

Ref: 7700-BR/2752-8/SALE NOTICE BHPL/2023

Date: 21/01/2023

**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 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 possession of which has been taken by the Authorized Officer of **R P Road Branch**, subsequently transferred 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 **24/02/2023**, for recovery of **Rs. 140,57,89,821.38/-** (Contractual dues as on 31/12/2022) due to the **A R M Branch** of Canara Bank from **M/s Bhagyanagar Hotels Private Limited** represented by its Directors and Guarantors (a) **Sri Kokkerala Prem Sagar Rao S/o Sri K Raghupathi**, (b) **Sri Saini Satyanarayana Rao S/o Sri S Rajeswara Rao** (c) **Smt Kokkerala Surekha W/o Kokkerala Premsagar Rao**, (d) **M/s Sainath Estates Private Limited**,

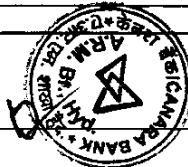
Sl. No.	Reserve Price	Earnest Money Deposit(EMD)
Property No. 1	<b>102,92,00,000/-</b> (Rupees One Hundred Two Crore Ninety Two lakhs only)	<b>10,29,20,000/-</b> (Rupees Ten Crore Twenty Nine Lakhs Twenty Thousand only)

The Earnest Money Deposit shall be deposited on or before **23/02/2023** at **5:00pm**

**Details and full description of the immovable property.**

Property	Details and full description of the immovable property.
1.	<p>A) All that the piece and parcel of the land bearing Plot A/16, Nacharam Industrial Development Area, Nacharam Village, Uppal Mandal and Municipality, R R Dist ,Telangana admeasuring 11566.00 Sq. Yds or 9675.00 Sq. Mts along with the structures and shed admeasuring 4150.00 Sft bounded by:</p> <p>North:30-00" Wide Road South: Neighbours land East: Partly by Surana Industries West: Partly by Agarwal Rolling Mills, Neighbours Factory Land</p> <p>B) All that the piece and parcel of the land bearing Plot A/16, Nacharam Industrial Development Area, Nacharam Village, Uppal Mandal and Municipality, R R Dist ,Telangana admeasuring 533.32 Sq. Yds or 446.10 Sq. Mts along with the structures and shed admeasuring 950.00 Sft bounded by:</p> <p>North: Aggarwal Industries South: Neighbours land East: 60.00" Wide Nacharam Road West: Neighbours land</p>

Asset Recovery Management Branch  
Ground Floor, Beside Rail Nilayam  
S.D. Road, Secunderabad -500 026



Telephone: 040-27725283  
E-mail: cb2752@canarabank.com  
[www.canarabank.com](http://www.canarabank.com)

# केनरा बैंक Canara Bank

भारत सरकार का उपक्रम

A Government of India Undertaking



**Notice of Auction**

Total extent put together to 12,099.32 Sq. Yds standing in the name of M/s Sainath Estates Pvt Ltd.

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](http://www.canarabank.com)) or may contact Assistant General Manager, ARM Branch Canara Bank, Ph. No. **040-27725283** during office hours on any working day.

Date: 21/01/2023  
Place: Hyderabad

कृते केनरा बैंक For CANARA BANK

प्रमाणित अधिकारी, ए.आर.एम. शाखा, हैदराबाद.  
Authorised Officer, ARM Branch, Hyderabad.  
CANARA BANK



**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21/01/2023**

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, Beside Rail Nilayam, Secunderabad – 500 026.

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

1.M/s Bhagyanagar Hotels Private Limited having registered office at 1-8-333-334 Opp:Police Lines A-Wane,Begumpet,Hyderabad-500016 represented by its directors Sri Saini Satyanarayana Rao,Smt Sylekhya Muddana,Sri Ram Mohan Nagula,Sri Udaycharan Rao.K	2.M/s Sainath Estate Private Limited ,having registered office at 1-8-333-334 Opp:Police Lines A-Wane,Begumpet,Hyderabad-500016 represented its by Managing Director.
3.Sri Kokkiralra Premasagar Rao, residing at H.No 1-8-505,Prakash Nagar,Begumpet,Hyderabad-500016	4.Sri S.Satyanarayana Rao S/o S.Rajeswara Rao, residing at H.No 1-8-505/8,Prakash Nagar,Begumpet,Hyderabad-500016
5.Smt Kokkiralra Surekha W/o Kokkiralra Premasagar Rao, residing at H.No 1-8-505,Prakash Nagar,Begumpet,Hyderabad-500016	

3. Total Contractual liabilities as on (31/12/2022): **140,57,89,821.38/- (Rupees One Hundred and Forty Crores, Fifty-seven lakhs, Eighty-Nine Thousand Eight Hundred and Twenty-One and Paise Thirty-Eight only) plus** unapplied interest w.e.f 01/01/2023 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 ANTARES SYSTEMS LIMITED  
Web site:[www.bankeauctionwizard.com](http://www.bankeauctionwizard.com)  
Contact Person Name: MANOHAR.S  
Contact Number: 9686196755/08040482000/2100  
Mail ID: manohar.s@anatreassystems.com

(c) Date & Time of Auction

: **24/02/2023, 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 ,  
MCH No: 10-3-163 & 10-3-163/A ,  
Beside Rail Nilayam,  
Secunderabad- 500 026

5. Reserve Price

: **Rs.102,92,00,000 For Property.1 (Rupees One hundred and two crore Ninety Two lakhs only)**

6. **Other terms and conditions:**

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website  
Web site : [www.bankeauctionwizard.com](http://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 **20/02/2023** 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. In addition to this Municipal dues, Maintenance and other statutory dues shall be paid by the auction purchaser only.
- 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** IFSC Code: **CNRB0002752 (INTER BANK TRANSFER)** on or before **23/02/2023 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](http://www.bankeauctionwizard.com) Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000 ,Mail ID: [manohar.s@antaressystems.com](mailto:manohar.s@antaressystems.com) **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :[sridevi.d@antaressystems.com](mailto: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 **23/02/2023, 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 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](http://www.bankeauctionwizard.com) Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000,Mail ID: [manohar.s@antaressystems.com](mailto:manohar.s@antaressystems.com) **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475. Mail id :[sridevi.d@antaressystems.com](mailto: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 multiples of **Rs.50,00,000/- for Property.1**. 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) Authorised 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 ARM branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725259/ 27725260) e-mail id. [cb2752@canarabank.com](mailto: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](http://www.bankeauctionwizard.com) Contact Person Name: MANOHAR.S Contact Number : 9686196755/56 Land Line: 080-49352000 ,Mail ID: [manohar.s@anatreessystems.com](mailto:manohar.s@anatreessystems.com) **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : [sridevi.d@anatreessystems.com](mailto:sridevi.d@anatreessystems.com).

**SPECIAL INSTRUCTION/CAUTION**

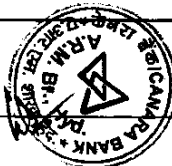
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent 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: Hyderabad

Date: 21/01/2023

कुले केनरा बैंक For CANARA BANK  
  
Authorised Officer, ARM Branch, Hyderabad.  
Canara Bank

Asset Recovery Management Branch  
Ground Floor, Beside Rail Nilayam  
S.D. Road, Secunderabad -500 026



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