

केनरा बैंक Canara Bank

भारतीय संघीय बैंक

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/ARMB/RAV/SN/2025-26/SN/06

Date: 08-04-2026

To:

Borrowers/Guarantors/Directors/Mortgagers

M/S RAV SMITTENS (OPC) PVT. LTD.
Plot No. 33 Janakpuri Colony,
Karkhana Secunderabad,
Hyderabad, Telangana—500009

Having It's Registered Corporate Address at,
Plot No. 27, IDA, Balanagr,
Industrial Area Balanagr,
Secunderabad – 500 037
Represented By It's Managing Director
Sri. Abhijith Bharadwaj Lakinepally

SMT. SATHYA VANI YAGNAMURTHY,
W/O L V Ravinder Rao,
R/O Flat No. G-1, Plot No. 33,
Janakpuri Colony, Tirumalagiri,
Near KFC Kharhana, Secunderabad,
Telangana – 500009

SRI. LAKINEPALLY ABHIJITH BHARADWAJ,
S/O L Venkata Ravinder Rao,
R/O Flat No. G-1, Plot No. 33,
Janakpuri Colony, Tirumalagiri,
Near KFC Kharhana, Secunderabad,
Telangana – 500009

SRI. LAKINEPALLY VENKATA RAVINDER RAO,
S/O L Ranga Rao, R/O Flat No. G-1, Plot No. 33,
Janakpuri Colony, Tirumalagiri,
Near KFC Kharhana, Secunderabad,
Telangana – 500009

SRI. K LAXMIKANTH,
S/O Sri. K Gopal Rao
Plot No.53, Flat No.-204,
Vinayaka Residency,
Shramik Nagar, Moula Ali,
Secunderabad-500 040

Respected Madam/ 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) & 9 of the Security Interest (Enforcement) Rules, 2002.

Note: The proposed sale is subject to the outcome of SA No. 43/2026, filed by borrower before the Hon'ble Debts Recovery Tribunal at Hyderabad-I and SA No. 136/2026, filed by borrower before the Hon'ble Debts Recovery Tribunal at Hyderabad-II.

As you are aware, on behalf of Canara Bank **Hyderabad Mukramjahi Road-13024**, Branch 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 and subsequently transferred to **Asset Recovery Management Branch (2752)**, Hyderabad, Canara Bank for follow up, 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,

प्रमुख केनरा बैंक For CANARA BANK

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 THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Note: The proposed sale is subject to the outcome of SA No. 43/2026, filed by borrower before the Hon'ble Debts Recovery Tribunal at Hyderabad-I and SA No. 136/2026, filed by borrower before the Hon'ble Debts Recovery Tribunal at Hyderabad-II.

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 **Hyderabad Mukramjahi Road-13024**, subsequently transferred to **ARM Branch (2752)**, Hyderabad, Canara Bank for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" condition on **28-04-2026** for recovery of **Rs. 2,01,24,285.52 (Rupees Two Crore One Lakh Twenty Four Thousand Two Hundred Eighty Five and Paise Fifty Two Only)** at the interest ordered in decree of **OA 11/2023** dated **03-10-2023** by Honorable Judge presiding at DRT-I, Hyderabad, plus subsequent interest, costs and expenses in full, due to the **ARM Branch** of Canara Bank from **M/S RAV SMITTENS (OPC) PRIVATE LIMITED** Rep. by its Borrowers/Directors/Guarantors/Mortgagors **Smt. Sathya Vani Yagnamurthy, Sri. Lakinepally Abhijith Bharadwaj, Sri. Lakinepally Venkata Ravinder Rao, Sri. K Laxmikanth.**

The reserve price for LOT 1 will be **Rs.69,00,000/-** (Rupees Sixty Nine Lakh Only). and the earnest money deposit will be **Rs. 6,90,000/-** (Rupees Six Lakh Ninety Thousand Only)

The reserve price for LOT 2 will be **Rs.69,00,000/-** (Rupees Sixty Nine Lakh Only). and the earnest money deposit will be **Rs. 6,90,000/-** (Rupees Six Lakh Ninety Thousand Only)

The Earnest Money Deposit shall be deposited on or before **27-04-2026 by 5:00 pm.**

Details and full description of the property

LOT 1: Residential Flat no G1 on Ground floor bearing in Harideep Pristine Apartments bearing DNO: 3-02-103, P33-FG with a built up area of 1535 sft (including common area) & car parking area of 100 sft along with UDS of land of 41 Sq.Yards out of 373 sq. yds constructed on Plot no: 33 in Sy nos: 159 situated at Janakpuri colony, near Asbestos staff colony, Near Karkhana, Secunderabad and bounded by:

Boundaries for Flat:
North : Open to sky
South : Open to sky
East : Corridor/staircase/Lift
West : Open to sky

Boundaries for Flat:
North : Open to sky
South : Open to sky
East : Corridor/staircase/Lift
West : Open to sky

Cersai Asset Id: 200016246732

Security Interest Id: 400016283237

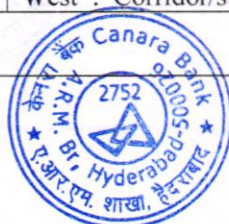
LOT 2: Residential Flat No. G-2 on Ground floor in Harideep Pristine Apartments bearing DNO: 3-02-103, P33-FG2/GF with a built up area of 1530 sft & car parking area of 100 sft constructed on Plot no 33 in Sy Nos: 159 situated at Janakpuri colony, near Asbestos staff colony, Near Karkhana, Secunderabad and bounded by:

Boundaries for Land:
North : 30 ft Wide Road
South : Plot no 34
East : 30 ft wide road
West : Plot no. 32

Boundaries for Flat:
North : Open to sky
South : Open to sky
East : Open to sky
West : Corridor/staircase/Lift plot no. G1

Cersai Asset Id: 200016246485

Security Interest Id: 400016282988



***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

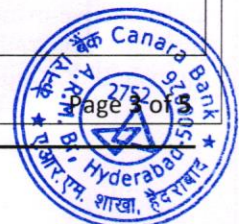
प्राधिकृत अधिकारी, ए.आर.एम. शाखा, हैद. (DP: 2752)
Authorized Officer, A.R.M. Br, Hyderabad-26.

Date: 08-04-2026
Place: Hyderabad

Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08-04-2026

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 RAV SMITTENS (OPC) PVT. LTD. Plot No. 33 Janakpuri Colony, Karkhana Secunderabad, Hyderabad, Telangana—500009 Having It's Registered Corporate Address at, Plot No. 27, IDA, Balanagr, Industrial Area Balanagr, Secunderabad – 500 037 Represented By It's Managing Director Sri. Abhijith Bharadwaj Lakinepally SRI. LAKINEPALLY ABHIJITH BHARADWAJ, S/O L Venkata Ravinder Rao, R/O Flat No. G-1, Plot No. 33, Janakpuri Colony, Tirumalagiri, Near KFC Kharhana, Secunderabad, Telangana – 500009 SRI. LAKINEPALLY VENKATA RAVINDER RAO, S/O L Ranga Rao, R/O Flat No. G-1, Plot No. 33, Janakpuri Colony, Tirumalagiri, Near KFC Kharhana, Secunderabad, Telangana – 500009 SMT. SATHYA VANI YAGNAMURTHY, W/O L V Ravinder Rao, R/O Flat No. G-1, Plot No. 33, Janakpuri Colony, Tirumalagiri, Near KFC Kharhana, Secunderabad, Telangana – 500009 SRI. K LAXMIKANTH, S/O Sri. K Gopal Rao Plot No.53, Flat No.-204, Vinayaka Residency, Shramik Nagar, Moula Ali, Secunderabad-500 040
3	Total liabilities	Rs. 2,01,24,285.52 (Rupees Two Crore One Lakh Twenty Four Thousand Two Hundred Eighty Five and Paise Fifty Two Only) at the interest ordered in decree of OA 11/2023 dated 03-10-2023 by Honorable Judge presiding at DRT-I, Hyderabad, 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 28-04-2026 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 for LOT 1 will be <u>Rs.69,00,000/-</u> (Rupees Sixty Nine Lakh Only). The reserve price for LOT 2 will be <u>Rs.69,00,000/-</u> (Rupees Sixty Nine Lakh Only).
6	Earnest Money Deposit	LOT 1: Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only) LOT 2: Rs. 6,90,000/- (Rupees Six Lakh Ninety Thousand Only)
7	The property can be inspected Date & Time	On 24-04-2026 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 **24-04-2026** 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 **LOT 1: Rs. 6,90,000/-**, **LOT 2: Rs. 6,90,000/-**, 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 **27-04-2026** at **5.00 PM**.

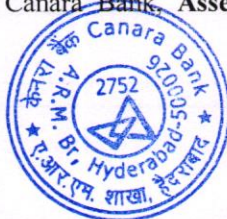
f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/- (Rupees One Lakh Only)** mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of '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 **24-04-2026** 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.

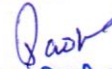
p. For further details Branch In charge, Asset Recovery Management Branch Hyderabad, Canara Bank, Ph. No. 040-2772 5283/260, e-mail id: cb2752@canarabank.com may be contacted during office hours on any working day. The service provider **Baanknet (M/s PSB Alliance Pvt. Ltd)**, (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. / support.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.

Place: Hyderabad
Date: 08-04-2026

कृते केनरा बैंक For CANARA BANK


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

