

**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/112025/SN

DT: 21/02/2026

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) 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 Authorized Officer of **Narayanaguda** branch, Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **18/03/2026** for recovery of **Rs.2,85,14,624.08 (Rupees Two Crore Eighty Five Lakh Fourteen Thousand Six Hundred and Twenty Four and Paise Eight only)** as on **21/02/2026** (plus unapplied interest, expenses occurred in recovery process and applicable Bank charges henceforth till the date of realisation) payable by **M/s Sanaa Audio Visual Productions PVT Ltd** (Borrowers). The account now stands transferred to **ARM Hyderabad** Branch of Canara Bank from **Narayanaguda** branch for further recovery action and follow up.

The Reserve Price for below properties will be **Rs.1,21,00,000/- (Rupees One Crore Twenty One Lakhs Only)** and the Earnest Money Deposit will be **Rs. 12,10,000/- (Rupees Twelve Lakh Ten Thousand Only)**.

Earnest Money Deposit shall be deposited on or before **17/03/2026 at 5:00 pm**.

Details and full description of the property

All that the Residential Flat No.104 (i.e., Flat No. 104-A & 104-B), in First Floor of "HARMONEY PRESTIGE" apartment consist of Cellar+Stilt+5 floors. The built up area of the flat is 2142 Sft (including common areas) along with 2 car parking spaces admeasuring 200 Sft, along with an undivided share of land admeasuring 65 Sq. Yds., out of 12404 Sq. Yds. Premises bearing New Municipal No. 10-3-314, and Property bearing Part of Municipal No. 10-3-316/2, on Portion of Plot No. 1 (Old part of premises No. 10-3-314) situated at Masab tank, Hyderabad, Telangana State.

BOUNDARIES:

North : Lift & Open to Sky

South : Open to Sky

East : Corridor

West : Open to Sky

Sale deed No 3759/2010 Dated 07/10/2010 at SRO Golconda.

Mortgage Deed no. 2069/2019 Dated: 26/03/2019 at SRO Golconda.

Security Interest Id: 400032159113

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, Hyderabad, Canara Bank, Ph.No.040-27725283/260 during office hours on any working day and E-mail: cb2752@canarabank.com

Date: 21/02/2026
Place: Hyderabad

**कृते केनरा बैंक For CANARA BANK**

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

Ref: 2752/ARMB/SAV/112025/SN

Sale notice in the A/c of M/s Sanaa Audio
Visual Productions PVT Ltd

DT: 21/02/2026

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 21/02/2026

Name and Address of the Secured Creditor:	Canara Bank, ARM Branch, Hyderabad
Name and Address of the Borrower(s)/ Guarantor(s)	1)M/s Sanaa Audio Visual Production Pvt Ltd D No 2-6-7-JC/544, Jana Chaitanya Colony,Rajendranagar Rangareddy Dist,Telangana-500030 2)Sri Mohammed Shanawaz S/o Sk Mumtaz Sutahat Backside of Baptist Church, Cuttack Sadar,Cuttack,Odissa-753001 3)Smt Bozai Momina W/o Kammar Mohammed Sadgatullah Tabaz 9-2585/C, Plot No 501,Khader Residency,Road No 10 Banjara Hills,Hyderabad Telangana-500034 4)Smt Shazia Parveen W/o Mohsin Khan Bungalow No 08,Ministers Quarters Kundanbagh,Hyderabad Telangana-500016
Total amount due as on 21/02/2026:	Rs.2,85,14,624.08 (Rupees Two Crore Eighty Five Lakh Fourteen Thousand Six Hundred and Twenty Four and Paisa Eight only) as on 21/02/2026 (plus unapplied interest,expenses occurred in recovery process and applicable Bank charges henceforth till the date of realisation). The amounts remitted after issuance of Demand notice are duly accountable.
Mode of Auction	Online Electronic Bidding
Details of Auction service provider	M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.com Website: www.baanknet.com
Date & Time of Auction	18/03/2026 , 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
Place of Auction	Online
Reserve Price	Rs. 1,21,00,000/- (Rupees One Crore Twenty One Lakhs Only)



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Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **www.baanknet.com**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected with Prior Appointment with Authorized Officer, on or before **14/03/2026** between 10.00 AM and 5.00 PM.
- c) 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.
- d) EMD amount of 10% of the Reserve Price is to be deposited through RTGS/NEFT/Fund Transfer to credit of account of "CANARA BANK", A/c No: 209272434, IFSC Code : CNRB0002752 on or before **17/03/2026, 5:00 pm**.
- e) 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) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.com**
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **17/03/2026, 5:00 PM**, to Canara Bank, ARM branch Hyderabad by hand or by email.
 - i. 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.
- g) The intending bidders should register their names at portal **www.baanknet.com** and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider **M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.com**
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.1,00,000/-(Rupees One Lakh only)**. 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.
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately 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. If the successful bidder fails to pay the sale price, 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.
- k) For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- l) 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 statutory/non statutory dues, taxes, rates etc.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) In case there are bidders who do not have access to the internet but interested in participating in the e-auction, they can approach concerned **ARM Hyderabad Branch** who, as a facilitating centre, shall make necessary arrangements.

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- o) For further details contact Branch Incharge, ARM branch, Hyderabad, Canara Bank, Ph.No. 040-27725283/260, e-mail id: cb2752@canarabank.com (OR) the service provider M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.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

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

Date: 21/02/2026
Place: Hyderabad

Authorized Officer
CANARA BANK

