

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 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, LCB Secunderabad Branch** on-behalf of consortium of lenders, will be sold by holding E Auction on "As is where is", "As is what is", and "Whatever there is" basis on **18/08/2023**, for recovery of Rs. 908,20,79,941.37/-(Contractual dues as on 30/04/2023) plus unapplied interest w.e.f 01.05.2023 towards the outstanding dues of consortium lenders (including CANARA BANK) in respect of the loans taken by **M/s. ASR ENGINEERING AND PROJECTS LTD (Erstwhile M/s Sai Sudhir Infrastructure Limited) Regd. Office / Administrative Office : 306, G.P. Elite, 8-2-283/4, road No 14, Banjara Hills , Hyderabad , State- Telangana - 500 034, Mr. D Sreedhar Reddy [Guarantor] s/o D .Venkata Rami Reddy residing at Flat No 104& 204, Jyothi Lotus ,Huda Heights , Banjara Hills ,Hyderabad - 500033, Telangana. Mrs.D Aparna Reddy [Director & Guarantor] W/o D .Sreedhar Reddy residing at Flat No 104& 204, Jyothi Lotus ,Huda Heights , Banjara Hills ,Hyderabad - 500033, Telangana, Mr D Venkata Rami Reddy [Director & Guarantor] S/o Shri Venkat Reddy residing at Plot No 27, Vidyut Nagar, Anantapur - 516004, Andra Pradesh.**

The reserve price for Lot.No.1 will be **Rs.1,74,00,000/-** and the earnest money deposit will be **Rs. 17,40,000/-**

The reserve price for Lot.No.2 will be **Rs. 12,42,00,000/-** and the earnest money deposit will be **Rs. 1,24,20,000/-**

The reserve price for Lot.No.3 will be **Rs. 3,58,00,000/-** and the earnest money deposit will be **Rs. 35,80,000/-**

The reserve price for Lot.No.4 will be **Rs.23,51,00,000/-** and the earnest money deposit will be **Rs. 2,35,10,000/-**

The Earnest Money Deposit shall be deposited on or before **16-08-2023** by **5:00pm**



	<u>Details and full description of the immovable property.</u>
Lot No.1.	All that the Residential Land & Building on Plot no 26 in Syno 278/1,278/2 & 282/2 Vidyut Nagar, Ward No :Old 4, New 8, Present 12,admeasuring 3814 sqft,standing in the name of Sri D Sreedhar Reddy situated at Anantapur Municipal Corporation , Anantapur Town, Anadra Pradesh State & Bounded by On the North : D No 12 -3- 951 On the South : D No 12-3-953 On the East : Plot No 34 On the West : Road
Lot No.2.	All that the Vacant Land on Sy No 48-1 Ward No 6,Near D no 6-1-968-6, Kakkalapalli Village fields, admeasuring 5953.20 Sq yds,standing in the name of M/s Sai Sudhir Infrastructure Ltd situated at Kovur Nagar, Kakkalapalli Village, District Anantapuram State& Bounded by: On the North : Land in the name of Mr Siva Reddy On the South : Land belongs to Kondaiah & Sy No 48/2 On the East : Land in Sy No 53 & D no 6-1-968-6 On the West : 40Ft wide road.
Lot No.3	All that the Vacant land in Plot No 's 99,100,101,102,103,104,105,64,65,66 ,67,68,69,13, Syno 611/1 Kallur Village, standing in the name of M/s Sai Sudhir construction. admeasuring 2885.27 Sqyds situated at Kallur village, Near Sri Sai Degree College, Donne Dennevarapadu Road, Kurnool 581003,Andra Pradesh State& bounded by On the North : Road On the South : Road On the East : Plot No 70 & 98 On the West : Donne Devarappadu Road.
Lot No.4	All that the Vacant Land on various Survey numbers at T .Veerapuram Village , Gramadatla Village Rayadurg Mandal Ananthapur Andhra Pradesh (31- Properties -156.12 Acres-Open land) Sy no 210/G admeasuring 3.27 acres, 210/F admeasuring 3.27 acres, 210/F admeasuring 3.27 acres, 211/A2 admeasuring 1.48 acres, 206/A admeasuring 6.25 acres, 2201/B/C admeasuring 0.45 acres, 209/B/C admeasuring 0.29 acres, 212/B2/C admeasuring 0.49 acres, 208/A/D admeasuring 1.71 acres, 208/A/C admeasuring 3.42 acres, 208/A admeasuring 5.13 acres , 207/A/A admeasuring 0.45 acres, 212/B2E admeasuring 0.78 acres, 208/B admeasuring 7.06 acres, 207/A/B admeasuring 4.94 acres , 210/C admeasuring 0.67 acres, 211/B2B admeasuring 0.89 acres, 210/A admeasuring 0.67 acres, 211/B2D admeasuring 0.50acres,211/A/2I admeasuring 2.39 acres, 206/A admeasuring 6.48 acres,208/A admeasuring 5.13 acres, 210/B admeasuring 0.67 acres, 211/B2C admeasuring 0.75 acres, 211/A/2J admeasuring 1.59 acres, 211/A/2B admeasuring 1.47 acres, 211/A/2/E admeasuring 1.48 acres, 208/B/A admeasuring 0.45 acres, 208/B/B admeasuring 0.45 acres, 208/B/D admeasuring 0.45 acres, 209/B/A admeasuring 0.29 acres, 209/B/B admeasuring 0.29 acres, 212/B2/A admeasuring 0.48 acres, 212/B2/D admeasuring 0.78 acres, 206/A/B admeasuring 6.48 acres, 211/A2G admeasuring 1.48 acres,211/A2H admeasuring 1.48 acres,211/A2A admeasuring 1.47 acres, 211A2C admeasuring 1.48 acres, 210 admeasuring 0.67 acres, 211/A2 admeasuring 0.60 acres,211/B2 admeasuring 1.00 acres, 210 admeasuring 2.48 acres, 206 admeasuring 35.15 acres , 207/B admeasuring 3.00 acres, 208/A/C admeasuring 3.42 acres, 206/B admeasuring 8.00 acres, 207/B admeasuring 11.40 acres,206/A admeasuring 6.47 acres, 209/A admeasuring 3.94 acres standing in the name of M/s Sai Sudhir Infrastructure Ltd



sai & logos Canara Bank
Syndicate

situated at T veerapurram village, Gramadatla village fields, Side of Solar Power Plants, Rayadurg to Kanekal Main Road, Rayadurg Mandal 515865, anantapuram District, State & Admeasuring total 156.12 Acres of open land bounded by
On the North : Konda and others land
On the South : Rayadurg to Kanekal Main road and Konda
On the East : Solar Power Plant
On the West : Gramadatla Village Road.

* 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 Branch Mobile No: 9094957993 during office hours on any working day

कृते केनरा बैंक For CANARA BANK
प्राधिकृत अधिकारी/Authorised Officer
Authorised Officer
Canara Bank

Date: 30.06.2023
Place: Hyderabad

Detailed Terms And Conditions Of The Sale Notice Dated 30.06.2023

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:9094957993
Email :cb2657@canarabank.com
2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s. ASR ENGINEERING AND PROJECTS LTD (Erstwhile M/s Sai Sudhir Infrastructure Limited)

Regd. Office / Administrative Office : 306, G.P. Elite,8-2-283/4, road No 14, Banjara Hills , Hyderabad , State- Telangana - 500 034.

Mr. D Sreedhar Reddy [Guarantor]

s/o D .Venkata Rami Reddy residing at Flat No 104& 204, Jyothi Lotus ,Huda Heights , Banjara Hills ,Hyderabad - 500033, Telangana

Mrs.D Aparna Reddy [Director & Guarantor]

W/o D .Sreedhar Reddy residing at Flat No 104& 204, Jyothi Lotus ,Huda Heights , Banjara Hills ,Hyderabad - 500033, Telangana.

Mr.D .Venkata Rami Reddy [Director & Guarantor]

S/o Shri Venkat Reddy residing at Plot No 27, Vidyut Nagar, Anantapur - 516004, Andra Pradesh



3. Total Contractual liabilities as on (30.04.2023) : Rs.908,20,79,941.37/- (Rupees Nine Hundred and Eight Crores Twenty lakhs Seventy Nine Thousand Nine Hundred Forty One and Thirty Seven paisa Only) plus unapplied interest w.e.f 01.05.2023 towards the outstanding dues of consortium of lenders (including CANARA BANK). 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: MANOHAR.S

Ph.No- 9686196755,08040482000/2100

Mail ID: manohar.s@anatreessystems.com

(c) Date & Time of Auction

: 18-08-2023, 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, Large Corporate Branch, TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad 500003

5. Reserve Price

: For LOT.1 Rs1,74,00,000/-

(Rupees One Crore Seventy Four lakhs only)

For LOT.2 Rs 12,42,00,000/-

(Rupees Twelve crores Forty Two lakhs only)

For LOT.3 Rs3,58,00,000/-

(Rupees Three crores Fifty Eight lakhs only)

For LOT.4 Rs23,51,00,000/-

(Rupees Twenty Three crores Fifty One lakhs only)

Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website Web site : 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 14/08/2023 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, 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 16/08/2023 by 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 Contact Number : 9686196755/9686196756 Land Line: 080-49352000, Mail ID: manohar.s@anatreessystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@antaressystems.com
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **16/08/2023, 5:00 PM**, to Canara Bank, LCB, Secunderabad 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: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000, Mail ID: manohar.s@anatreessystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@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, LCB, Secunderabad (Mobile No:9094957993) 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: MANOHAR.S Contact Number : 9686196755/56 Land Line: 080-49352000 ,Mail ID: manohar.s@anatreessystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@anatreessystems.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: 30/06/2023

कृते केनरा बैंक FOR CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer
Canara Bank