

केनरा बैंक Canara Bank

भारत सरकार का उपकार

A Government of India Undertaking

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/ARM/HI IN/SALE 2025-26/VIJ/SN/01

Date: 09-02-2026

To:

Borrower(s)/Director(s)/Guarantor(s)/Mortgagor(s)	Borrower(s)/Director(s)/Guarantor(s)/Mortgagor(s)
M/S Hi In Concepts Private Limited H NO 8-2-293/82/A/163,Plot no 163 Ground Floor Road NO 13A, Jubilee Hills, IDA Phase 1 Jeedimetla 90-H, Shapur Hyderabad – 500055.	Smt. Aparna Valluri W/O V Srinivas,Flat No 412, Sarada Apartments 2, Road No 1, Ranga Raju Lane, Banjara Hills, Hyderabad-500034.
Sri. Arvind Kumar Raghuvanshi S/O Karam Veer Singh R/O Flat No 405, Sarada Apartments-II R R Lane, Road No 1, Banjara Hills Hyderabad-500034.	Sri. Srinivas Valluri S/O V Kameswary Flat No 412, Sarada Apartments 2, Road No 1, Ranga Raju Lane, Banjara Hills, Hyderabad-500034.
Sri. Majety Venkata Satya Sai Surya Nagabhushanam S/O M Upendra Rao, Block No 9, Flat No 705 Rain Tree Park, Malaysian Township KPHB Colony, Kukatpally, Hyderabad- 500085.	M/s Hitha Design Science (P) Ltd., Rep by Arvind Kumar Raghuvanshi and Sri Srinivas Valluri, Flat No M3 Sarada Apartments-II Ranga Raju Lane, Road No 1, Banjara Hills, Hyderabad-500034. (Corporate Guarantee)
Sri. Arvind Kumar Raghuvanshi S/O Karam Veer Singh R/O Flat No 102, TNZ Towers, Aurora Colony, Road No. 3, Banjara Hills, VTC – Khairatabad, Hyderabad-500034.	

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, **ARM Branch (2752)** Hyderabad have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13 (4) of the Subject Act, 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,

कृत केनरा बैंक For CANARA BANK

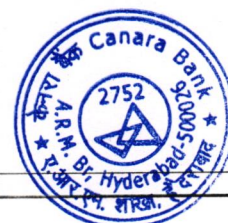
[Signature]

प्राधिकृत 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 constructive/physical possession of which has been taken by the Authorized Officer of **ARM Branch (2752)** Hyderabad, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20-03-2026** for recovery of **Rs. 1,02,00,848.83 (Rupees One Crore Two Lakh Eight Hundred Forty Eight and Paise Eighty Three Only)** as on 31-01-2026 plus subsequent interest, costs and expenses in full there on due to the **ARM Branch** of Canara Bank from **M/S HI IN CONCEPTS PRIVATE LIMITED** Rep. by its Borrowers/Directors/Guarantors Sri. Arvind Kumar Raghuvanshi, Sri. Majety Venkata Satya Sai Surya Nagabhushanam, Sri. Valluri Srinivas, Smt. Aparna Valluri, and M/s Hitha Design Science (P) Ltd.

The reserve price will be **Rs.1,12,99,000/-** (One Crore Twelve Lakh Ninety Nine Thousand Only).

Earnest money deposit will be **11,29,900/-** (Eleven Lakh Twenty Nine Thousand Nine Hundred Only)

The Earnest Money Deposit shall be deposited on or before **19-03-2026 by 5:00 pm.**

Description of the Immovable Property:

Sl. No.	IMMOVABLE	NAME OF TITLE HOLDER
1.	All that Plot No 196 admeasuring 183.33Sq Yds or 153.28 Sq. Mts. near Door No 76-14-82A in R.S. Nos.35/2A, 36/2B, 37/1B,37/2 ,37/5, 37/6, 38/2B,38/3B2, 38/4B2,39/1C1 & 39/3C2 in LP No 4/95 situated Bhavanipuram, Vijayawada Municipal Corporation Area, Sub Registry Vijayawada Krishna District bounded by: East: Plot No 197 of Kona Jawaharlal South: Plot No 194 of Sistla Hari Narayan Sastry West: Plot No 195 of Nandyala Durga Prasad Rao North: 33' wide road CERSAI DETAILS: Asset ID: 200017241722 Security Interest ID: 400017280541	Sri. M V S S S Nagabhushanam

***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.

कृते केनरा बैंक For CANARA BANK


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

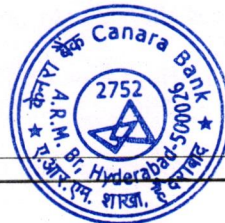
Date: 09-02-2026
Place: Hyderabad



 Authorized Officer
Canara Bank

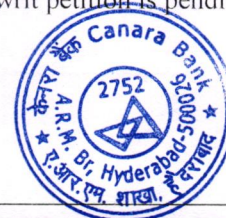
DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09-02-2026

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad, H No. 10-3-163 & 10-3-163/A, Plot No. 85, Beside Rail Nilayam, S.D. Road, Secunderabad – 500026.										
2	Name and Address of the Borrowers/Guarantors/Directors/Mortgagers M/S HI IN CONCEPTS PRIVATE LIMITED: <table><tr><th>Borrower(s)/Director(s)/Guarantor(s)/Mortgagor(s)</th><th>Borrower(s)/Director(s)/Guarantor(s)/Mortgagor(s)</th></tr><tr><td>M/S Hi In Concepts Private Limited H. No. 8-2-293/82/A/163, Plot no. 163 Ground Floor Road No. 13A, Jubilee Hills. IDA Phase 1 Jeedimetla 90-H, Shapur Hyderabad – 500055.</td><td>Smt Aparna Valluri W/o V Srinivas Flat No 412, Sarada Apartments 2, Road No 1, Ranga Raju Lane, Banjara Hills, Hyderabad-500034.</td></tr><tr><td>Sri Arvind Kumar Raghuvanshi S/o Karam Veer Singh R/o Flat No 405, Sarada Apartments-II R R Lane, Road No 1, Banjara Hills Hyderabad-500034.</td><td>Sri Srinivas Valluri S/o V Kameswary Flat No. 412, Sarada Apartments 2, Road No 1, Ranga Raju Lane, Banjara Hills, Hyderabad-500034.</td></tr><tr><td>Sri Majety Venkata Satya Sai Surya Nagabhushanam S/o M Upendra Rao, Block No 9, Flat No 705 Rain Tree Park, Malaysian Township KPHB Colony, Kukatpally, Hyderabad- 500085.</td><td>M/s Hitha Design Science (P) Ltd., Rep by Arvind Kumar Raghuvanshi and Sri Srinivas Valluri Flat No M3 Sarada Apartments-II Ranga Raju Lane, Road No 1, Banjara Hills, Hyderabad-500034. (Corporate Guarantee)</td></tr><tr><td>Sri Arvind Kumar Raghuvanshi S/o Karam Veer Singh R/o Flat No 402, TNZ Towers, Aurora Colony, Road No. 3, Banjara Hills, VTC – Khairatabad, Hyderabad-500034.</td><td></td></tr></table>		Borrower(s)/Director(s)/Guarantor(s)/Mortgagor(s)	Borrower(s)/Director(s)/Guarantor(s)/Mortgagor(s)	M/S Hi In Concepts Private Limited H. No. 8-2-293/82/A/163, Plot no. 163 Ground Floor Road No. 13A, Jubilee Hills. IDA Phase 1 Jeedimetla 90-H, Shapur Hyderabad – 500055.	Smt Aparna Valluri W/o V Srinivas Flat No 412, Sarada Apartments 2, Road No 1, Ranga Raju Lane, Banjara Hills, Hyderabad-500034.	Sri Arvind Kumar Raghuvanshi S/o Karam Veer Singh R/o Flat No 405, Sarada Apartments-II R R Lane, Road No 1, Banjara Hills Hyderabad-500034.	Sri Srinivas Valluri S/o V Kameswary Flat No. 412, Sarada Apartments 2, Road No 1, Ranga Raju Lane, Banjara Hills, Hyderabad-500034.	Sri Majety Venkata Satya Sai Surya Nagabhushanam S/o M Upendra Rao, Block No 9, Flat No 705 Rain Tree Park, Malaysian Township KPHB Colony, Kukatpally, Hyderabad- 500085.	M/s Hitha Design Science (P) Ltd., Rep by Arvind Kumar Raghuvanshi and Sri Srinivas Valluri Flat No M3 Sarada Apartments-II Ranga Raju Lane, Road No 1, Banjara Hills, Hyderabad-500034. (Corporate Guarantee)	Sri Arvind Kumar Raghuvanshi S/o Karam Veer Singh R/o Flat No 402, TNZ Towers, Aurora Colony, Road No. 3, Banjara Hills, VTC – Khairatabad, Hyderabad-500034.	
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3	Total liabilities	Rs.1,02,00,848.83 (Rupees One Crore Two Lakh Eight Hundred Forty Eight and Paise Eighty Three Only) as on 31-01-2026 plus subsequent interest, costs and expenses in full 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 20-03-2026 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online(www.baanknet.com)										
5	Reserve Price	The reserve price will be Rs.1,12,99,000/- (One Crore Twelve Lakh Ninety Nine Thousand Only).										
6	Earnest Money Deposit	Rs.11,29,900/- (Eleven Lakh Twenty Nine Thousand Nine Hundred Only)										
7	The property can be inspected Date & Time	On 18-03-2026 between 10.00 AM and 4.00 PM .										



8. 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 **18-03-2026** 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.11,29,900/-** 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 **19-03-2026** 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.
- 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 **18-03-2026** 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. The borrowers have filed a writ petition being **WP No. 25841 of 2025** before the Hon'ble High Court of Telangana challenging the action of the bank in declaring the account as NPA. The said writ petition is pending however; there is no stay order.



q. 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.ebkay@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


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

Place: Hyderabad
Date: 09-02-2026

8 AUTHORISED OFFICER
CANARA BANK

