

Ref: 7700-BR/2752-4/1/2024

Date: 10.01.2024

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) & 9 (1) 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 Symbolic Possession of which has been taken by the Authorized Officer of Mid Corporate Branch, Khairatabad, Hyderabad, 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 21/02/2024, for recovery of **Rs.45,25,32,273/-** (Contractual dues as on 31/12/2023) due to the Mid Corporate Branch, Khairatabad, Hyderabad of Canara Bank from RKL Builders Pvt Ltd represented by its Directors and Guarantors (a) A Rajendra Prasad S/o A Guravaiah (b) A Sumitra Devi W/o A Rajendra Prasad (c) Kishore Kumar Pallerla S/o Somaiah Pallerla (d) K Rajini Devi W/o N.A.B Waviel (e) N Deepak Raj S/o N.A.B Waviel (f) Vijay Chandran CN S/o D C Narayanan (g) Deepa Vijaya Chandran W/o C N Vijaychandran (h) N Leela W/o N Uday Chand (i) T Satish Kumar S/o T Narsimha Rao (j) K Sreedhar Reddy S/o Kesidi Pichi Reddy (k) K Venkateshwar Rao S/o K Vasudeva Rao (l) K Pramadaha W/o K Venkateshwar Rao

The reserve price for LOT No.1 will be **Rs.62,42,000/-** and the earnest money deposit will be **Rs.6,24,200 /-.**

The reserve price for LOT No.2 will be **Rs.67,02,000/-** and the earnest money deposit will be **Rs.6,70,200/-.**

The reserve price for LOT No.3 will be **Rs.35,14,000/-** and the earnest money deposit will be **Rs.3,51,400/-.**

The reserve price for LOT No.4 will be **Rs.75,05,000/-** and the earnest money deposit will be **Rs.7,50,500/-.**

The reserve price for LOT No.5 will be **Rs.2,38,55,000/-** and the earnest money deposit will be **Rs.23,85,500/-.**

The Earnest Money Deposit shall be deposited on or before **19/02/2024 at 5:00pm**

Details and full description of the immovable property.

LOT No.	Details and full description of the immovable property.
1.	<p>EMT of all that the Residential flat no 502, V floor of "Vishista Vaibhavam Apartment". Built up area is 1470 sft and car parking with undivided share of land of 60 sq yds bearing plot nos 58 and 32, survey nos 87, 88/2 and 89/2, situated at Serilingampally village and Mandal, Serilingampally GHMC circle, Ranga reddy district, Telangana.</p> <p>Bounded by: On the North by : Open to sky On the South by: Corridor & Staircase On the East by : Open to sky On the West by : Open to sky</p> <p>In the name of 1. SRI A. RAJENDRA PRASAD 2.SMT A SUMITHRA DEVI as per document No: 2738/2010 SRO-Serilingampally</p>

Internal

CANARA BANK ARM Branch,
 Ground Floor, Circle Office Building
 MCH No:-10-3-163 & 10-3-163/A, Plot No.85
 Survey No.625, Beside Rail Nilyam,
 Secunderabad - 500 026

PH : 040- 27725259, 27725260/83/85

E MAIL : cb2752@canarabank.com



2. EMT of all that the residential flat no B-4/ B-304, III floor of Block -B of "Kesav Dale Apartments". built up area is 1243 sft and car Parking of 100 sft with undivided share of land of 59 sq yds bearing Municipal no 6-3-581,situated at Anand nagar colony, Khairatabad, Hyderabad.
- Bounded by:**
 On the North by : Corridor & flat No. B-3
 On the South by: Open to sky
 On the East by : Flat No. A-1 Duplex
 On the West by : Open to Sky & staircase
 In the name of SRI A. RAJENDRA PRASAD as per document No : 571/2002 and SRO-SR Nagar (Property under Physical Possession with the Bank)
3. EMT of all that the MIG flat in Block A-4, flat no. 207, IInd floor, admeasuring 1142.03 sq. Feet in Survey no.2 part and 10 part of Pocharam village. AP Housing Board Singapore Class Township at Pocharam, Under SRO Ghatkesar, RR district, Telangana.
- Bounded by:**
 On the North by : Corridor & Flat No. 202
 On the South by: Open to sky
 On the East by : Open to sky & Flat no. 206
 On the West by : Open to sky & Flat No. 208
 In the name of SMT. N.LEELA as per document No: 3896/2007 and SRO-Ghatkesar (Property under Physical Possession with the Bank)
4. EMT of all that the residential flat no 302, III floor of "Bhaskar Style Apartment". Built up area is 1700 sft,and car parking with undivided share of land of 57 sq yds bearing plot no 85/part and 86/part,in survey nos 4,8 and 9 situated at sai sagar enclave, situated at Hasmathpet Village, Balanagar Mandal, under GHMC, Kukatpally Municipal Circle, R R district, Telangana.
- Bounded by:**
 On the North by : Corridor
 On the South by: Open to sky
 On the East by : Staircase and corridor & Lift
 On the West by : Open to sky
 In the name of SMT K. RAJANI DEVI as per document No: 349/2012 SRO-Balanagar
5. EMT of all that the duplex villa on plot bearing no 1(part) and 12(part) in survey nos 144,145 and 139(part) admeasuring 443 sq yds being a residential G+1 floor duplex building admeasuring 2971.86 sft situated at saket, Saketnagar, Phase I, Kapra, Medchal Malkajgiri district, Telangana.
- BOUNDED:**
 On the North by : Road
 On the South by: Plot No. 12 part
 On the East by : Plot No. 15&16
 On the West by : Plot no. 1 part
 In the name of 1 SRI K. VENKATESHWARA RAO2. SMT K. PRAMADHA as per document No: 1508/2006 SRO-Malkajgiri

**No Known Encumbrances to the Knowledge of the Bank. However, Securitization Application Filed by Company/Borrower/Guarantor/third party at DRT Hyderabad vide No SA 209/2022, 210/2022, 213/2022 and 265/2022 are pending before Hon'ble DRT Hyderabad.

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 Assistant General Manager, ARM Branch Canara Bank, Ph. No. 040-27725283/27725285/27725260/27725259 during office hours on any working day.

Date: 10/01/2024
Place: Hyderabad

ಹುದ್ದೆ ನಿರೂಪಿಸಿದ ವ್ಯಕ್ತಿ For CANARA BANK

ಅಧಿಕಾರಿತ ಅಧಿಕಾರಿ. ಎ.ಎಂ.ಎಂ. ಶಾಸ್ತ್ರಿ, ಹೈದರಾಬಾದ್.
Authorised Officer, ARM Branch, Hyderabad.
Authorised Officer
CANARA BANK

Internal

PH : 040- 27725259, 27725260/83/85

CANARA BANK ARM Branch,
Ground Floor, Circle Office Building
MCH No:-10-3-163 & 10-3-163/A, Plot No.85
Survey No.625, Beside Rail Nilyam,
Secunderabad - 500 026



E MAIL : cb2752@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10/01/2024

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. Phone No:040-27725283,85/59/60. Email : cb2752@canarabank.com

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

M/S RKI BUILDERS PVT LTD, Represented by Managing Director A Rajendra Prasad Plot No 3/A/1&3/A/2, Ida, Cherlapally, Phase-1 TSIC IALA , Cherlapally, Hyderabad Rangareddy, Telangana 500051	Shri. A Rajendra Prasad S/o A Guravaiah Flat No B-304, H No. 6-3-581/B/304 Kesav Dale Apartments Anand Nagar Colony, Khairatabad Hyderabad-500 004
Sri A. Rajendra Prasad Villa No 6, Maple Town, Suncity Bandlguda Jagir, Ranga Reddy Dist Telangana - 500093	Smt K. Rajani Devi Flat No C-3, H No 6-3-581/C/203 Kesav Dale Apartments Anand Nagar Colony, Khairatabad Hyderabad-500 004
Sri K. Sreedhar Reddy Flat 302, D No 22 & 23, Sai Srinivasa Residence, Samathapuri Colony, Nagole, Hyderabad, 500035, Telangana	Sri N. Deepak Raj Flat No C-3, H No 6-3-581/C/203 Kesav Dale Apartments Anand Nagar Colony, Khairatabad Hyderabad-500 004
Sri T. Satish Kumar Flat 405, Eminence Heights, Vishala Andhra Colony, Rock Hills Colony, Mansurabad, MM Dist, Hyderabad-500068, Telangana	Sri C.N. Vijaya Chandran Flat No B-1, li Floor Of Block -B Kesav Dale Apartments Anand Nagar Colony, Khairatabad Hyderabad-500 004
Sri P Kishore Door No. 1-8-533, G1, Prasanna Nilayam, Chikkadpally, Musheerabad Hyderabad - 500 020, Telangana	Smt Deepa Chandran Flat No B-1, li Floor Of Block -B Kesav Dale Apartments Anand Nagar Colony, Khairatabad Hyderabad-500 004
Smt A Sumithra Devi Villa No 6, Maple Town, Suncity Bandlguda Jagir, Ranga Reddi Dist Telangana - 500093	Sri K. Venkateswara Rao Plot No 72-A, Janaki Enclave Karmanghat, Lingo jiguda Saroornaagr Hyderabad-500 004
Smt. K Pramadha Plot No 72-A, Janaki Enclave Karmanghat, Lingo jiguda Saroornaagr Hyderabad-500 004	Smt. N Leela H.No. 2-1-287/1, Vegetable Market Line Nallakunta Hyderabad-500 044

3. Total Contractual liabilities as on (31/12/2023) : Rs.45,25,32,273/-(Rupees Forty Five Crores Twenty Five Lakhs Thirty Two Thousand Two Seventy Three Only) (Contractual dues as on 31/12/2023 plus unapplied interest w.e.f 01/01/2024 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
Contact Person Name: Susmitha
Contact No 8951944383, 08040482000/2100
Mail ID: sushmitha.b@anatreessystems.com
- (c) Date & Time of Auction : 21/02/2024, 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 : For LOT.1 **Rs.62,42,000/-**
(Rupees Sixty Two Lakhs Forty Two Thousand only)
For LOT.2 **Rs.67,02,000/-**
(Rupees Sixty Seven Lakhs Two Thousand only)
For LOT.3 **Rs.35,14,000/-**
(Rupees Thirty Five Lakhs Fourteen Thousand Only)
For LOT.4 **Rs.75,05,000/-**
(Rupees Seventy Five Lakhs Five Thousand Only)
For LOT.5 **Rs.2,38,55,000/-**
(Rupees Two Crore Thirty Eight Lakhs Fifty Five Thousand Only)
6. 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 **30/01/2024** 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, 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 on or before **19/02/2024** 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 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 **19/02/2024, 5:00 PM**, to Canara Bank, ARM Branch, Hyderabad 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 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.50,000/- for LOT No.1, LOT No.2, LOT No 3 & LOT No 4 and Rs.1,00,000/- for Lot 5** 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 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 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@antaresystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@antaresystems.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.

ಕೃಪೆ ಕೊಡಲು ಕೇಳಿ For CANARA BANK

Authorized Officer
Authorised Officer, Circle Office, Hyderabad,
Canara Bank Branch, Hyderabad.

Place: Hyderabad
Date: 10/01/2024

