siva Rama Krishna, Plot No A-9, Sai Swapna Residency, Road No 4, Film Nagar, Jubilee Hills, Hyd- 500 033	Sri G Eswarappa, S/o Sri G Buchappa Flat No 202, Uma Maheshwar Residency, Plot No 103, Sy No 308, Bachupalli village, Quthubullapur - 500 090
Smt G Kalpana, W/o Sri G Eswarappa Flat No 202, Uma Maheshwar Residency, Plot No 103, Sy No 308, Bachupalli village, Quthubullapur Mandal - 500 090	Smt A Padmaja Choudhary W/o Sri Late Aare R Palaniswamy and Legal Heir Residing at Flat G4, Nandanavanam Apartments, KTR Colony, Road No 3, Nizampet village, Kukatpally, Hyderabad - 500 090
Smt Rukmini Priyadarshini P D/o Sri Late Aare R Palaniswamy and Legal Heir Residing at Flat No 402, Anu Residency, NCB Enclave South Block, Masjid Banda, Kondapur, Hyderabad - 500 084	Smt Rukmini Priyadarshini P D/o Sri Late Aare R Palaniswamy and Legal Heir Residing at Plot No 104 & 105, Laxmi Vihar Phase II, Nallagandla, Hyderabad - 500 019
Smt Snigdha D/o Sri Late Aare R Palaniswamy and Legal Heir Residing at Plot No 104 & 105, Laxmi Vihar Phase II, Nallagandla, Hyderabad - 500 019	Smt A Padmaja Choudhary W/o Sri Late Aare R Palaniswamy and Legal Heir Residing at 236, HIG, Phase II, BHEL, Ushodaya Enclave, Madinaguda, Hyderabad - 500 049
Smt Snigdha D/o Sri Late Aare R Palaniswamy and Legal Heir Residing at 236, HIG, Phase II, BHEL, Ushodaya Enclave, Madinaguda, Hyderabad - 500 049	Smt Snigdha D/o Sri Late Aare R Palaniswamy and Legal Heir Residing at Flat G4, Nandanavanam Apartments, KTR Colony, Road No 3, Nizampet village, Kukatpally, Hyderabad - 500 090

3. As per the Recovery Certificate No. 216/2021 in OA 233/2010 issued by the Hon'ble DRT I Hyderabad, the total liability for recovery is Rs.23,98,87,044/- along with future interest @ 15.75% from 23/07/2010 till realization in full.

4. (a) Mode of Auction

: **Online Electronic Bidding**

(b) Details of Auction service provider

: M/s ANTARES SYSTEMS LIMITED
Website: www.bankeauctionwizard.com
Contact Person Name: Manohar.S/Sushmitha/
Contact No 9686196755/8951944383/
08040482000/2100,
E-mail: manohar.s@antaressystems.com /
sushmitha.b@antaressystem.com

(c) Date & Time of Auction

: **17/11/2023, 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, ARM Branch,
Ground Floor, Circle Office Building,



Beside Rail Nilayam, Secunderabad- 500 026

5. Reserve Price : **Rs.93,50,000/-**-(Rupees Ninety three lakhs and fifty thousand 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 Authorized Officer, on **08/11/2023** 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, ARM Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c No **209272434 (select payment mode as Interbank Transfer)** IFSC Code: **CNRB0002752** on or before **15/11/2023 at 5:00pm**
- 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-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S/SUSHMITHA.B Contact Number : 9686196755/9686196756/8951944383 Land Line: 080-49352000/40482100/40482000 ,Mail ID: manohar.s@antaresystems.com/sushmitha.b@antaresystems.com, **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@antaresystems.com
- f) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **15/11/2023, 5:00 PM**, to Canara Bank, ARM Branch, Hyderabad 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 Bank A/c details for online refund of EMD, if any
- 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: MANOHAR.S/SUSHMITHA.B Contact Number : 9686196755/9686196756/8951944383 Land Line: 080-49352000/40482000/40482100, Mail ID: manohar.s@antaresystems.com/sushmitha.b@antaresystems.com. **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@antaresystems.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 Authorized 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 bear all 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 of bidders who do not have access to the internet but interested in participating the e-auction, can approach ARM branch who, as a facilitating centre, will make necessary arrangements.
- o) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/285/260/259) e-mail id. cb2752@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: MANOHAR.S/SUSHMITHA.B Contact Number : 9686196755/56/8951944383 Land Line: 080-49352000/40482000/40482100 ,Mail ID: manohar.s@antaresystems.com/sushmitha.b@antaresystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@antaresystems.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: Hyderabad
Date: 10/10/2023

ಕೃತೆ ಕೆನರಾ ಬ್ಯಾಂಕ್/For Canara Bank

ಪ್ರಧಿಕೃತ ಅಧಿಕಾರಿ/Authorized Officer
ಪರಿಸಂಪತ್ತಿ ವಸ್ತು ನಿರೀಕ್ಷಣೆ ಶಾಖಾ, ಹೈದರಾಬಾದ್
Asset. Recovery Management Branch, Hyderabad.
Authorised Officer

Canara Bank

