

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) 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 properties mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **ARM Branch Hyderabad**, subsequently transferred from Balanagar Branch to ARM Branch of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on **09/01/2025**, for recovery of **Rs.22,31,87,027/-** (Contractual dues as on 31/08/2024) plus interest thereon due to **ARM Branch Hyderabad** of Canara Bank from **M/s Ananda Bharathi Fertilizers India Pvt Ltd. Registered Office:** H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038 and **Factory at** Sy No. 671,673 and 674, Jangampalli Village, Bhiknoor Mandal, Nizamabad district, Telangana – 503 102. The **Directors and Guarantors a)** Managing Director, Sri Narayanam Raja Sekhara Rao, **b)** Smt Narayanam Latha, **c)** Smt Srimali Amilineni, **d)** Sri Poluri Maruthi Venkata Subba Rao, **e)** Sri Sreedhar Reddy Nalla, **f)** Kasa Naga Durga Prasad Rao, **g)** Sri Jakkam Ranga Bhupal Reddy, **h)** Chikkala Lakshmi Janaki.

- LOT1:** The Reserve Price will be **Rs.99,05,000/-** and the earnest money deposit will be **Rs.9,90,500/-**
LOT2: The Reserve Price will be **Rs.97,23,000/-** and the earnest money deposit will be **Rs.9,72,300/-**
LOT3: The Reserve Price will be **Rs.1,12,00,000/-** and the earnest money deposit will be **Rs.11,20,000/-**
LOT4: The Reserve Price will be **Rs.69,58,000/-** and the earnest money deposit will be **Rs.6,95,800/-**
LOT5: The Reserve Price will be **Rs.72,58,000/-** and the earnest money deposit will be **Rs.7,25,800/-**

The Earnest Money Deposit shall be deposited on or before **08/01/2025** at **5:00pm**.

The Sale shall be subject to the outcome of SA 294/2024 wrt LOT3, SA 295/2024 wrt LOT5 and SA 296/2024 wrt LOT4 pending before the Hon'ble DRT II Hyderabad. All these SA's are filed by the Tenants. The sale shall be subject to the outcome of SA 417/2024, SA 418/2024 and SA 419/2024 filed by borrower and guarantors pending before the Hon'ble DRT II Hyderabad.

Details and full description of the immovable property.

LOT NO	Property Description
1.	<p>All that the Flat No. 601 on 6th floor of Visista Apartments, admeasuring 1780 Sq.ft (including common areas) 2 car parking area of 200 Sft and one servant room in stilt floor by the side of staircase having plinth area of 185 sft together with proportionate undivided share of land admeasuring 38 Sq.yds out of 338 Sq.yds (total premises an extent of land 690 Sq.yds) in the premises bearing M.C.H. No. 8-3-167/D/125, on plot no.125, sy.no.158, 138,139 & 137 part situated within the layout of the Kalyan Nagar Co-operative Housing Society Ltd, Yousufguda, Hyderabad covered vide Sale Deed No. 1555/2008 of SRO Banjara Hills and MODTD No.2227/2016.</p> <p>Bounded By: North: Open to sky South: Open to sky East: Open to sky West: Corridor, Lift & Flat no.602</p>

Internal



2. All that the Semi-Finished Residential Flat admeasuring 1064 Sq.ft of built-up area and proportionate common area admeasuring 181 Sq.ft bearing **Flat No.103** on 1st floor in Gomed Block along with 1 car parking lot No.51 in Cellar in Gomed Block together with the undivided share of land equivalent to 40 Sq.yds., out of the Schedule "A" property, in the Multi-storied Residential Apartment Complex known as "MY HOME JEWEL" in Sy.No. 83(P) and Sy.No. 97(P) situated at Madeenaguda village, Serilingampally Revenue Mandal, within the limits of Greater Hyderabad Municipal Corporation, RR district, Telangana covered vide Sale Deed No. 7015/2010 of SRO RangaReddy and MODTD No.2038/2016 SRO Balanagar. **Bounded By:**

Flat Boundaries	Land Boundaries
North: Open	North: Land Mark Residency Apartments
South: Open	South: Road & RTC Colony
East: Commom Corridor	East: Balance land of Sy no 83
West: Open	West: Proposed Road

3. All that the Semi finished **Flat No.201** in the 2nd floor of **Visista Apartments**, having plinth area admeasuring 2020 Sq.ft (inclusive of common areas and 2 car parking areas) together with proportionate undivided share of land 60 Sq.yds out of 338 Sq.yds in the premises bearing M.C.H.No.8-3-167/D/125, on plot no.125, sy.no.52,138,139 & 137 part admeasuring 338 Sq.yds or 282.56 Sq.mts situated within the lay out of the Kalyan Nagar Co-operative Housing Society Ltd, Yousufguda, Hyderabad covered vide Sale Deed No. 1748/2007 of SRO Banjara Hills and MODTD No.2227/2016. **Bounded By:**

North: Open to sky
 South: Open to sky
 East: Corridor, Lift & Flat no.202
 West: Open to sky

4. All that the Semi-finished **Flat No.104** in the 1st floor with columns, beams and roof, admeasuring 1730 Sq.ft of built up area including Car parking, Balconies and common area along with an undivided share of land admeasuring 44.5 Sq.yds out of total land of 916 Sq.yds on plots bearing no. 11,12, 13,14,15 & 16 in sy.no.56,58 & 60 in the building complex known as "Fort View Residency" situated at Puppalaguda village & G.P, Rajendranagar Mandal, R.R.Dist covered vide Rectification Deed No. 935/2008 of SRO Gandipet and MODTD No.2075/2016 SRO Balanagar. **Bounded by:**

Flat Boundaries	Land Boundaries
North: Open to sky	North: 20 ft wide road
South: Open to sky and staircase	South: Neighbour's property
East: Open to sky	East: 20 ft wide road
West: Corridor	West: 30 ft wide road

5. All that the **Flat No. H-17** in Block, 2nd floor in the complex known as "Kundan Tower" admeasuring 1334 Sq.ft (including common area) together with undivided share of land admeasuring 30 Sq.yds out of 2640 Sq.yds, in the Premises Bearing Municipal No. 1-10-146/7/207 situated at Allamthota Bavi, Begumpet, Hyderabad covered vide Sale Deed No. 38/2007 of SRO Secunderabad and MODTD No.2227/2016 SRO Banjara Hills. **(At Site marked as Flat No. A-12). Bounded By:**

North: Mayur Apartments
 South: Corridor and stairs
 East: Open space
 West: Flat no.G-18



*No known Encumbrances to the knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.

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, Canara bank, ARM Branch, Hyderabad, Ph. No. 040-27725283/260/259/285 during office hours on any working day.

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ಪ್ರಧಿಕೃತ ಅಧಿಕಾರಿ, ಎ.ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದ (DP: 2752)
Authorized Officer, A.R.M. Br, Hyderabad-26

Authorized Officer
Canara Bank

Date: 17/12/2024
Place: Hyderabad

Internal

2752/ABFIPL/SN2/5FLATS/2024-25/MS
CANARA BANK , ARM Branch,
Ground Floor, Circle Office Building
Survey No.625, Beside Rail Nilayam,
Secunderabad - 500 026

DTD 17/12/2024
PH : 040- 27725283,260,259,285
E MAIL : cb2752@canarabank.com



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 17/12/2024

1. 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- 27725283,260,259,285 E MAIL : cb2752@canarabank.com

2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s Ananda Bharathi Fertilizers (India) Pvt Ltd Regd Office: H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038	M/s Ananda Bharathi Fertilizers (India) Pvt Ltd Factory at, Sy No. 671,673 and 674, Jangampalli Village, Bhiknoor Mandal, Nizamabad district, Telangana – 503 102
Sri Narayanam Raja Sekhara Rao (Promotor & Guarantor) S/o N Ghanta Rao, Residing at, H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038	Smt Narayanam (Kasa) Latha (Promotor & Guarantor) W/o Narayanam Raja Sekhara Rao, Residing at H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038
Smt Srimali Amilineni (Director & Guarantor) R/o H No. 6-3-628/9, Anand Nagar Colony, Khairathabad, Hyderabad – 500 001	Sri Jakkam Ranga Bhupal Reddy (Guarantor) S/o Venkata Reddy Jakkam, Residing at, My Home Jewel Gomed Block, Flat No. 103, Madinaguda, Miyapur, Hyderabad – 500 039
Sri Poluri Maruthi Venkata Subba Rao (Director & Guarantor) H No. 1-7-12, Flat No. 408, Chippendale Apartments, Golkonda X Roads, Back side NBK Estate, Musheerabad, Hyderabad – 500 020	Sri Sreedhar Reddy Nalla (Director & Guarantor) R/o H No. 168/B, MIGH, Sanjeev Reddy Nagar, Hyderabad – 500 038
Smt Chikkala Lakshmi Janaki (Guarantor) W/o Chikkala Ravi, Residing at Flat No. 204, 1 st Floor, Fort View Residency, Puppalaguda Village, Rajendra Nagar, RR Dist, Telangana – 500 030	Sri Kasa Naga Durga Prasad Rao (Director) S/o Kasa Satyanarayana Murthy O/o H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad – 500 038

3. Total Contractual liabilities as on 31/08/2024 : **Rs.22,31,87,027/- (Rupees Twenty two crores thirty one lakhs eighty seven thousand and twenty seven rupees only)** plus interest w.e.f 01/09/2024 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 PSB Alliance Pvt Ltd (BAANKNET)**
<https://baanknet.com/>
 Contact Numbers – 7046612345, 6354910172, 9892219848, 8160205051, 8291220220
 E-mail: support.baanknet@psballiance.com,
- (c) Date & Time of Auction : **09/01/2025, 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 : LOT1: Rs.99,05,000/-
 LOT2: Rs.97,23,000/-
 LOT3: Rs.1,12,00,000/-
 LOT4: Rs.69,58,000/-
 LOT5: Rs.72,58,000/-

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) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The property can be inspected, with Prior Appointment with Authorized Officer, on **04/01/2025** 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 in E-Wallet of M/s PSB Alliance Pvt Ltd (**BAANKNET**) 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 **08/01/2025 5:00 pm**. For further details/registration the intended bidders shall contact the service provider **M/s PSB Alliance Pvt Ltd (BAANKNET)** Web site: <https://baanknet.com/> Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 and E-mail: support.baanknet@psballiance.com.
- e) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **08/01/2025, 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 number. If deposited in E-wallet the acknowledgement receipt of the same.
 - 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
- f) The intending bidders should contact e-Auction Service Provider **M/s PSB Alliance Pvt Ltd (BAANKNET)** Web site: <https://baanknet.com/> Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 And E-mail: support.baanknet@psballiance.com.
- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) 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.
- i) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e on same day or not later than next working day 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 amount remitted by him/her

Internal



shall be forfeited to the secured creditor and the property shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

- j) 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.
- k) 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.
- l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) 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.
- n) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/260/259/285) e-mail id. cb2752@canarabank.com OR the service provider M/s PSB Alliance Pvt Ltd (BAANKNET) Web site: <https://baanknet.com/> Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 And E-mail: support.baanknet@psballiance.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.

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ಪ್ರಧಿಕೃತ ಅಧಿಕಾರಿ, ಎ.ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದ (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Authorised Officer
Canara Bank

Place: Hyderabad

Date: 17/12/2024

