



(A GOVERNMENT OF INDIA UNDERTAKING)
(Branch :Lalapet ,Address #12-5-29, I Floor, Near Innova Hospital, South LalagudaPO, -500017)
(040-23438706, 040-23438705, 040-23438721)

Ref: 1286:Lalapet:Nemani:SALE:04:2023

Date:03-07-2023

To

Borrower(s):- 1.Mr.NEMANI RAVI KANTH FLAT NO 5 PLOT NO 113 BALAJI RATNA APPARTMENTS, KALYAN NAGAR, HYDERABAD,TELANGANA, INDIA-500038	2. VISWANATH KASINADHUNI (POWER OF ATTORNEY HOLDER) S/O KVSU KUMAR 11 10 21 SBI COLONY ROAD NO 2SAROOR NAGAR K V RANGA REDDY TELANGANA-500035
3.GURANTOR:-MR.KONDAPATURI SHIVARAM S/O RANGA SAI,H.NO.5-5-426,MJ ROAD,EXHIBITION GROUNDS,NAMPALLY,HYDERABAD-500001	

Dear Sir/Madam

Sub: Notice under Section 13(4) of the Securitization 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 CanaraBank,LALAPET 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 LALAPET 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 **15 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,

कृते केनरा बैंक For CANARA BANK

A.S. Jain
AUTHORISED OFFICER
CANARA BANK



ENCLOSURE -SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

(Branch :Lalapet ,Address #12-5-29, I Floor, Near Innova Hospital, South Lalaguda PO, -500017)
(040-23438706, 040-23438705, 040-23438721)

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) , Guarantor (s) and other Parties that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Lalapet Branch, Hyderabad of Canara Bank, will be sold on "As is where is", on **07.08.2023** for recovery of **₹2,27,61,832.48/- (Rupees Two Crores twenty seven lakh sixty one thousand eight hundred thirty two and paise forty eight)** plus unapplied interest from **20.08.2022** and bank charges there on, due to the Lalapet branch, Hyderabad of Canara Bank from Mr.Nemani Ravi Kanth.

[A]The Reserve Price for Property will be **₹1,95,63,000/- (Rupees One Crore Ninety five Lacs Sixty three Thousand Only)** and the earnest money deposit will be **₹.19,56,300 (Rupees Nineteen Lacs Fiftysix Thousand Three Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **05.08.2023** at **5.00** p.m.

Details and full description of the immovable property :

All that Residential Villa No 38 on Plot Bearing 38 admeasuring 311.00 Sq.Yds or Equivalent to 259.99 Sq.mts with built up area of 3000 Sq.fts consisting ground and first floor in SY no 10 in the project LUNETTA-II, Situated at Bandlaguda Jagir Village Gandipetamandal ,Bandlaguda Jagir Municipal Corporation, Rangareddy District ,Telangana State.

BOUNDARIES OF RESIDENTIAL BUILDING	
North	Compound Wall
South	Plot No 39
East	Compound Wall
West	40'Wide Road

For Canara Bank

Authorized Officer



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 Senior Manager, Mrs.P.Sadhana, Canara Bank Lalapet Branch, Hyderabad, 040-23438706, 7382932205 during office hours on any working day.

Date: Hyderabad.
Place: 03.07.2023

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

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.07.2023

Name and Address of the Secured Creditor: Canara Bank
(Branch :Lalapet,
Address #12-5-29, I Floor,
Near Innova Hospital,
South Lalaguda PO, -500017)

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

- Sri Nemani Ravi Kanth Flat No 5 Plot No 113 Balaji Ratna Appartments, Kalyan Nagar, Hyderabad, Telangana, India-500038 (Borrower)
- Sri Viswanath Kasinadhuni S/O Kvsu Kumar 11 10 21 Sbi Colony Road No 2 Saroor Nagar K V Ranga Reddy Telangana-500035 (Power Of Attorney Holder)
- Sri Kondapaturi Shivaram S/O Ranga Sai, H.NO.5-5-426, MJ Road, Exhibition Grounds, Nampally, Hyderabad-500001 (Guarantor)

3. Total liabilities as on 20-08-2023: Rs 2,27,61,832.48/- (Rupees Two Crores twenty seven lakh sixty one thousand eight hundred thirty two and paise forty eight plus unapplied interest from 20.08.2022 and bank charges there on.)

4. (a) Mode of Auction : Online Electronic Bidding

- 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 : 07-08-2023 & 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 ₹1,95,63,000/- (Rupees One Crore Ninety five Lacs Sixty three Thousand Only) and the earnest money deposit will be ₹.19,56,300 (Rupees Nineteen Lacs Fiftysix Thousand Three Hundred Only). The Earnest Money Deposit shall be deposited on or before 05.08.2023 at 5.00p.m



आवक/आवेदन के लिए जानकारी हेतु

6. Other terms and conditions:

- (a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseuction.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 Authorized Officer, on 04.08.2023 between 11.00AM and 3.00PM.
- (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, Lalapet Branch, Hyderabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Lalapet Branch, Hyderabad A/c No.209272434 IFSC Code CNRB0001286 on or before 05.08.2023 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 05.08.2023, 5.00 PM to Canara Bank, Lalapet 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) 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://indianbankseuction.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, 8886900507

- (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 favor 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 ₹.50 (Rupees Fifty) lakh 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) 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 Lalapet Branch, Hyderabad who, as a facilitating Centre, shall make necessary arrangements.
- (o) For further details contact Senior Manager, Mrs.P.Sadhana, Canara Bank Lalapet Branch, Hyderabad, 040-23438706, 7382932205 during office hours on any working day E-mail Id **cb1286@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** Contact No: +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.

कृते केनरा बैंक For CANARA BANK

As per
AUTHORISED OFFICER
प्राधिकृत अधिकारी AUTHORIZED OFFICER
CANARA BANK

Place: Hyderabad
Date: 03.07.2023