

Ref: 54/RKI/13438/Sale Notice/2023

Date: 20.01.2023

To

M/S RKI BUILDERS PVT LTD.,
PLOT NO 3/A/1&3/A/2, IDA, CHERLAPALLY,
PHASE-1 TSIIC IALA, CHERLAPALLY,
HYDERABAD RANGAREDDY, TELANGANA 500051

SRI A. RAJENDRA PRASAD

S/o GURUVAIAH

(BORROWER/DIRECTOR)

MANAGING DIRECTOR

M/S RKI BUILDERS PVT LTD.,
PLOT NO 3/A/1&3/A/2, IDA, CHERLAPALLY,
PHASE-1 TSIIC IALA, CHERLAPALLY,
HYDERABAD RANGAREDDI, TELANGANA 500051

SRI K. SREEDHAR REDDY

S/o KESIDI PICHI REDDY

(BORROWER/DIRECTOR)

DIRECTOR

M/S RKI BUILDERS PVT LTD.,
PLOT NO 3/A/1&3/A/2, IDA, CHERLAPALLY,
PHASE-1 TSIIC IALA, CHERLAPALLY,
HYDERABAD RANGAREDDI, TELANGANA 500051

SRI T. SATISH KUMAR

S/o T NARASIMHA RAO

(BORROWER / DIRECTOR)

DIRECTOR

M/S RKI BUILDERS PVT LTD.,
PLOT NO 3/A/1&3/A/2, IDA, CHERLAPALLY,
PHASE-1 TSIIC IALA, CHERLAPALLY,
HYDERABAD RANGAREDDI, TELANGANA 500051

SRI P KISHORE

S/o P SOMAIAH

(BORROWER / DIRECTOR)

DIRECTOR

M/S RKI BUILDERS PVT LTD.,
PLOT NO 3/A/1&3/A/2, IDA, CHERLAPALLY,
PHASE-1 TSIIC IALA, CHERLAPALLY,
HYDERABAD RANGAREDDI, TELANGANA 500051

GUARANTOR / MORTGAGOR:

SRI A. RAJENDRA PRASAD

S/o GURUVAIAH

VILLA NO 6, MAPLE TOWN, SUNCITY
BANDLGUDA JAGIR, RANGA REDDI DIST
TELANGANA - 500093

SMT K. RAJANI DEVI

W/o N.A.B WAVIEL

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

S/o KESIDI PICHI REDDY

FLAT 302, D NO 22 & 23,
SAI SRINIVASA RESIDENCE,
SAMATHAPURI COLONY, NAGOLE,
HYDERBAD, 500035, TELANGANA

SRI N. DEEPAK RAJ

S/o N.A.B WAVIEL

FLAT NO C-3, H NO 6-3-581/C/203
KESAV DALE APARTMENTS
ANAND NAGAR COLONY, KHAIRATABAD
HYDERABAD-500 004

केनरा बैंक For CANARA BANK

MCB-Khairatabad, Hyderabad

SRI T. SATISH KUMAR S/o T NARASIMHA RAO FLAT 405, EMINENCE HEIGHTS, VISHALA ANDHRA COLONY, ROCK HILLS COLONY, MANSURABAD, MM DIST, HYDERABAD-500068, TELANGANA	SRI C.N. VIJAYA CHANDRAN S/o D.C. NARAYANAN FLAT NO B-1, II FLOOR OF BLOCK -B KESAV DALE APARTMENTS ANAND NAGAR COLONY, KHAIRATABAD HYDERABAD-500 004
SRI P KISHORE S/o P SOMAIAH DOOR NO. 1-8-533,G1, PRASANNA NILAYAM, CHIKKADPALLY, MUSHEERABAD HYDERABAD - 500 020, TELANGANA	SMT DEEPA CHANDRAN W/o C.N. VIJAYA CHANDRAN FLAT NO B-1, II FLOOR OF BLOCK -B KESAV DALE APARTMENTS ANAND NAGAR COLONY, KHAIRATABAD HYDERABAD-500 004
SMT A SUMITHRA DEVI W/o A RAJENDRA PRASAD VILLA NO 6, MAPLE TOWN, SUNCITY BANDLGUDA JAGIR, RANGA REDDI DIST TELANGANA - 500093	SRI K. VENKATESWARA RAO S/o LATE K VASUDEVA RAO FLAT NO 201 ELEN LAXMI NARASIMHA APARTMENT STREET NO 20 URDUGALLI 3-6-190/4 HYDERABAD-500 029
SMT. K PRAMADHA W/o K VENKATESHWARA RAO FLAT NO 201 ELEN LAXMI NARASIMHA APARTMENT STREET NO 20 URDUGALLI 3-6-190/4 HYDERABAD-500 029	SMT. N LEELA W/o N UDAY CHAND H.NO. 2-1-287/1, VEGETABLE MARKET LINE NALLAKUNTA HYDERBAD-500 044

Dear Sir,

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, **MCB Khairatabad 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 **MCB Khairatabad 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 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,

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER
प्रधिकृत अधिकारी Authorised Officer
CANARA BANK

ENCLOSURE - SALE NOTICE

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) 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/symbolic possession of which has been taken by the Authorized Officer of **MCB Khairatabad 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 **27.02.2023**, for recovery of **Rs. 42,76,84,271.66/- (Rupees Forty Two Crore Seventy Six Lakh Eighty Four Thousand Two Hundred Seventy One and Sixty Six Paise Only)** Contractual dues as on 31.12.2022 due to the **MCB Khairatabad Branch** of Canara Bank from **M/s RKI BUILDERS PRIVATE LIMITED**

The reserve price for LOT No.1 will be **Rs.72,09,000/-** and the earnest money deposit will be **Rs.7,20,900/-**.

The reserve price for LOT No.2 will be **Rs.74,52,000/-** and the earnest money deposit will be **Rs.7,45,200/-**.

The reserve price for LOT No.3 will be **Rs.67,10,000/-** and the earnest money deposit will be **Rs.6,71,000/-**.

The reserve price for LOT No.4 will be **Rs.38,86,000/-** and the earnest money deposit will be **Rs.3,88,600/-**.

The reserve price for LOT No.5 will be **Rs.4,35,78,000/-** and the earnest money deposit will be **Rs.43,57,800/-**.

The Earnest Money Deposit shall be deposited on or before **24.02.2023** at **5:00pm**.

Details and full description of the property.

1. 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:

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

Document No : 571/2002 SRO-SR Nagar

CERSAI SI ID: 400007525569

CERSAI Asset ID: 200007516389

MCB-Khairatabad, Hyderabad

2. 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:

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
Document No: 349/2012 SRO-Balanagar
CERSAI SI ID: 400007525270
CERSAI Asset ID: 200007516092

3. EMT of all that the residential flat no 502, 5TH 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, Rangareddy district, Telangana.

BOUNDED:

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

In the name of 1. SRI A. RAJENDRA PRASAD 2. SMT A SUMITHRA DEVI
Document No: 2738/2010 SRO-Serilingampally
CERSAI SI ID: 400007524188
CERSAI Asset ID: 200007515013

4. EMT of all that the MIG flat in block A-4, flat no. 207, 2nd Floor, Singapore class township, admeasuring 1142.03 sq. Feet in survey no.2 part and 10 part of Pocharam village, Ghatkesar Mandal, RR District, Telangana.

BOUNDED:

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
Document No: 3896/2007 SRO-Ghatkesar
CERSAI SI ID: 400007524499
CERSAI Asset ID: 200007515323

5. EMT of all that the open plot of land in survey no 798/1 near house no 8-6-326, admeasuring 1661.20 sq yds situated at Rampur Locality of karimnagar town, under Karimnagar Municipal Corporation, Karimnagar District Telangana.

BOUNDED:

On the North by : Land of Kotha Laxmi

On the South by: Land of others

On the East by : Land of Kotha Laxmi

On the West by :60' Road

In the name of SRI A. RAJENDRA PRASAD

Document No: 761/2012 SRO-Karimnagar

CERSAI SI ID: 400007523957

CERSAI Asset ID: 200007514782

* No Known Encumbrances to the Knowledge of the Bank.

* **The Property is under Symbolic possession 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 GDP SHARMA, MCB Khairatabad Branch, Canara Bank, 6-2-915, II Floor (West Block), HMWS & SB Building, Near Metro Station, Khairatabad, Hyderabad-500004. Ph. No. 9440905215 during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer

Authorised Officer
Canara Bank

Date: 20.01.2023

Place: Hyderabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.01.2023

Name and Address of the Secured Creditor : Canara Bank, MCB Khairatabad branch, Hyderabad

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

<p>SRI A. RAJENDRA PRASAD---MANAGING DIRECTOR</p> <p>S/o GURUVAIAH</p> <p>M/S RKI BUILDERS PVT LTD.,</p> <p>PLOT NO 3/A/1&3/A/2, IDA , CHERLAPALLY,</p> <p>PHASE-1 TSIIC IALA , CHERLAPALLY,</p> <p>HYDERABAD RANGAREDDI, TELANGANA 500051</p>	<p>SRI K. SREEDHAR REDDY—DIRECTOR</p> <p>S/o KESIDI PICHI REDDY</p> <p>M/S RKI BUILDERS PVT LTD.,</p> <p>PLOT NO 3/A/1&3/A/2, IDA , CHERLAPALLY,</p> <p>PHASE-1 TSIIC IALA , CHERLAPALLY,</p> <p>HYDERABAD RANGAREDDI, TELANGANA 500051</p>
<p>SRI T. SATISH KUMAR---DIRECTOR</p> <p>S/o T NARASIMHA RAO</p> <p>M/S RKI BUILDERS PVT LTD.,</p> <p>PLOT NO 3/A/1&3/A/2, IDA , CHERLAPALLY,</p> <p>PHASE-1 TSIIC IALA , CHERLAPALLY,</p> <p>HYDERABAD RANGAREDDI, TELANGANA 500051</p>	<p>SRI P KISHORE ---DIRECTOR</p> <p>S/o P SOMAIAH</p> <p>M/S RKI BUILDERS PVT LTD.,</p> <p>PLOT NO 3/A/1&3/A/2, IDA , CHERLAPALLY,</p> <p>PHASE-1 TSIIC IALA , CHERLAPALLY,</p> <p>HYDERABAD RANGAREDDI, TELANGANA 500051</p>
<p>SRI A. RAJENDRA PRASAD</p> <p>S/o GURUVAIAH</p> <p>VILLA NO 6, MAPLE TOWN, SUNCITY</p> <p>BANDLGUDA JAGIR, RANGA REDDI DIST</p> <p>TELANGANA – 500093</p>	<p>SMT K. RAJANI DEVI</p> <p>W/o N.A.B WAVIEL</p> <p>FLAT NO C-3, H NO 6-3-581/C/203</p> <p>KESAV DALE APARTMENTS</p> <p>ANAND NAGAR COLONY, KHAIRATABAD</p> <p>HYDERABAD-500 004</p>
<p>SRI K. SREEDHAR REDDY</p> <p>S/o KESIDI PICHI REDDY</p> <p>FLAT 302, D NO 22 & 23,</p> <p>SAI SRINIVASA RESIDENCE,</p>	<p>SRI T. SATISH KUMAR</p> <p>S/o T NARASIMHA RAO</p> <p>FLAT 405, EMINENCE HEIGHTS,</p> <p>VISHALA ANDHRA COLONY, ROCK HILLS COLONY,</p>

SAMATHAPURI COLONY, NAGOLE, HYDERBAD, 500035, TELANGANA	MANSURABAD, MM DIST, HYDERABAD-500068, TELANGANA
9.SRI C.N. VIJAYA CHANDRAN S/o D.C. NARAYANAN FLAT NO B-1, II FLOOR OF BLOCK –B KESAV DALE APARTMENTS ANAND NAGAR COLONY, KHAIRATABAD HYDERABAD-500 004	SRI P KISHORE S/o P SOMAIAH DOOR NO. 1-8-533,G1, PRASANNA NILAYAM, CHIKKADPALLY, MUSHEERABAD HYDERABAD – 500 020, TELANGANA
SMT DEEPA CHANDRAN W/o C.N. VIJAYA CHANDRAN FLAT NO B-1, II FLOOR OF BLOCK –B KESAV DALE APARTMENTS ANAND NAGAR COLONY, KHAIRATABAD HYDERABAD-500 004	SMT A SUMITHRA DEVI W/o A RAJENDRA PRASAD VILLA NO 6, MAPLE TOWN, SUNCITY BANDLGUDA JAGIR, RANGA REDDI DIST TELANGANA – 500093
SRI K. VENKATESWARA RAO S/o LATE K VASUDEVA RAO FLAT NO 201 ELEN LAXMI NARASIMHA APARTMENT STREET NO 20 URDUGALLI 3-6-190/4 HYDERABAD-500 029	SMT. K PRAMADHA W/o K VENKATESHWARA RAO FLAT NO 201 ELEN LAXMI NARASIMHA APARTMENT STREET NO 20 URDUGALLI 3-6-190/4 HYDERABAD-500 029
SMT. N LEELA W/o N UDAY CHAND H.NO. 2-1-287/1, VEGETABLE MARKET LINE NALLAKUNTA HYDERBAD-500 044	SRI N. DEEPAK RAJ S/o N.A.B WAVIEL FLAT NO C-3, H NO 6-3-581/C/203 KESAV DALE APARTMENTS ANAND NAGAR COLONY, KHAIRATABAD HYDERABAD-500 004

as on (31/12/2022): **Rs. 42,76,84,271.66/- (Rupees Forty Two Crore Seventy Six Lakh Eighty Four Thousand Two Hundred Seventy One and Sixty Six Paise Only)** plus unapplied interest w.e.f 01.01.2023 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.

1. (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, Bangalore
Karnataka – 560003,
Contact No.+91 080 2346 9661,
Mobile No:9444805621, 8553643144,
E-mail: eaction@ccsl.co.in

- (c) Date & Time of Auction : **27.02.2023, 11:30 A.M. to 12:30 P.M.**
 (With unlimited extension of 5 minutes duration each till the conclusion of the sale)

- (d) Place of Auction : **Online**
2. **Reserve Price : Rs.6,88,35,000/- (Rupees Six Crore Eighty Eight Lakh Thirty Five Thousand Only)**

Other terms and conditions:

- a) Auction/bidding shall be only through “Online Electronic Bidding” through the website <https://indianbankseaction.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 **22.02.2022** 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, MCB Khairatabad Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **MCB KHAIRATHABAD Branch, A/c No:209272434 IFSC Code: CNRB0013438** on or before **24.02.2023 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. CANBANK COMPUTER SERVICES LTD No.218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bangalore, Karnataka – 560003, Contact No.+91 080 2346 9661, Mobile No.9444805621, 8553643144, e-mail: eaction@ccsl.co.in
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **24.02.2023, 5:00 PM**, to Canara Bank, MCB Khairathabad Branch, and 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 register their names at portal <https://indianbankseaction.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, Kanataka – 560003, Contact No. +91 080 2346 9661, Mob: 9444805621, 8553643144, E-mail: eauction@ccsl.co.in


- 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/- (Rupees Fifty Thousand) for Lot No 1 to 4 and Rs 5,00,000/- (Rupees Five Lakh) for Lot No 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 Lakhs (Rupees Fifty lakhs) 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 bear all statutory/non statutory dues, taxes, rates etc.
- 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 Regional Office – Hyderabad I or MCB Khairatabad branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact Mr GDP Sharma, MCB Khairatabad Branch, Canara Bank, Ph. No. 9440905215, E-mailid: cb13438@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, Kanataka – 560003, Contact No. +91 080 2346 9661, Mob: 9444805621, 8553643144, E-mail: eauction@ccsl.co.in.

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: MCB Khairatabad, Hyderabad
Date: 20.01.2023

कृते केनरा बैंक For CANARA BANK


प्राधिकृत अधिकारी Authorised Officer
Authorised Officer
Canara Bank