

Ref: 7700-BR/2752/2025_26/SL/JKCS/13

Date: 27.02.2026

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 provision to Rule 8 (6) 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **AF Hitech Branch**, 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 **18.03.2026**, for recovery of **Rs.5,55,97,411.00(Rupees Five Crores Fifty-five lakhs ninety-seven thousand four hundred and eleven only)** at the interest ordered in decree of OA 359/2019 dated 20.08.2019 by Honorable Judge presiding at DRT I, Hyderabad) due to the **AF Hitech Branch** of Canara Bank from **M/s JAI KISAN COLD STORAGE** represented by its Partners and Guarantors a) Smt E Susheela Reddy W/o E P Rangareddy, (b) Smt E Laxmi Devamma W/o Sri E Venkata Rami Reddy, (c) Sri E P Ranga Reddy S/o E Venkata Rami Reddy, (d) Sri R Vamshi Krishna Reddy S/o R Rami Reddy, (e) Sri V Ananthasen Reddy S/o V Ramachandra Reddy

The reserve price for LOT No.1 will be Rs.45,00,000/- and the earnest money deposit will be Rs.4,50,000/-

The Earnest Money Deposit shall be deposited on or before 18.03.2026 at 5:00pm

Details and full description of the immovable property.

LOT No.	Details and full description of the immovable property.
1.	All that the Part & Parcel of Flat bearing No. 401 on 4th floor with built up area of 1989.00 Square feet (including common area and Car parking) along with undivided share of land admeasuring 44.00 Square yards (out of 220.0 Square yards) on Plot No 104 part (West Side Portion), in Survey no. 313,314 and 315 the complex known as "PLATINUM PRIDE" situated at Nizampet Village and Grampanchayat, Quthbullapur, Bachupally Mandal, Medchal - Malkajgiri District, Telangana-500090 in the name of Sri Rangaiahahgari Vamshi Krishna Reddy S/o Sri R Rami Reddy as per sale deed no. 2963/2014 within the Jurisdiction of District Registrar Rangareddy and bounded by:- Boundaries for Entire Premises: North: Plot No 90 South: 30 Feet wide Road East: Plot No 104 part West: Plot No 104 Part & Open Place in Survey No. 233/7 Boundaries of Flat are: North: Stair case, lift and Corridor South : Open to sky East : Corridor West :Open to sky

No Known Encumbrances to the Knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances and title of the property.

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 Chief Manager,ARM Branch Canara Bank,Ph.No.040-27725259/ 27725260/83/85 during office hours on any working day. **कृते केनरा बैंक For CANARA BANK**

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

Date: 27.02.2026
Place: Hyderabad

Authorised Officer
CANARA BANK

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

Internal

PH : 040- 27725259, 27725260/83/85

E MAIL : cb2752@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.02.2026

- Name and Address of the Secured Creditor:** Canara Bank, ARM Branch, ground Floor, Circle Office Building, MCH No:-10-3-163 & 10-3-163/A, Plot No.85, Beside Rail Nilayam, Secunderabad - 500 026.
- Name and Address of the Borrower(s)/ Guarantor(s) :**

M/s Jai Kisan Cold Storage, Rep. by its Managing Partner Smt Susheela Reddy, W/o E P Ranga Reddy, Survey No.563/C, Pyalakurthy Village, Kodumuru Mandal, Kurnool District, Andhra Pradesh - 518 464	Smt Susheela Reddy, W/o E P Ranga Reddy, Managing Partner of JaiKisan Cold Storage, R/o. Flat No.202, Ananda Nilayam, Plot No.34, Sundar Nagar Colony, Hyderabad - 500038
<u>Also at:</u> Flat No.202, Ananda Nilayam, Plot No.34, Sundar Nagar Colony, Hyderabad - 500038	
Smt E Laxmidevamma, W/o E Venkatarami Reddy, R/o.2-40 D-2/1, Pyalakurthy Village, Kodumuru Mandal, Kurnool District, Andhra Pradesh - 518 464	Sri E P Ranga Reddy, S/o Sri E Venkat Rami Reddy, R/o Flat No.202, Ananda Nilayam, Plot No.34, Sundar Nagar Colony, Hyderabad - 500038
Sri RangaiahgariVamshi Krishna Reddy, S/o Sri R Rami Reddy, R/o Flat No.202, Ananda Nilayam, Plot No.34, Sundar Nagar Colony, Hyderabad - 500038	Sri V Anathasena Reddy, S/o Sri V Ramachandra Reddy, R/o House No.7-24D, Pyalakurthy Village, Kodumuru Mandal, Kurnool District, Andhra Pradesh - 518 464

- Due amount of Rs.5,55,97,411.00(Rupees Five Crores Fifty-five lakhs ninety-seven thousand four hundred and eleven only) at the interest ordered in decree of OA 359/2019 dated 20.08.2019 by Honorable Judge presiding at DRT I, Hyderabad)**
- (a) **Mode of Auction** : Online Electronic Bidding
- (b) **Details of Auction service provider** : M/s PSB Alliance (Baanknet)
Web site: <https://baanknet.com>
Contact Person Name: Karan Modi
Ph.No- 7016716557
Mail ID: karan@procure247.com
- (c) **Date & Time of Auction** : 21.03.2026, 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
- Reserve Price** :
LOT No.1 will be **Rs.45,00,000/-** and the earnest money deposit will be **Rs.4,50,000 /-**

- a) **Other terms and conditions:** Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on or before **16.03.2026** between **11.00AM** and **4.00PM**.
- d) 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.
- e) EMD amount of 10% of the Reserve Price is to be deposited at Wallet in Baanknet on or before **18.03.2026** at **5.00 PM**.
- f) 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(Baanknet)**, Web site: <https://baanknet.com> 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.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **18.03.2026 at 5.00 PM** to Canara Bank, ARM Branch, Hyderabad by hand or by email.
 - (i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, Acknowledgement receipt thereof with UTR No.
 - (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 A/c details for online refund of EMD.
- (h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- (i) The intending bidders should contact e-Auction service provider **M/s PSB Alliance(Baanknet)**, Web site: <https://baanknet.com> 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.
- (j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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. Amount is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARM Branch, Hyderabad 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**. If the successful bidder fails to pay the sale price, 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.

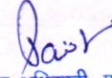
- (l) For sale proceeds of Rs.50.00 lakhs (Rupees Fifty Lakhs) and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- (m) All charges for conveyance, stamp duty/GST, registration charges, etc., as applicable shall be borne by the 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 there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach ARM Branch, Hyderabad who, as a facilitating centre, shall 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(Ebkay), Website:<https://baanknet.com>, Help Desk Number:8291220220
Email:support.ebkay@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

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.

ಕರ್ನಾಟಕ ಕಾನಾರಾ ಬ್ಯಾಂಕ್ For CANARA BANK


ಪ್ರಧಿಕೃತ ಅಧಿಕಾರಿ, ಎ.ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದರಾಬಾದ್ (DP: 2752)
Authorised Officer, A.R. Br, Hyderabad-26

Place: Hyderabad
Date: 27.02.2026

Authorised Officer
Canara Bank