

Ref: 7700-BR/2752-49/1/2024/SN

SALE NOTICE

Date: 25.07.2024

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 provision 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 Symbolic Possession (of Item 2,3, and 4), physical possession (of Item 1)of which have been taken by the Authorised Officer of Narayanaguda Branch 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 31.08.2024, for recovery of Rs. 35,16,69,027/- (Thirty five crores sixteen lakhs sixty nine thousand and twenty seven rupees Only) (Contractual dues as on 30.06.2024), further interest thereon and charges due to Canara Bank from M/s Shresht Industries Pvt Ltd represented by its Directors/Guarantors Smt. P Sailaja W/o P V Narshima Rao, Sri P S Gaurav S/o P V Narshima Rao, P Srinivas Gautham S/o P V Narshima Rao, Sri Bavireddy Srinivas S/o Sambasiva Rao B, Sri P V Narshima Rao S/o Krishna Murthy, Sri Manne Balaraj S/o Late Kistaiah, Chumakurthy Srinivas Chary C/O Shresht Industries Pvt Ltd, Jonnada Kasi Viswanath C/o Shresht Industries Pvt Ltd & A Chandrakantha Goud C/O Shresht Industries Pvt Ltd

The reserve price for ITEM No.1 will be Rs.55,46,000/- and the earnest money deposit will be Rs.5,54,600/-.

The reserve price for ITEM No.2 will be Rs.1,61,90,000/- and the earnest money deposit will be Rs.16,19,000/-.

The reserve price for ITEM No.3 will be Rs.4,02,51,000/- and the earnest money deposit will be Rs.40,25,100/-.

The reserve price for ITEM No.4 will be Rs.98,72,000/- and the earnest money deposit will be Rs.9,87,200/-.

The Earnest Money Deposit shall be deposited on or before 28.08.2024 at 5:00pm.

ಸಿಂಹಾಂಶಿ Canara Bank

ARM Syndicate

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 Item 2,3, and 4), physical possession (of Item 1)of which have been taken by the Authorised Officer of Narayanaguda Branch 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 31.08.2024, for recovery of Rs. 35,16,69,027/- (Thirty five crores sixteen lakhs sixty nine thousand and twenty seven rupees Only) (Contractual dues as on 30.06.2024), further interest thereon and charges due to Canara Bank from M/s Shresht Industries Pvt Ltd represented by its Directors/Guarantors Smt. P Sailaja W/o P V Narshima Rao, Sri P S Gaurav S/o P V Narshima Rao, P Srinivas Gautham S/o P V Narshima Rao, Sri Bavireddy Srinivas S/o Sambasiva Rao B, Sri P V Narshima Rao S/o Krishna Murthy, Sri Manne Balaram S/o Late Kistaiah, Chumakurthy Srinivas Chary C/O Shresht Industries Pvt Ltd, Jonnada Kasi Viswanath C/o Shresht Industries Pvt Ltd & A Chandrakantha Goud C/O Shresht Industries Pvt Ltd

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The reserve price for ITEM No.4 will be Rs.98,72,000/- and the earnest money deposit will be Rs.9,87,200/-.

The Earnest Money Deposit shall be deposited on or before 28.08.2024 at 5:00pm.

Details and full description of the immovable property.

Property Description

Item No

Residential Flat bearing No. 201 in Second Floor of "SREE S V SAI SREENIVASAM" with H. No. 5-123 in Sy No. 7, A, AA & 8, A, AA, E, EE situated in the premises of Moosapet Village under Kukatpally Municipality, Bala Nagar Mandal, Ranga Reddy District, Telangana with the extent of Land as 32 Sq. Yds and approved Plinth Area of Flat as 1272 Sq Ft. including common areas in the name of Sri. B Srinivas as per the Sale Deed No. 900/2006 dated 01.02.2006 Situated within the Jurisdiction of SRO Kukatpally & bounded by (Physical Possession with the Bank):

North: Open to Sky
South: Open to sky.
East: Corridor, Stair case, open to sky.
West: Open to sky.

Building boundaries

North: South portion of premises No 5-124
South: H No 5-112
East: Hyderabad to Mumbai Road
West: Premises No 5-52/1/C and 5-52/2/C

This Property is under Physical possession of the Bank

All the Flat Nos. 401, 402 & 409, 4th Floor, bearing municipal no. 2-6-10/MQS/4/A, MQ Splendor Building admeasuring 4344.11 Sq. Ft & Car parking area of 468 Sq. Ft in the Cellar together with proportionate undivided share of land admeasuring 162.81 Sq. Yds in Sy No. 39/part & 40/part at Upperpally Village, Rajendranagar Municipality, Ranga Reddy District, Telangana in the name of Pattela Srinivas Goutam as per the Sale deed No. 3486/2017 dtd 29.04.17 Situated within the Jurisdiction of SRO Rajendra Nagar & bounded by:

North: Corridor, Unit No 403 & 408
South: Open to Sky
East: Open to Sky, Corridor, Staircase, Lift and road
West: Open to Sky

Building Boundaries

North: Neighbours property
South: Neighbours property
East: 150' wide ring road
West: 45' wide road

All that the Flat Nos. 501,502,508 & 509,5th Floor bearing municipal no. 2-6-10/MQS/4/A, MQ Splendor Building admeasuring 5041.40 Sq. Ft & open terrace area in 6th floor admeasuring 6028 Sq. ft. & Car parking area of 468 Sq. Ft in the Cellar together with proportionate undivided share of land admeasuring 355.54 Sq. Yds in Sy No. 39/part & 40/part at Upperpally Village, Rajendranagar Municipality, Ranga Reddy District, Telangana, in the name of Pattela Srinivas Goutam as per Sale Deed No. 3487/2017 dtd 29.04.2017 Situated within the Jurisdiction of SRO Rajendra Nagar & bounded by:

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Canara Syndicate

DETAILED TERMS
Name and Address of
Office Building
Nilayam, Secunderabad
Email : cb2752@canarabank.com

North: Corridor, Unit No 503 & 507
South: Open to Sky
East: Corridor, Staircase, Lift, Open to Sky & road
West: Open to Sky

Building Boundaries

North: Neighbours property
South: Neighbours property
East: 150' wide ring road
West: 45' wide road

4.

All that the Flat Nos. 503 & 504, 5th Floor, bearing municipal no. 2-6-10/MQS/4/A, MQ Splendor Building admeasuring 2649 Sq. Ft & Car parking area of 240 Sq. Ft in the Cellar together with proportionate undivided share of land admeasuring 40 Sq. Yds in Sy No. 39/part & 40/part at Upperpally Village, Rajendranagar Municipality, Ranga Reddy District, Telangana, in the name of Pattela Sri Gaurav as per Sale Deed No. 3485/2017 dtd 27.04.2017 Situated within the Jurisdiction of SRO Rajendra Nagar & bounded by:

North: Open to sky
South Passage
East: Unit No. 505, Corridor, Stair case and Lift
West: Open to Sky

Building Boundaries

North: Neighbours property
South: Neighbours property
East: 150' wide ring road
West: 45' wide road

* No Known Encumbrances to the Knowledge 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 ARM Branch Canara Bank, Ph. No. 040-27725283/27725285/27725260/27725259 during office hours on any working day.

कृते केनरा बैंक For CANARA BANK



प्रधिकृत अधिकारी, ए.आर.एम. शाखा, हैदराबाद
Authorised Officer, A.R.M. Br, Hyderabad-20

Authorised Officer
CANARA BANK

Date: 25.07.2024
Place: Hyderabad

Internal

PH : 040- 27725259, 27725260/83/85

E MAIL : cb2752@canarabank.com

CANARA BANK ARM Branch,
Ground Floor, Circle Office Building
Beside Rail Nilyam,
Secunderabad - 500 026

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.07.2024

Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Ground Floor, Circle Rail Office Building, MCH No:-10-3-163 & 10-3-163/A, Plot No.85, Beside 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):

1. M/S Shresht Industries Pvt Ltd Flat No 101, Plot No 143, Road No 10C MP & MLA Colony Hyderabad-500 033	2. Smt.Sailaja W/O P V Narsimha Rao, D NO 8-2-263/3F/5 & 8-2-269/3/F/11,FLAT NO 305,Plot No 592, Mountain View Apartments, Road No 3,Banjara Hills, Hyderabad-500 034, TELANGANA.
3. Sri. P S Gaurav S/O Sri P V Narsimha Rao, D NO 8-2-263/3F/5 &8-2-269/3/F/11,Flat No 305, Plot No 592, Mountain View Apartments, Road No 3, Banjara Hills, Hyderabad-500 034, Telangana	4.Sri P GAUTHAM, S/O Sri P V NARSIMA RAO D NO 8-2-263/3F/5 & 8-2-269/3/F/11,Flat No 305,Plot No 592, Mountain View Apartments, Road No 3, Banjara Hills, Hyderabad-500 034, Telangana
5. Sri. B Srinivas S/O Sambasiva Rao, Flat No 302,Vasavi Apartment,Srinagar Colony,Hyderabad-200 073.	6.Sri.P V NARSIMHA RAO, D NO 8-2-263/3F/5 & 8-2-269/3/F/11, Flat No 305,Plot No 592,Mountain View Apartments, Road No 3, Banjara Hills, Hyderabad-500 034, Telangana
7.Sri.Manne Balraj S/O Late Kistaiah, Pothireddypalli (Vill) & Gram Panchayat, Medak Dist 502 295.	8.Sri.Chimakurthy Srinivasa Chary C/O Shresht Industries Pvt Ltd Flat No 101, Plot NO 143, Road No 10C, MP & MLA Colony Hyderabad-500 033.
9.Sri,Jonnada Kasi Vishwanath C/O Shresht Industries Pvt Ltd Flat No 101, Plot No 143, Road No 10C, MP & MLA Colony Hyderabad-500 033.	10.Sri.A Chandrkantha Goud C/O Shresht Industries Pvt Ltd Flat No 101, Plot No 143, Road No 10c, MP & MLA Colony Hyderabad-500 033.

3. Total liability: **Rs. 35,16,69,027/- (Thirty five crores sixteen lakhs sixty nine thousand and twenty seven rupees Only)** as on 30.06.2024, interest thereon w.e.f 01.07.2024 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 PSB Alliance (Ebkray)
Web site: <https://ebkray.in>
Contact Person Name: Karan Modi
Ph.No- 7016716557
Mail ID: karan@procure247.com

(c) Date & Time of Auction

: **31.08.2024, 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 Item.1 Rs.55,46,000/-**
(Rupees Fifty five lakhs forty six thousand only)
For Item.2 Rs.1,61,90,000/-
(Rupees One Crore sixty one lakhs ninety thousand only)
For Item.3 Rs.4,02,51,000/-
(Rupees Four crore two lakhs fifty one thousand Only)
For Item 4 Rs.98,72,000/-
(Rupees Ninety eight lakhs seventy two thousand Only)

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- The property can be inspected, with Prior Appointment with Authorized Officer, on **22/08/2024** between **11:00AM and 4:00PM**.
- 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.
- 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 **28/08/2024** at **5:00pm**
- 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 **PSB Alliance(Ebkray)**, Web site: <https://ebkray.in> Help Desk Number:8291220220,Email:support.ebkray@psballiance.com, Contact Person Name: Karan Modi, Contact Number : 7016716557,Contact Person Mail ID: karan@procure247.com Alternate Contact Person Name: Vasu Patel, Contact Number : 9510974587, Contact Person Mail ID: vasu.patel@procure247.com
- After payment of the EMD amount, the intending bidders should submit the following documents/details on or before **28/08/2024, 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.

Internal

PH : 040- 27725259, 27725260/83/85

E MAIL : cb2752@canarabank.com

- 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 Bank A/c details for online refund of EMD.
- h) The intending bidders should contact e-Auction Alliance(Ebkray), Web site: <https://ebkray.in>
 Email:support.ebkray@psballiance.com Help service provider M/s PSB
 Number : 7016716557 , Contact Person Contact Person Name: Karan Modi, Contact
 Contact Person Name: Vasu Patel Contact Mail ID: karan@procure247.com Alternate
 vasu.patel@procure247.com Contact Number : 9510974587, Contact Person Mail ID:
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.1,00,000/-** 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.
- k) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e. on same day or not later than next working day 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, then the amount remitted by him/her shall be forfeited to the secured creditor and the property shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- l) 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.
- m) 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 the statutory/non-statutory dues, taxes, rates etc., if any.
- n) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) In case of bidders who do not have access to the internet but interested in participating the e-auction, can approach ARM branch who, as a facilitating centre, will make necessary arrangements.

For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/ 27725285) e-mail id. cb2752@canarabank.com OR the service provider M/s PSB Alliance(Ebkray), Website:<https://ebkray.in>, Help Desk Number:8291220220 Email:support.ebkray@psballiance.com Contact Person Name: Karan Modi, Contact Number : 7016716557 , Contact Person Mail ID: karan@procure247.com Alternate Contact Person Name: Vasu Patel Contact Number : 9510974587, Contact Person Mail ID: vasu.patel@procure247.com