



ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD
(DP CODE: 2752)
MCH No 10-3-163 & 10-3-163/A
Ground Floor, Circle Office Building,
Beside Rail Nilayam,
Secunderabad – 500 026
PH : 040- 27725260, 27725259
E MAIL : cb2752@canarabank.com

Ref: 2752/ARMB/SRIVAY/2026/SN

DT: 11/03/2026

COVERING LETTER TO SALE NOTICE

To

1.M/s Srivay Infra Projects Pvt Ltd
101/A,3RD FLOOR,
OPP AKSHARA BOOKS, JOURNALIST COLONY,
HYDERABAD-500033

2.M/s Srivay Infra Projects Pvt Ltd
Flat No 102,Bhanu Valley View apartments,
Plot No 68,Nandagiri Hills,Rear Road,HUDA Enclave,
Jubilee Hills,Hyderabad,Telangana-500033

3. Mr Mandava Venkata Raghunath
(Managing Director & Guarantor)
H NO 8-3-231/W/42
LAKSHMI HOMES
ROAD NO 2,JUBILEE HILLS,
HYDERABAD,TELANGANA-500033

4. Ms Vemparala Lohitha
(Director & Guarantor)
No 14,Ground floor
5th cross,Balaji Layout
Bengaluru,Karnataka-560093

5.Ms Mandava Lakshmi Nayakamma
(Guarantor)
D No 8-294,VKV Bazar
Near Harshini Degree College
Ongole,Andhra Pradesh-523001

6.Ms Mandava Lakshmi Nayakamma
(Guarantor)
Flat No G2, Ground Floor
R S Enclave apartment
Chennakesavanagar,Ongole Town,
Ongole Municipal corporation limits,
Andhra Pradesh -523001

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, 2002¹.

As you are aware, I on behalf of **Canara Bank ARM 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 **ARM Branch** (Loan availed from **Balanagar branch** now transferred to **ARM branch** for follow up) of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

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

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

ENCLOSURE – SALE NOTICE

CANARA BANK, ARM Branch,
Ground Floor,Circle Office building
#10-3-163 & 10-3-163/A
Plot No 85,
Beside Rail Nilayam
S D Secunderabad – 500 026

Confid



Phn :040-27725259/60/83/85
E MAIL : cb2752@canarabank.com



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Ref: 2752/ARMB/SRIVAY/2026/SN

DT: 11/03/2026

(Auction Sale Notice for Immovable properties)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 possession of which has been taken by the Authorised Officer of ARM Branch (Loan availed from **Balanagar branch** now transferred to ARM branch for follow up) Secured Creditor, will be sold on AS is where is", As is what is", and Whatever there is" on **30/03/2026**, for recovery of **Rs. 24,29,48,584.74 (Rupees Twenty Four Crore Twenty Nine Lakh Forty Eight Thousand Five Hundred Eighty Four and Paise Seventy Four Only) as on 10/03/2026 (Unapplied interest applicable further, till date of realization)** due to the Secured Creditor from **M/s Srivay Infra Projects Pvt Ltd, Mr Mandava Venkata Raghunath, Ms Vemparala Lohitha, Ms Mandava Lakshmi Nayakamma** (names of Borrower(s)/Co borrower(s)s and Guarantor (s)).

The reserve price for Lot 1 will be **Rs. 10,19,98,000/- (Rupees Ten Crore Nineteen Lakhs Ninety Eight Thousand Only)** and the earnest money deposit(EMD) will be **Rs. 1,01,99,800/- (Rupees One Crore One Lakh Ninety Nine Thousand Eight Hundred Only)**.

The reserve price for Lot 2 will be **Rs.50,86,000/- (Rupees Fifty Lakh Eighty Six Thousand Only)** and the earnest money deposit(EMD) will be **Rs.5,08,600/- (Rupees Five Lakh Eight Thousand Six Hundred Only)**.

The sale for Lot 1 is subject to outcome of SA 9/2026 pending at DRT II Hyderabad.

1	Name and Address of the Secured Creditor	Canara Bank ARM Branch #10-3-163 & 10-3-163/A, Plot No 85,Near Rail Nilayam SD Road,Secunderabad-500026
2	Name and Address of the Borrower & Guarantor	1.M/s Srivay Infra Projects Pvt Ltd 101/A,3 rd floor, Opp akshara books, Journalist colony, Hyderabad-500033 2.M/s Srivay Infra Projects Pvt Ltd Flat No 102,Bhanu Valley View apartments, Plot No 68,Nandagiri Hills,Rear Road,HUDA Enclave, Jubilee Hills,Hyderabad,Telangana-500033

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		3. Mr Mandava Venkata Raghunath (Managing Director & Guarantor) H No 8-3-231/W/42 Lakshmi Homes Road No 2,Jubilee Hills, Hyderabad,Telangana-500033 4. Ms Vemparala Lohitha (Director & Guarantor) No 14,Ground floor 5th cross,Balaji Layout Bengaluru,Karnataka-560093 5.Ms Mandava Lakshmi Nayakamma (Guarantor) D No 8-294,VKV Bazar Near Harshini Degree College Ongole,Andhra Pradesh-523001 6.Ms Mandava Lakshmi Nayakamma (Guarantor) Flat No G2, Ground Floor R S Enclave apartment Chennakesavanagar,Ongole Town, Ongole Municipal corporation limits, Andhra Pradesh -523001
3	Total liabilities	Rs. 24,29,48,584.74/- (Rupees Twenty Four Crore Twenty Nine Lakhs Forty Eight Thousand Five Hundred and Eighty Four and Paise Seventy Four Only) as on 10/03/2026 (Unapplied interest applicable further till date of realization)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (eBkray) 30/03/2026 (Between 11:30 to 12:30 Hrs) (With unlimited extension of 5 minutes duration each, till the conclusion of the sale)
5	Details of Property/ies	Lot 1. All that plot bearing No 8-2-293/82/W/91/A/2 i.e 82-2-293/82/W/91/A-Part, PTIN 1100858452 in part of Sy No 403/72 correlated to TS no 5,admeasuring 666.66 Sq Yds or 557.20 Sq Mts situated at Banjara Hills,presently to Road No 5,Jubilee Hills,Hyderabad,Telangana in the name of Mr R Srikanth Reddy Boundaries(As per our records) East: 40 ft Road



		South: H No 8-2-293/82/W/91/A(i.e 8-2-293/82/W/91/A-PAR) West: H No 8-2-293/82/W/91/A/1 North: H No 8-2-293/C/17 part Lot 2. H No 34-62-888/G2, Flat No G2, Ground floor with an extent of 1189 sq feet (Plinth area+common area) with undivided and unspecified share admeasuring 34.39 Sq yds or 28.84 Sq mts in total extent of 689.89 Sq Yds or 576.75 Sq Mts in Sy No 233/1 & 233/4, Asst No 1035058714, R.S Enclave Apartment, Chennakesavanagar, Ongole Town, Ongole Municipal Corporation limits, Andhra Pradesh in the name of Ms M Lakshmi Nayakamma. Boundaries East: Open to Sky South: Open to Sky. West: Corridor North: Lift & Open to Sky
6	Reserve Price	Lot 1: Rs.10,19,98,000/- (Rupees Ten Crore Nineteen Lakhs Ninety Eight Thousand Only) Lot 2: Rs.50,86,000/- (Rupees Fifty Lakh Eighty Six Thousand Only)
7	Earnest Money Deposit	Lot 1: Rs.1,01,99,800/- (Rupees One Crore One Lakh Ninety Nine Thousand Eight Hundred Only) Lot 2: Rs.5,08,600/- (Rupees Five Lakh Eight Thousand Six Hundred Only)
8	The property can be inspected Date & Time	Any working day on or before 25/03/2026 (Between 10:00 Hrs to 17:00 Hrs)

9 Other terms and conditions :

- 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(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on any working day on or before **25/03/2026** (Between 10:00 Hrs to 17:00 Hrs)
- 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
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.1,01,99,800/- (Rupees One Crore One Lakh Ninety Nine Thousand Eight Hundred Only) for Lot 1 and Rs.5,08,600/- (Rupees Five Lakh Eight Thousand Six Hundred Only) for Lot 2 and 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 **26/03/2026 on or before 17:00 Hrs**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in

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multiplies of Rs. 50,000/- (Rupees Fifty Thousand Only) (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. 50,000/- (Rupees Fifty Thousand Only) (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.
- 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, ARM 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 any working day on or before 25/03/2026 (Between 10:00 Hrs to 17:00 Hrs)
- o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

For further details V Sandeep Kumar, Chief Manager, ARM Branch, Hyderabad (Name of Nodal Officer & its team CO/RO/Branch, Ph. No.: 040-27725283/260 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.ebkay@procure247.com)."

Place: Hyderabad
Date: 11/03/2026

कृते केनरा बैंक For CANARA BANK


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Authorised Officer, A.R.M. Br, Hyderabad-26.
Authorised Officer
Canara Bank