

(Auction Sale Notice for Immovable Properties)

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) and 9(1) 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 properties mortgaged /charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Specialized Asset Recovery Management Branch, Hyderabad of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24-03-2026**, for recovery of **Rs. 8,59,51,380.41/- (Rupees: Eight Crores Fifty Nine Lakhs Fifty One Thousand Three Hundred Eighty Rupees and Paise Forty One Only)** due to the secured creditor with future interest from 01-03-2026 and other Bank Charges from **M/s GRR Realities** situated at Sy No 156/A, Velugumatla Village, Khammam Urban and Khammam District represented by its Partners/Guarantors a) Sri Gurram Prakash, b) Smt. Gurram Vijaya Lakshmi c) Sri Gurram Rama Rao (Late) and d) Smt. Gurram Radhika

Lot 1: The Reserve Price will be Rs.46,35,130/- and the Earnest money deposit will be Rs.4,63,513/-
The Earnest Money Deposit shall be deposited on or before 23-03-2026 by 5:00 P.M.

Lot 2: The Reserve Price will be Rs.36,30,484/- and the Earnest money deposit will be Rs.3,63,049/-
The Earnest Money Deposit shall be deposited on or before 23-03-2026 by 5:00 P.M.

Details and full description of the Immovable Properties

SL No.	Property Description
1.	A RCC Roof structure under the name "CHANDRA HEIGHTS" along with the vacant site admeasuring 333.00 Sq. Yds in Plot No.17, Out of Sy No 272 & 273, Khanapuram Haveli, bearing H. No. 6-1-153, Situated at VDO Colony, Khanapuram Haveli, Khammam Municipal Corporation Limits, Khammam District and bounded by: NORTH: Building of Vaidyanatha Babu SOUTH: Plot No 16 EAST: Open site of P W D WEST: 30' Feet wide road the existing flat bearing No.302, 3rd Floor in "CHANDRA HEIGHTS" with a built-up area of 1365.00 Square feet including common areas together with the undivided share of land equivalent to 32.60 Sq. Yds out of 666.33 Sq. Yards and bounded by: NORTH: Open to Sky SOUTH: Open to Sky EAST: Open to Sky WEST: 8' wide Corridor and Staircase Note: The above Property is under the Symbolic Possession of the bank
2.	A RCC Roof structure under the name "Disney Hills" along with the vacant site admeasuring 1067.00 Sq Yds in Plot No.36, Out of Sy No 279, Khanapuram Haveli, bearing H.No. 7-3-301/3/201, Situated at Dwaraka Nagar, Khanapuram Haveli, Khammam Municipal Corporation Limits, Khammam District and bounded by: NORTH: Plot No 34 SOUTH: Road to New RTO Office EAST: 40' Feet wide Bypass Road WEST: Plot Nos. 35 & 36 the existing flat bearing No.201, 1st Floor in "Disney Hills" with a built-up area of 1419.00 Sq. ft including common areas together with the undivided share of land equivalent to 34.43 Sq. Yds out of 1067.00 Sq. Yards and bounded by: NORTH: Corridor SOUTH: Open to Sky EAST: Corridor WEST: Corridor Note: The above Property is under the Symbolic Possession of the bank

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1	Name and Address of the Secured Creditor	Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026, Phone No: 040- 27725283,260,259 E-mail: cb2752@canarabank.com
2	Name and Address of the Borrowers & Guarantors:	
	1)M/S GRR REALTIES (BORROWER) Sy No 156/A, Velugumatla Village, Khammam Urban Mandal, Khammam District Represented by its partners: 1) Sri Gurram Prakash S/o Sri G Rama Rao 2) Smt. Gurram Radhika W/o Sri G Prakash	2) SRI GURRAM PRAKASH (PARTNER) S/o Sri Gurram Rama Rao (Late) Villa No 22, GRR Srinivasam Gated Community, Sy No 156/A, Velugumatla Village, Khammam Urban Mandal, Khammam District
	3) Sri Gurram Rama Rao S/o Sri Venkateswarlu (Late) Address: Flat No 201, Disney Hills, Khanapuram Haveli, Khammam Urban Mandal, Khammam District	4)SMT GURRAM RADHIKA (PARTNER) W/o Sri Gurram Prakash Villa No 22, GRR Srinivasam Gated Community, Sy No 156/A, Velugumatla Village, Khammam Urban Mandal, Khammam District
	5) Smt. G Vijaya Lakshmi W/o Sri G Rama Rao Address: Flat No 201, Disney Hills, Khanapuram Haveli, Khammam Urban Mandal, Khammam District	
3	Total Liabilities as on 28-02-2026	Rs. 8,59,51,380.41/-(Rupees: Eight Crores Fifty Nine Lakhs Fifty One Thousand Three Hundred Eighty Rupees and Paise Forty One Only)
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 (BAANKNET) 24-03-2026 11.30 AM TO 12.30 PM Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026
5	Reserve Price	Lot 1: The Reserve Price will be Rs.46,35,130/- Lot 2: The Reserve Price will be Rs.36,30,484/-
6	Earnest Money Deposit	Lot 1: The EMD will be Rs.4,63,513/- Lot 2: The EMD will be Rs.3,63,049/-
7	The Properties can be inspected Date & Time	18-03-2026 Between 11.30 A.M to 4.30 P.M

Other terms and conditions:

- The Properties 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 encumbrances if any, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in point (e) below).
- The Properties will be sold above the Reserve Price.
- The properties can be inspected on 18-03-2026 Between 11.30 A.M to 4.30 P.M**
- 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:7046612345/8291220220/9892219848/8160205051.Email: support.BAANKNET@psballiance.com).



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- e. The intending bidders shall deposit Earnest Money Deposit (EMD) 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 by 5.00 P.M
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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 5.00 (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 properties 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, Specialised Asset Recovery Management Branch, Hyderabad IFSC Code: CNRB0002752
- k. All the charges for conveyance, Stamp duty and registration along with GST, Dues to the local Authority like Water dues, Sewerage dues, Electricity dues & Property Tax dues shall be borne by the successful bidder only. Maintenance dues with the Society and any other statutory dues as applicable shall be borne by the successful bidder only.
- l. For sale proceeds above Rs. 50.00 Lakhs (Rupees: Fifty lakhs), 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 the Government guidelines.
- m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on properties affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of properties put on auction and claims / rights / dues affecting the properties, 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 properties are 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 properties and satisfy themselves about the Properties specification before submitting the bid. No claim subsequent to the submission of bid shall be entertained by the bank. The inspection of properties put on auction will be permitted to interested bidders at site on 18-03-2026 Between 11.30 A.M to 4.30 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: Sri V. Sandeep Kumar Goud (Name of Nodal Officer & its team CO/RO/Branch, Mobile No: **98856 60606 / 91103 70518** 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.ebkray@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.

कृते केनरा बैंक For CANARA BANK

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

Place: Hyderabad
Date: 02-03-2026

Authorised Officer
Canara Bank

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