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केनरा बैंक Canara Bank

A GOVERNMENT OF INDIA UNDERTAKING

सिंडिकेट Syndicate

## NARAYANAGUDA BRANCH

Ref:02/2022/SANAA/NRG/0649

Date: 12.10.2022

To,

<b>Borrower(s):-</b> <b>1. M/s SANAA AUDIO VISUAL PRODUCTIONS PVT LTD</b> D NO. 2-6-7-JC/544, JANACHAITANYA COLONY, RAJENDRANAGAR, RANGAREDDY (DIST.)- 500030. TELANGANA	<b>Director:-</b> <b>2. SRI. MOHAMMED SHANAWAZ</b> S/O SK MUMTAZ SUTAHAT, BACKSIDE OF BAPTIST CHURCH, CUTTACK SADAR, CUTTACK - 753001 ODISSA
<b>Director</b> <b>3. SMT. BOZAI MOMINA</b> W/O KAMMAR MOHAMMED, SDAGATULLAH TABAZ,, 9-2585/C, PLOT NO. 501 KHADER RESIDENCY, ROAD NO. 10 BANJARAHILLS, HYDERABAD - 500034 TELANGANA	<b>Director</b> <b>4. SMT. SHAZIA PARVEEN</b> W/O MOHISIN KHAN BUNGALOW NO. 08, MINISTERS QUARTERS, KUNDANBAGH, HYDERABAD - 500 016. TELANGANA

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, **NARAYANAGUDA Hyderabad 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 **NARAYANAGUDA Hyderabad 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.

केनरा बैंक/For Canara Bank  
Yours faithfully,

मुख्य प्रबंधक / Chief Manager  
नारायणगुडा शाखा, हैदराबाद  
Narayanaaguda, Hyderabad-29  
**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/physical possession of which has been taken by the Authorised Officer of NARAYANAGUDA **Hyderabad 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 **31.10.2022**, for recovery of **Rs.1,86,96,180.63** (Contractual dues as on 11.10.2022) due to the **Narayanaguda, Hyderabad Branch** of Canara Bank from **M/s SANAA AUDIO VISUAL PRODUCTIONS PVT LTD.**

The reserve price will be **Rs.1,14,97,500/- (Rupees One Crore Fourteen Lakhs Ninety Seven Thousand Five Hundred Only)** and the earnest money deposit will be **Rs11,49,750/- (Rupees Eleven Lakhs Forty Nine Thousand Seven Hundred Fifty Only)**. The Earnest Money Deposit shall be deposited on or before 29.10.2022 at **5:00pm**.

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

1.	All that the Residential Flat No.104 (i.e., Flat No. 104-A & 104-B), in First Floor of "HARMONEY PRESTIGE" apartment consist of Cellar+Stilt+5 floors. The built up area of the flat is 2142 Sft (including common areas) along with 2 car parking spaces admeasuring 200 Sft, along with an undivided share of loan admeasuring 65 Sq. Yds., out of 12404 Sq. Yds. Premises bearing New Municipal No. 10-3-314, and Property bearing Part of Municipal No. 10-3-316/2, on Portion of Plot No. 1 (Old part of premises NO. 10-3-314) situated at Masabtank, Hyderabad, Telangana State.	<b>Smt.Shazia Parveen</b>  Covered Sale Deed No: 3759/2010 Dated 07.10.2010
	<b>BOUNDARIES:</b> North : Lift & Open to Sky South : Open to Sky East : Corridor West : Open to Sky	

- \* 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](http://www.canarabank.com)) or may contact Mr. Sri Chandra Sekhar, Chief Manager, Narayanaguda Hyderabad Branch, Canara Bank, Ph. No73829 32232, 8886900507, 9491308550 during office hours on any working day.

Date: 12.10. 2022  
Place: Hyderabad

**Chief Manager**  
नारायणगुडा शाखा, हैदराबाद  
Narayanaguda, Hyderabad-29  
Canara Bank



**Detailed Terms And Conditions Of The Sale Notice Dated 12.10.2022**

1. Name and Address of the Secured Creditor :Canara Bank, Narayanaguda branch, Hyderabad
2. Name and Address of the Borrower(s)/ Guarantor(s) :

<b>Borrower(s):-</b> <b>1. M/s Sanaa Audio Visual Productions Pvt Ltd</b> D NO. 2-6-7-JC/544, Janachaitanya Colony, Rajendranagar, Rangareddy (DIST.)- 500030. Telangana	<b>Director:-</b> <b>2. SRI. Mohammed Shanawaz</b> S/O Sk Mumtaz Sutahat, Backside of baptist church, Cuttack Sadar ,Cuttack - 753001 Odissa
<b>Director</b> <b>3. SMT. Bozai Momina</b> W/O Kammar Mohammed, Sdagatullah Tabaz,, 9-2585/C, PLOT NO. 501 Khader Residency, ROAD NO. 10 Banjarahills, Hyderabad - 500034 Telangana	<b>Director</b> <b>4. SMT. Shazia Parveen</b> W/O Mohisin Khan Bungalow No. 08, Ministers Quarters, Kundanbagh, hyderabad – 500 016. Telangana

3. Total Contractual liabilities as on (30.09.2022):Rs. 1,86,96,180.63 plus unapplied interest w.e.f 01.10.2022 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. Canbank Computer Services Ltd**

**No.218, J P Royale, 1<sup>st</sup> Floor, Sampige Road,**

2<sup>nd</sup> Main, Near-Market, Malleswaram, Bengaluru

Karnataka – 560003, Contact No. +91 080 2346 9661,

Mobile No.9444805621, 8553643144,

E-mail: eaction@ccsl.co.in

- (c) Date & Time of Auction

: **31.10.2022, 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

5. Reserve Price

: **Rs. 1,14,97,500/- (Rupees One Crore Fourteen**

**Lakhs Ninety Seven Thousand Five Hundred Only)**



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**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 **24.10.2022** 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, Narayanaguda Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Narayanaguda Branch, and A/c No 209272434 IFSC Code: **CNRB0000649** on or before **29.10.2022** 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, 1<sup>st</sup> Floor, Sampige Road, 2<sup>nd</sup> Main, Near-Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No.+91 080 2346 9661, Mobile No.9444805621, 8553643144, e-mail: [eauction@ccsl.co.in](mailto:eauction@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 **29.10.2022, 5:00 PM**, to Canara Bank, NARAYANAGUDA 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) The intending bidders should register their names at portal <https://indianbankseaauction.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, 1<sup>st</sup> Floor, Sampige Road, 2<sup>nd</sup>Main, Near- Market, Malleswaram, Bengaluru, Kanataka – 560003, Contact No. +91 080 2346 9661, Mob: 9444805621, 8553643144, E-mail: [eauction@ccsl.co.in](mailto: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/-**. 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



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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 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) 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 Regional Office – Hyderabad-I or Ramakrishna Math branch who, as a facilitating center, shall make necessary arrangements.
- o) For further details contact Mr.CHANDRASEKHAR,NARAYANAGUDA Hyderabad Branch ,Canara Bank, Ph. No 7382932232, 8886900507, 9491308550., e-mailid:cb0649@canarabank.com(OR) the service provider **M/s. Canbank Computer Services Ltd, No.218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, 2<sup>nd</sup>Main, Near- Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No. +91 080 2346 9661,Mob: 9444805621, 8553643144, E-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).**

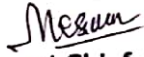
**Special Instruction/Caution**

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.

केनरा बैंक/For Canara Bank

Place: Narayanaguda

Date: 12.10.2022

  
मुख्य प्रबंधक / Chief Manager  
Narayanaguda Branch, हैदराबाद  
Canara Bank