

To,

M/s GOSHEN EXIM (BORROWER) REGD OFFICE ADDRESS: # SY NO. 55, BPR COLONY, BODUPPAL BOLIGUEDEM ROAD, MEDHCLA MALKAJGIRI DISTRICT - 500092	M/s GOSHEN EXIM (BORROWER) UNIT ADDRESS: # SY NO. 55, BPR COLONY, BODUPPAL BOLIGUEDEM ROAD, MEDHCLA MALKAJGIRI DISTRICT - 500092
SRI.BOMMAK RAMESH S/o BOMMAK POCHIAIAH HNO: 1-4, OPP AMBEDKAR STATUE BODUPPAL VILLAGE, MEDIPALLY MANDAL MEDHCLA MALKAJGIRI DISTRICT - 500092 (PARTNER – 1 & MORTGAGOR)	SRI.DHARMENDER TULASIDAS S/o D. TULASIDAS HNO: 1-4-101 KANDIGUDA NEAR S.T. JAMES CHURCH SECUNDERABAD, SANIKIPURI HYDERABAD – 500094 (PARTNER – 2)
SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA HNO: 1-5-288, KAMAN ROAD KARIM NAGAR – 505001 (GUARANTOR & MORTGAGOR)	

Dear 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) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Canara Bank, **SECUNDERABAD MAREDPALLY** branch have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **SECUNDERABAD MAREDPALLY** branch, of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice. Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

AUTHORISED OFFICER
CANARA BANK

Internal

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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) , Guarantor (s) and other Parties 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 Hyderabad **SECUNDERABAD MAREDPALLY** Branch, Hyderabad of Canara Bank, will be sold on "As is where is", on **24-04-2026** for recovery of **Rs. 9,57,28,083.52 (Rupees Nine Crore Fifty Seven Lakh Twenty Eight Thousand Eighty Three and Paise Fifty Two)** as on 17-03-2026 and bank charges there on, due to **SECUNDERABAD MAREDPALLY** Branch Canara Bank from **M/s GOSHEN EXIM**

Property 1: The reserve price will be **Rs.99,71,000/- (Rupees Ninety Nine Lakh Seventy One Thousand Only)** and the earnest money deposit will be **Rs.9,97,100/- (Rupees Nine Lakh Ninety Seven Thousand One Hundred only)**. The Earnest Money Deposit shall be deposited on or before **22.04.2026 before 5:00pm**.

S.NO	DESCRIPTION OF PROPERTY	PROPERTY OWNER
1	All that the Residential Flat No' 502 in fifth floor having Plinth Area 1612 Sq ft Including Common Areas 160 sq ft and 2 Car Parking along with undivided share of land 50.72 SqYards out of 1564 Sq Yards in Premises Bearing Municipal No.1-4-445 (PIIN No 1155501273) building Known as Krishna Kunj Situated at Kavadiguda' Hyderabad' Telangana State' and bounded by: North: Open to Sky South: corridor East: Open to Sky West: Flat No. 503	SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA

Property 2: The reserve price will be **Rs.91,78,000/- (Rupees Ninety One Lakh Seventy Eight Thousand Only)** and the earnest money deposit will be **Rs.9,17,800/- (Rupees Nine Lakh Seventeen Thousand Eight Hundred only)**. The Earnest Money Deposit shall be deposited on or before **22.04.2026 before 5:00pm**.

DESCRIPTION OF PROPERTY	PROPERTY OWNER
All that the Residential Flat No' 503 in fifth floor having Plinth Area 1479 Sq ft Including Common Areas 160 sq. ft and 2 Car Parking along with undivided share of land 46.54 SqYards out of 1564 Sq. Yards in Premises Bearing Municipal No.1-4-445 (PTIN No 1155500932) building Known as Krishna Kunj Situated at Kavadiguda ' Hyderabad' Telangana State' and bounded by: North: Open to Sky South: Flat No.505 East : Flat No.502 West: Open to Sky	SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA

BRANCH OFFICE: SECUNDERABAD MAREDPALLY (0624) HYDERABAD.

Property 3: The reserve price will be **Rs.1,20,40, 000/- (Rupees One Crore Twenty Lakh Forty Thousand Only)** and the earnest money deposit will be **Rs.12,04,000/- (Rupees Twelve Lakh Four Thousand only)**. The Earnest Money Deposit shall be deposited on or before **22.04.2026 before 5:00pm**

DESCRIPTION OF PROPERTY	PROPERTY OWNER
All that the Residential Flat No. 505, in fifth floor having plinth Area 1959 Sq ft Including Common Areas 160 sq ft and 2 Car parking along with undivided Share of Land 61.30 Sq yards out of 1564 Sq Yards in premises Bearing Municipal No.1-4-445 (PTIN No.1155501274) building known as (Krishna Kunj) Situated at Kavadiguda Hyderabad, Telangana State, and bounded by: North : Flat No. 503 & Corridor South: Open to Sky. East: Flat No. 504 West: Open to Sky.	SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA

Property 4: The reserve price will be **Rs.12,57,97,000/- (Rupees Twelve Crore Fifty Seven Lakh Ninety Seven Thousand Only)** and the earnest money deposit will be **Rs.1,25,79,700/- (Rupees One Crore Twenty Five Lakh Seventy Nine Thousand Seven Hundred only)**. The Earnest Money Deposit shall be deposited on or before **22.04.2026 before 5:00pm**

DESCRIPTION OF PROPERTY	PROPERTY OWNER
All that piece and parcel of land in Survey No.55/E (Sub-division from Survey No.55), admeasuring 3993 Sq.Yds., or 3338.14 Sq.Mtrs.(which is equivalent to Ac.0-3300 Guntas), Situated at Boddupal Village, under Boduppall Municipal Corporation, Medipally Mandal, Medchal-Malkajgiri District, Telangana State and bounded by:- NORTH BY: Land belongs to B.Vishwanath in Survey No.55 SOUTH BY: Land Belongs to B.Gopal in Survey No.55 EAST BY: Land Belongs to B.Ramesh in Survey No.55 , WEST BY: 40" WIDE ROA	SRI.BOMMAK RAMESH S/o BOMMAK POCHIAIAH

* No Known Encumbrances to the Knowledge of the Bank.

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 Mr. MOHAN G A KINI CHIEF MANAGER, SECUNDERABAD MARREDPALLY, Hyderabad Branch, Canara Bank, Ph. No 919844053082, during office hours on any working day.

Date: 17-03-2026
Place: Hyderabad

Authorised Officer
CANARA BANK

Internal

I	Name and Address of the Secured Creditor:	CANARA BANK SECUNDERABAD MARREDPALLY BRANCH H.No.10-1-5/12A POST BOX NO.01, ENTRECHMENT ROAD, EAST MAREDPALLY SECUNDERABAD - 500027	Contact: MR. MOHAN G A KINI CHIEF MANAGER SECUNDERABAD MARREDPALLY Branch, Canara Bank, Ph. No 919844053082
II	Name and Address of the Borrower (s)/ Guarantors (s):	<u>1.</u> M/s GOSHEN EXIM (BORROWER) REGD OFFICE ADDRESS: # SY NO. 55, BPR COLONY, BODUPPAL BOLIGUEDEM ROAD, MEDHCLA MALKAJGIRI DISTRICT - 500092	(BORROWER)
		<u>2</u> SRI.BOMMAK RAMESH S/o BOMMAK POCHAIHA HNO: 1-4, OPP AMBEDKAR STATUE BODUPPAL VILLAGE, MEDIPALLY MANDAL MEDHCLA MALKAJGIRI DISTRICT - 500092 (PARTNER – 1 & MORTGAGOR)	<u>PARTNER - 1</u>
		<u>3</u> SRI.DHARMENDER TULASIDAS S/o D. TULASIDAS HNO: 1-4-101 KANDIGUDA NEAR S.T. JAMES CHURCH SECUNDERABAD, SANIKIPURI HYDERABAD – 500094 (PARTNER – 2)	<u>PARTNER -2</u>
		<u>4</u> SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA HNO: 1-5-288, KAMAN ROAD KARIM NAGAR – 505001 (GUARANTOR & MORTGAGOR)	<u>GUARANTOR</u>
III	Total liabilities as on 17-03-2026	<u>Rs. 9,57,28,083.52</u> (Rupees Nine Crore Fifty Seven Lakh Twenty Eight Thousand Eighty Three and Paise Fifty Two) as on 17-03-2026 and bank charges there on.	

IV AUCTION DETAILS		
1.	Mode of Auction:	Online Electronic Bidding
2.	Date & Time of Auction	<u>24.04.2026 & 11.30 a.m. to 12:30 p.m.</u>
3.	Details of Auction service provider:	M/s PSB Alliance (Ebkray) Contact:8291220220 E-mail: support.ebkray@psballiance.com , Website : https://ebkray.in
4.	Reserve Price for Property	<u>Property 1: Rs.99,71,000/- (Rupees Ninety Nine Lakh Seventy One Thousand Only)</u> <u>Property-2 : Rs.91,78,000/- (Rupees Ninety One Lakh Seventy Eight Thousand Only)</u> <u>Property-3: Rs.1,20,40, 000/- (Rupees One Crore Twenty Lakh Forty Thousand Only)</u> <u>Property-4: Rs. Rs.12,57,97,000/- (Rupees Twelve Crore Fifty Seven Lakh Ninety Seven Thousand Only)</u> The property will be sold for the price which is more than the Reserve Price in the multiples of Rs 50,000 and the participating bidders may improve their offer further during auction process.
5.	Earnest Money Deposit (EMD)	<u>Property – 1: Rs.9,97,100/- (Rupees Nine Lakh Ninety-Seven Thousand One Hundred only).</u> <u>Property-2: Rs.9,17,800/- (Rupees Nine Lakh Seventeen Thousand Eight Hundred only)</u> <u>Property-3: Rs.12,04,000/- (Rupees Twelve Lakh Four Thousand only).</u> <u>Property-4: Rs.1,25,79,700/- (Rupees One Crore Twenty-Five Lakh Seventy-Nine Thousand Seven Hundred only)</u> The Earnest Money Deposit shall be deposited on or before 22-04-2026 at 5.00 p.m.. <i>Property Can be inspected with Prior Appointment with Authorized Officer on 22-04-2026 before 5: 00 PM</i>

Other terms and conditions:

Bidding Process

- (a) Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://ebkray.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- (b) Bidder has to register in the portal and go through E KYC (Digi Locker KYC,Selfie KYC and Penny Drop KYC). Bank Account Details are to be registered in the Portal itself.
- (c) EMD amount of 10% of the Reserve Price is to be deposited through the Wallet Provided in the Ebkray Portal Only
- (d) Before starting the Bidding Process , Buyers to Ensure the following documents are readily available
 1. Email ID ,
 2. Mobile Number
 3. Aadhar and PAN Saved in Digi Locker,
 4. Aadhar KYC
 5. Valid Bank Account with online Credentials.
- (e) The intending bidders should register their names at portal 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(Ebkray) Contact:8291220220

E-mail: support.ebkray@psballiance.com Website :<https://ebkray.in>

General Guidelines

- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- ii) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies as **mentioned above**. 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.
- iii) 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

BRANCH OFFICE: SECUNDERABAD MAREDPALLY (0624) HYDERABAD.

shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.

- iv) For sale proceeds of ₹.50, 00,000/- (Rupees Fifty lac only) and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- v) All charges for conveyance, stamp duty/GST, registration charges, etc. as applicable shall be borne by the successful bidder only.
- vi) For further details contact Branch (Details given in the notice) or Service Provider

Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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: 17-03-2026

AUTHORISED OFFICER

CANARA BANK