

Ref: 1787/CBSMG/SALE-N/KUNFRASENGG/2023

Date: 01.02.2023

TO

1. M/s KUNFRAS ENGINEERING AND INFRASTRUCTURE COMPANY,
Flat no 204, 10/2/37, Nest Dolphin Apartment
Bazar Ghat
HYDERABAD TELANGANA 500057 **(BORROWER)**

2. SRI RIZWAN SHAIK,
R/O. Flat no 204, 10/2/37,
Nest Dolphin Apartment
Bazar Ghat
HYDERABAD TELANGANA 500057 **(BORROWER)**

3. SMT. AZRA SULTHANA
R/O. Flat no 204, 10/2/37,
Nest Dolphin Apartment
Bazar Ghat
HYDERABAD TELANGANA 500057 **(BORROWER)**

4. Sri SHAIK MOULANA SHAREEF
D no 42-610/20, Near M J Colony,
Survey no. 375/1, 375/2, 375/7 and 375/9
Plot no 16,17,18,19 North part and 20 North Part
Moula Ali, Medchal- Malkajgiri Telangana 500040 **(Mortgagor and Guarantor)**

Dear Sir/Madam,

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, Raj Bhavan Road, SOMAJIGUDA Branch, Hyderabad 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 Raj Bhavan Road, SOMAJIGUDA Branch, Hyderabad, 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,



AUTHORISED OFFICER

CANARA BANK

ENCLOSURE - SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

Off Address: 6-3-1086, Vista Grand Towers, Rajbhavan Road, Somajiguda, Hyderabad

Contact Details: 040-23436960/958/957

Email id cb1787@canarabank.com

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 / physical possession of which has been taken by the Authorised Officer of SOMAJIGUDA Branch, Hyderabad of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on 09.03.2023 for recovery of Rs. 2,35,55,821.94 /- (Rupees Two Crore Thirty five lakhs fifty five thousand Eight Hundred Twenty one and paise Ninety four only) plus unapplied interest from 01.02.2023 and bank charges there on, due to the Raj Bhavan Road, SOMAJIGUDA Branch, Hyderabad of Canara Bank from M/s KUNFRAS ENGINEERING AND INFRASTRUCTURE COMPANY, Flat no 204, 10/2/37, Nest Dolphin Apartment, Bazar Ghat HYDERABAD TELANGANA 500057.

[A] The Reserve Price for Property will be Rs.3,97,00,800 /- (Rupees Three Crore Ninety Seven Lakhs and Eight Hundred only) and the earnest money deposit will be Rs. 39,70,080/- (Rupees Thirty Nine Lakhs Seventy Thousand and Eighty only). The Earnest Money Deposit shall be deposited on or before 06.03.2022 at 5.00 p.m.

Details and full description of the immovable property with known encumbrances, if any.

All that the Immovable residential building, bearing H.no.42-610/20, Plot No's.16,17,18,19 Northern part and 20 Northern part, admeasuring 712.25sq yds., Sy no 375/1, 375/2, 375/7 & 375/9, MJ Colony, Moulali village, Malkajgiri mandal, Medchal -Malkajgiri Dist.

Property BOUNDED BY :

NORTH : 25'0" WIDE ROAD

SOUTH : H.no.42-610/1/A, on Plot no 19 south part and 20 south part (belongs to S M Zaheer)

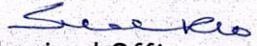
EAST : Owners land

WEST : 60'0" WIDE ROAD

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 **Chief Manager, Mr. P V SUBBA RAO Raj Bhavan Road, SOMAJIGUDA, Hyderabad Branch,** Canara Bank, Ph. No. 040-23436960/958/957 Mobile : 7382932274 during office hours on any working day.

Date: 01.02.2023

Place: Hyderabad.


Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 26/09/2022:

1. **Name and Address of the Secured Creditor:** Canara Bank, Off Address: 6-3-1086, Vista Grand Towers, Rajbhavan Road, Somajiguda, Hyderabad 500082
2. **Name and Address of the Borrower (s)/ Guarantors (s):**
 - a) M/s KUNFRAS ENGINEERING AND INFRASTRUCTURE COMPANY, Flat no 204, 10/2/37, Nest Dolphin Apartment, Bazar Ghat, HYDERABAD TELANGANA 500057 (BORROWER)
 - b) SRI RIZWAN SHAIK, R/O. Flat no 204, 10/2/37, Nest Dolphin Apartment, Bazar Ghat, HYDERABAD TELANGANA 500057 (BORROWER)
 - c) SMT. AZRA SULTHANA, R/O. Flat no 204, 10/2/37, Nest Dolphin Apartment, Bazar Ghat, HYDERABAD TELANGANA 500057 (BORROWER)
 - d) Sri SHAIK MOULANA SHAREEF, D no 42-610/20, Near M J Colony, Survey no. 375/1, 375/2, 375/7 and 375/9, Plot no 16,17,18,19 North part and 20 North Part, Moula Ali, Medchal-Malkajgiri Telangana 500040 (Mortgagor and Guarantor)
3. **Total liabilities as on 01.02.2023: Rs. 2,35,55,821.94 /- (Rupees Two Crore Thirty Five lakhs Fifty Five Thousand Eight Hundred Twenty one and Paise Ninety Four only) plus unapplied interest from 01.02.2023 and bank charges there on.**
4. (a) Mode of Auction : Online Electronic Bidding.
(b) Details of Auction service provider: M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka - 560003; E-mail: eauction@ccsl.co.in Contact No +91 080 2346 9661, Mobile: 9444805621, 8553643144
(c) Date & Time of Auction : **09.03.2022 & 11.30 a.m. to 12:30 p.m.**
(d) Place of Auction : Online.
5. Reserve Price :
[A] The Reserve Price for Property will be Rs. 3,97,00,800 /- (Rupees Three Crore Ninety Seven Lakhs and Eight Hundred only) and the earnest money deposit will be Rs 39,70,080/- (Rupees Thirty Nine Lakhs Seventy Thousand and Eighty only). The Earnest Money Deposit shall be deposited on or before 06.03.2023 at 5.00 p.m.
6. Other terms and conditions:
 - (a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseaauction.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 **08.03.2022 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, **SOMAJIGUDA, Hyderabad** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SOMAJIGUDA, Hyderabad Branch A/c No **209272434** IFSC Code **CNRB0001787** on or before **06.03.2023, 5.00 PM.**

- (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 CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email:eauction@ccsl.co.in Contact No +91 08023469661 , Mobile:9444805621 8553643144.
- (f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **06.03.2023, 5.00 PM** to Canara Bank, Somajiguda, Hyderabad Branch 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) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- (h) The intending bidders should register their names at portal <https://indianbankseauction.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 CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email:eauction@ccsl.co.in Contact No +91 08023469661 , Mobile:9444805621 8553643144
- (i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- (k) For sale proceeds of Rs. 50 (Rupees Fifty) lac and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- (l) All charges for conveyance, stamp duty/GST, registration charges, etc. as applicable shall be borne by the successful bidder only.
- (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 Somajiguda I Hyderabad branch who, as a facilitating centre, shall make necessary arrangements.

(o) For further details contact Chief Manager, Mr. P V SUBBA RAO, Raj Bhavan Road SOMAJIGUDA, Hyderabad Branch, Canara Bank, Ph. No. 040-23436960/958/957 Mobile : 7382932274 E-mail Id cb1787@canarabank.com OR the service provider M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale , 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka - 560003 ; E-mail: eauction@ccsl.co.in ContactNo: +91-08023469661, Mobile: 9444805621, 8553643144.

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: 01.02.2023


**AUTHORISED OFFICER
CANARA BANK**