

Ref: 2752/ARMB/SN/KHPL/2025:26/MKV

DT: 11.03.2026

To Borrower(s)/Guarantor(s)/Mortgagor(s)	To Borrower(s)/Guarantor(s)/Mortgagor(s)
1) M/s KAIZEN HOMES PVT LTD FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD – 500026	3) Mrs. KAMBHAMPATI DHARANI (DIRECTOR) FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD - 500026
2) Mr. KAMBHAMPATI MADHUSUDHANA RAO (DIRECTOR) FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD - 500026	

Dear Sir/Madam,

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, ARM Branch (2752)** 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 **ARM Branch (2752)** 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

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE



ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)

CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD – 500026

E-mail: cb2752@canarabank.com

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

Ref: 2752/ARMB/SN/KIPL/2025:26/MKV

DT: 11.03.2026

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 Authorized Officer of **Canara Bank ARM Branch Hyderabad** for follow up, will be sold "As is where is", "As is what is", and "Whatever there is" on **30.03.2026** for recovery of **Rs. 11,88,52,462.40/- (Rupees Eleven Crore Eighty Eight Lakh Fifty Two Thousand Four Hundred Sixty Two and Paise Forty Only)** as on 11.03.2026 plus unapplied interest w.e.f 12.03.2026 and other Bank charges) due to the **ARM Branch, Canara Bank** from **M/s KAIZEN HOMES PRIVATE LIMITED REPRESENTED BY ITS DIRECTORS 1) Mr. KAMBHAMPATI MADHUSUDHANA RAO and 2) KAMBHAMPATI DHARANI.**

The Reserve Price for **LOT 1** will be **Rs. 3,35,98,000/- (Rupees Three Crore Thirty Five Lakh Ninety Eight Thousand Only)**

The Reserve Price for **LOT 2** will be **Rs. 3,35,98,000/- (Rupees Three Crore Thirty Five Lakh Ninety Eight Thousand Only)**

Earnest Money Deposit for **LOT 1** will be **Rs. 33,59,800/- (Rupees Thirty Three Lakh Fifty Nine Thousand Only)**

Earnest Money Deposit for **LOT 2** will be **Rs. 33,59,800/- (Rupees Thirty Three Lakh Fifty Nine Thousand Only)**

The Earnest Money Deposit shall be deposited on or before **27.03.2026 by 5:00 pm.**

Details and full description of the property

LOT 1:

All that demised premises in the building known as **KAIZEN SUNSHINE** bearing House No. 1-10-44/1/F admeasuring 2944 sq ft, super builtup area on Third Floor immediately above second floor including proportionate common area along with 130.5 sq yards of undivided area of land out of total extent of land 522 sq yards herein referred to as the "Demised Premises" along with five car parking (three in basement and two in stilt floor) of the said building situated at Begumpet Hyderabad in the name of Mrs. Kambhampati Dharani

Land Boundaries

North : Road
South : Neighbour's Property
East : Road
West : Neighbour's Property

Third Floor Boundaries

North : Road (Open to Sky)
South : Neighbour's Property (Open to Sky)
East : Road (Open to Sky)
West : Neighbour's Property (Open to Sky)

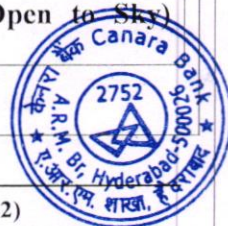
CERSAI ASSET ID : 200055213621

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ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)

CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD – 500026

E-mail: cb2752@canarabank.com



LOT 2:

All that demised premises in the building known as KAIZEN SUNSHINE bearing House No. 1-10-44/1/G admeasuring 2944 sq ft, super builtup area on Fourth Floor immediately above third floor including proportionate common area along with 130.5 sq yards of undivided area of land out of total extent of land 522 sq yards herein referred to as the "Demised Premises" along with five car parking (three in basement and two in stilt floor) of the said building situated at Begumpet Hyderabad in the name of Mr. Kambhampati Madhusudhana Rao

Land Boundaries	Third Floor Boundaries
North : Road	North : Road (Open to Sky)
South : Neighbour's Property	South : Neighbour's Property (Open to Sky)
East : Road	East : Road (Open to Sky)
West : Neighbour's Property	West : Neighbour's Property (Open to Sky)

CERSAI ASSET ID : 200007477912

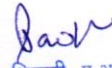
*No known Encumbrances to the knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.

*Auction Sale is subject to outcome in SA 362 of 2025 in DRT – II, 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 Branch In charge, Canara Bank ARM Branch Hyderabad during office hours on any working day Phone: 040-2772 5259/260 and E-mail: cb2752@canarabank.com

Date: 11.03.2026
Place: Hyderabad

कृते केनरा बैंक For CANARA BANK


प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26
Authorized Officer
CANARA BANK



ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)

CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD – 500026

E-mail: cb2752@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.03.2026

Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad
Name and Address of the Borrower(s)/ Guarantor(s)	1) M/s KAIZEN HOMES PVT LTD FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD – 500026 2) Mr. KAMBHAMPATI MADHUSUDHANA RAO (DIRECTOR) FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD – 500026 3) Mrs. KAMBHAMPATI DIHARANI (DIRECTOR) FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD – 500026
Total Contractual liabilities as on (11.03.2026)	<u>Rs. 11,88,52,462.40/-</u> (Rupees Eleven Crore Eighty Eight Lakh Fifty Two Thousand Four Hundred Sixty Two and Paise Forty Only) (plus unapplied interest w.e.f 12.03.2026 and other Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.
Mode of Auction	Online Electronic Bidding
Details of Auction service provider	M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.com Website: www.baanknet.com
Date & Time of Auction	<u>30.03.2026 & 11:30 A.M. to 12:30 P.M.</u> (With unlimited extension of 05 minutes duration each till the conclusion of the sale)
Place of Auction	Online
Reserve Price	<u>LOT 1</u> will be Rs. 3,35,98,000/- (Rupees Three Crore Thirty Five Lakh Ninety Eight Thousand Only) <u>LOT 2</u> will be Rs. 3,35,98,000/- (Rupees Three Crore Thirty Five Lakh Ninety Eight Thousand Only)



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Earnest Money Deposit (EMD)

LOT 1 will be Rs. 33,59,800/- (Rupees Thirty Three Lakh Fifty Nine Thousand Only)

LOT 2 will be Rs. 33,59,800/- (Rupees Thirty Three Lakh Fifty Nine Thousand Only)

Other terms and conditions:

a. The property/ies will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(c) below).

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on **26.03.2026** between **11:00 A.M. and 4:00 P.M.**

d. Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from Baanknet.com portal (M/s PSB Alliance Pvt Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.baanknet@psballiance.com).

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 33,59,800/-** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan on or before **27.03.2026** at **5: 00 P.M.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 1,00,000/-** (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.

g. The incremental amount/price during the time of each extension shall be **Rs. 1,00,000/-** (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid) immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.



ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)

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E-mail: cb2752@canarabank.com

j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of Canara Bank, Asset Recovery Management Branch, IFSC Code **CNRB0002752**

k. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e- Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on **27.03.2026** from **11:00 A.M. to 4:00 P.M.**

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details contact Mr. Varaganti Sandeep Kumar (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile 9885660606) may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com/ support.cbkray@procure247.com)

***No known Encumbrances to the knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.**

***Auction Sale is subject to outcome in SA 362 of 2025 in DRT – II, Hyderabad.**

Date: 11.03.2026
Place: Hyderabad



कृते केनरा बैंक For CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Authorized Officer
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