

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

**ASSET RECOVERY MANAGEMENT BRANCH
(DP CODE: 2752)**

HYDERABAD CIRCLE OFFICE, #10-3-163 & 10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S.D.ROAD, SECUNDERABAD - 500026
EMAIL ID : cb2752@canarabank.com
Contact No: 040-27725283

Ref:2752/ARMB/SN/SIKKOLU/2025-26/SN/06

Date: 04-03-2026

To:

Borrower(s)/ Director(s)/ Guarantor(s)/Mortgager(s)

M/s. SIKKOLU INDUSTRIES PRIVATE LIMITED

C-9, 2ND FLOOR,
Banjara Gardens Apartment,
Road No -12, Banjara Hills
Hyderabad, Telangana- 500034.

Sri. CHALLA RAMESH

S/o Nancharaiah Challa
2-127, Behind American Hospital,
Kondapalle, VTC: Kondapalle,
Vijaywada, Krishna Dist.
Andhrapradesh- 521228.

Smt. INJETI ROOPA W/o SUNIL

Gandham Residency Bhavan 3
New Bowenpally,
Hyderabad, Telangana-500011.

Smt. RAJESHWARI BATHUEL KANKIPATI

W/o Babaji, H No: 29-140/2/5, On Plot No.59,
SY No. 325/1, Dinakar Nagar, Neredmet, Malkajgiri
Circle, Malkajgiri Mandal, Rangareddy Dist,
Telangana- 500056.

Respected Madam/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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, on behalf of Canara Bank, Authorised officer, **BANJARA HILLS- II Branch (13006)** has taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13 (4) of the Subject Act and subsequently loan Account transferred to **Asset Recovery Management Branch (2752)**, Hyderabad, Canara Bank for follow up, in connection with outstanding dues payable by you to our **Asset Recovery Management Hyderabad**, Branch 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**

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

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE



SALE NOTICE

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 proviso to Rule 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 physical possession of which has been taken by the **BANJARA HILLS- II Branch (13006)** subsequently transferred to **ARM Branch (2752)**, Hyderabad, Canara Bank for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" condition on **24-03-2026** for recovery of **Rs. 1,83,07,739.10** (Rupees One Crore Eighty Three Lakh Seven Thousand Seven Hundred Thirty Nine and paise Ten only) Contractual dues as on **28-02-2026** plus unapplied interest w.e.f **01-03-2026** and Bank charges, costs there on due to the **ARM Branch** of Canara Bank from **M/s. SIKKOLU INDUSTRIES PRIVATE LIMITED** represented by **Sri. CHALLA RAMESH, Smt INJETI ROOPA** (Directors) and **Smt. RAJESHWARI BATHUEL KANKIPATI** (Guarantor and Mortgagor).

The Reserve Price will be **Rs. 90,00,000/-** (Rupees Ninety Lakhs Only). and the Earnest Money Deposit will be **Rs. 9,00,000/-** (Rupees Nine Lakhs Only). The Earnest Money Deposit shall be deposited on or before **23-03-2026** by **5:00 pm**.

Details and full description of the property

REM of house bearing no 29-1407/2/5, on plot no.59, admeasuring 276.0 Sq.Yds or 230.73 Sq.mts, Sy no. 325/1, with a plinth area of 960 Sft, RCC, situated at Dinakar Nagar, Neredmet, Under GHMC Malkajgiri circle and Ranga Reddy District.

Boundaries:

North by: Neighbour's Land
South by: Road
East by: House No. 28-143/60
West by: House No.28-143/58

Cersai Asset Id: 200064045438

Security Interest Id: 400063236772

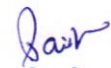
Name of Title holder: Smt. Rajeshwari Bathuel Kankipati

***No Encumbrances Known to 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.**

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 the Chief Manager Sri. V. Sandeep Kumar, Senior Manager Sri. S Naveen ARM Branch, Canara Bank, Ph. No. 040-27725283 during office hours on any working day and e-mail: cb2752@canarabank.com.

Date: 04-03-2026
Place: Hyderabad

कृते केनरा बैंक For CANARA BANK


प्रवीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorized Officer, A.R.M. Br, Hyderabad-26
Authorized Officer
Canara Bank



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04-03-2026

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch, Hyderabad, Circle Office, #10-3-163 & 10-3-163/a, Plot No. 85, Beside Rail Nilayam, S.D. Road, Secunderabad – 500026.				
2	Name and Address of the Borrower(s)/Guarantor(s)/Partner(s)/Mortgager(s)	<table><tr><td>1.M/s. SIKKOLU INDUSTRIES PRIVATE LIMITED (Borrower) C-9, 2ND FLOOR, Banjara Gardens Apartment, Road No -12, Banjara Hills Hyderabad, Telangana- 500034.</td><td>2. SRI CHALLA RAMESH Director. S/o Nancharaiah Challa 2-127, Behind American Hospital, Kondapalle, VTC: Kondapalle, Vijaywada, Krishna Dist. Andhrapradesh- 521228.</td></tr><tr><td>3. INJETI ROOPA W/o SUNIL Director. Gandham Residency Bhavan 3 New Bowenpally, Hyderabad, Telangana-500011.</td><td>4. RAJESHWARI BATHUEL KANKIPATI (Guarantor and Mortgagor) W/o Babaji, H No: 29-140/2/5, On Plot No.59, SY No. 325/1, Dinakar Nagar, Neredmet, Malkajgiri Circle, Malkajgiri Mandal, Rangareddy Dist, Telangana- 500056.</td></tr></table>	1.M/s. SIKKOLU INDUSTRIES PRIVATE LIMITED (Borrower) C-9, 2 ND FLOOR, Banjara Gardens Apartment, Road No -12, Banjara Hills Hyderabad, Telangana- 500034.	2. SRI CHALLA RAMESH Director. S/o Nancharaiah Challa 2-127, Behind American Hospital, Kondapalle, VTC: Kondapalle, Vijaywada, Krishna Dist. Andhrapradesh- 521228.	3. INJETI ROOPA W/o SUNIL Director. Gandham Residency Bhavan 3 New Bowenpally, Hyderabad, Telangana-500011.	4. RAJESHWARI BATHUEL KANKIPATI (Guarantor and Mortgagor) W/o Babaji, H No: 29-140/2/5, On Plot No.59, SY No. 325/1, Dinakar Nagar, Neredmet, Malkajgiri Circle, Malkajgiri Mandal, Rangareddy Dist, Telangana- 500056.
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3	Total liabilities as on 28-02-2026	Rs. 1,83,07,739.10 (Rupees One Crore Eighty Three Lakh Seven Thousand Seven Hundred Thirty Nine and paise Ten only) Contractual dues as on 28-02-2026 plus unapplied interest w.e.f 01-03-2026 and Bank charges, costs there on.				
4	i) Mode of Auction ii) Details of Auction service provider iii) Date & Time of Auction iv) Place of Auction	E-Auction M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.com Website: www.baanknet.com 24-03-2026, 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online Portal(www.baanknet.com)				
5	Details of Property/ies	REM of house bearing no 29-1407/2/5, on plot no.59, admeasuring 276.0 Sq.Yds or 230.73 Sq.mts, Sy no. 325/1, with a plinth area of 960 Sft, RCC, situated at Dinakar Nagar, Neredmet, Under GHMC Malkajgiri circle and Ranga reddy District. Boundaries: North by: Neighbour's Land South by: Road East by: House No. 28-143/60 West by: House No.28-143/58 Cersai Asset Id: 200064045438 Security Interest Id: 400063236772 Name of Title holder: Smt. Rajeshwari Bathuel Kankipati				
6	Reserve Price	Rs. 90,00,000/- (Rupees Ninety Lakhs Only)				
7	Earnest Money Deposit	Rs. 9,00,000/- (Rupees Nine Lakhs Only).				
8	The property can be inspected Date & Time	On 21-03-2026 between 10.00 AM and 4.00 PM .				



9. 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(e) below).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **21-03-2026** between **10.00 AM** and **4.00 PM**.
- 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. 9,00,000/- (Rupees Nine Lakhs Only)**, 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 **23-03-2026** at **5.00 PM**.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/- (Rupees One Lakh Only)** 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/- (Rupees One Lakh Only)** 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, **Asset Recovery Management Hyderabad 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. The successful Bidder shall also bear the statutory/non-statutory dues, taxes, rates., etc if any.
- l. For sale proceeds above **Rs. 50.00 Lakh (Rupees Fifty lakh Only)**, 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 21-03-2026 between 10.00 AM and 4.00 PM.

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

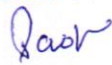
p. For further details Branch In charge, Asset Recovery Management Branch Hyderabad, Canara Bank, Ph. No. 040-2772 5283/260, e-mail id: cb2752@canarabank.com may be contacted during office hours on any working day. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. / support.cbkray@procure247.com).

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: Hyderabad
Date: 04-03-2026

कृते केनरा बैंक For CANARA BANK


प्रवीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorized Officer, Hyderabad-26
 CANARA BANK

