

NS ROAD HYDERABAD

Ref:SN/NG/NSROAD/13000/03

Date: 26/07/2024

To,

M/S Nandita Granites
H No:8-5-57/5,Devi Nilayam Near Vicinity Hospital,Old
Bowenpally,
Secunderabad,Telangana 500011

Smt.Tallam Sridivi
W/o:Late Tallam Venkateswara Rao
F No 505 Silver Springs Jayabheri Park Opp:Jayabheri
Water Tank Kompally Medchal Malkajgiri Dist

Sri.Tallam Kumar Kaushik
S/O:Late Tallam Venkateshwara Rao ,H No:8-5-
57/5,Devi Nilayam Near Vicinity Hospital, Old
Bowenpally,Secunderabad,Telangana 500011

Smt. Tallam Nandita
D/O: Late Tallam Venkateswara Rao
F No 505 Silver Springs Jayabheri Park Opp:Jayabheri
Water Tank Kompally Medchal Malkajgiri Dist

Dear Sir,

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) Rules, 2002

As you are aware, I on behalf of Canara Bank, **NS ROAD Hyderabad Branch** have taken possession of the assets described in 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 **NS ROAD Hyderabad Branch** of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing 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 30 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृत केनरा बैंक For CANARA BANK
AUTHORISED OFFICER
CANARA BANK
ENCLOSURE - SALE NOTICE
भाषाकृत अधिकारी/Authorised Officer

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/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **NS ROAD BRANCH Hyderabad** of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on **28/08/2024**, for recovery of Rs. **2,41,03,435.11/-** (Contractual dues as on 25/07/2024) due to the **NS ROAD, Branch Hyderabad** of Canara Bank from **M/S Nandita Granites**.

The reserve price will be **Rs.50,44,000/- (Rupees Fifty Lakhs forty four thousand Thousand Only)** and the earnest money deposit will be **Rs.5,04,400/- (Rupees Five Lakhs four thousand four hundred only)** The Earnest Money Deposit shall be deposited on or before **27/08/2024** at **5:00pm**.

Details and full description of the property.

1.	<p>All that the Residential flat bearing No 101 consisting of 1495.0 sft of built-up area in First floor (including common area, balconies, staircase, passages, 1 two wheeler parking & 1 car parking) of the said Vijaya's Thrayambakam, premises bearing plot no.52,53,60 Part & 61, with an undivided share of Land 61.0 sq yards or 51.0 sq mtrs Out of 1354.0 Sq yards or 1131.94 Sq mtr under Sy No 359/1 and 359/3 situated at Sardar Patel Nagar (Covered under Block No 42) the then Malkajgiri Municipality Now under GHMC Malkajgiri, Medchal Malkajgiri Dist and bounded by the following boundaries:</p> <p>Bounded By:</p> <p>North: Staircase and flat No102 South: Open to sky East: Corridor and Flat No105 West: Open to Sky</p>	Sri.Tallam Venkateswara Rao
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* No Known Encumbrances to the Knowledge of the Bank.

* **The Property is under Symbolic possession 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.G Ravinder, N S Road Branch Hyderabad, Canara Bank, Ph. No: 9440905000, 9963602377 during office hours on any working day.

Date: 26/07/2024
Place: Hyderabad

कृते केनरा बैंक For CANARA BANK
Authorised Officer
CANARA BANK
प्राधिकृत अधिकारी Authorised Officer

To,

M/S Nandita Granites H No:8-5-57/5,Devi Nilayam Near Vicinity Hospital,Old Bowenpally, Secunderabad,Telangana 500011	Smt.Tallam Sridivi W/o:Late Tallam Venkateswara Rao F No 505 Silver Springs Jayabheri Park Opp:Jayabheri Water Tank Kompally Medchal Malkajgiri Dist
Sri.Tallam Kumar Kaushik S/O:Late Tallam Venkateshwara Rao ,H No:8-5-57/5,Devi Nilayam Near Vicinity Hospital, Old Bowenpally,Secunderabad,Telangana 500011	Smt. Tallam Nandita D/O: Late Tallam Venkateswara Rao F No 505 Silver Springs Jayabheri Park Opp:Jayabheri Water Tank Kompally Medchal Malkajgiri Dist

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25/07/2024

- Name and Address of the Secured Creditor :Canara Bank, NS Road Branch, Hyderabad
- Name and Address of the Borrower(s)/ Guarantor(s) :
- Total Contractual liabilities as on (25/07/2024):Rs.2,41,03,435/-plus unapplied interest w.e.f25/07/2024 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. ANTERAS SYSTEMS LIMITED,Honganasu No.137/3,Bangalore Mysore Road,Opp to Metro Pillar No. P-696,Kengeri, Bangalore-560060**
Mob: 8951944383,help desk no. 080-45982100
Website:<http://www.bankeauctionwizard.com>
Email Id: sushmitha.b@antaressystems.com
(c) Date & Time of Auction : **28/08/2024.11:30 A.M. to 12:30 P.M.**
(With unlimited extension of 5 minutes' duration each till the conclusion of the sale)
(d) Place of Auction :Online
- Reserve Price** : **Rs.50,44,,000/- (Rupees Fifty Lakhs Forty four thousand only)**

Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <http://www.bankeauctionwizard.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, on **26/08/2024** between **11.00AM and 3.00PM**.

NS ROAD HYDERABAD

- 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, NS ROAD** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, NS ROAD Branch, and A/c No 209272434 IFSC Code: **CNRB0013000** on or before **27/08/2024** 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 M/s ANTARES SYSTEMS LIMITED, HONGANASU, No. 137/3, Bangalore Mysore Road, Opp. to Metro Pillar No. P-696, Kengeri, Bangalore-560060, Contact details: help desk no. 080-45982100, Mobile No.: 8951944383, EMAIL 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 **27/08/2024 5:00 PM**, to Canara Bank, NS ROAD, by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- g) The intending bidders should register their names at portal Website- <http://www.bankeauctionwizad.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 ANTARES SYSTEMS LIMITED, HONGANASU, No. 137/3, Bangalore Mysore Road, Opp. to Metro Pillar No. P-696, Kengeri, Bangalore-560060, Contact details: help desk no. 080-45982100, Mobile No.: 8951944383, EMAIL 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.50,000/-**. 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 Lakhs (Rupees Fifty lakhs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of**

- 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 statutory/non statutory dues, taxes, rates etc.
- 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 Regional Office – Hyderabad-I or NS ROAD branch who, as a facilitating center, shall make necessary arrangements.
- o) For further details contact Mr.Raveendar Gugulothu ,N S Road Branch Hyderabad ,Canara Bank, Ph. No: 9440905000,9963602377, e-mailid:cb13000@canarabank.com(OR)M/s ANTARES SYSTEMS LIMITED, HONGANASU, No. 137/3, Bangalore Mysore Road, Opp. to Metro Pillar No. P-696, Kengeri, Bangalore-560060, Contact details: help desk no. 080-45982100, Mobile No.: 8951944383, EMAIL 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: Hyderabad
Date: 26/07/2024

केनरा बैंक For CANARA BANK
Authorized Officer
Canara Bank
अधिकृत अधिकारी/Authorized Officer