

Ref:ARM/SN/MULUGUH/APR/2026

Date: 23.04.2026

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 Rules 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 **Canara Bank, Banjara Hills II Branch(13006)** Hyderabad, subsequently transferred to Canara Bank, ARM Branch, Hyderabad for follow up., the constructive/physical possession of which has been taken by the Authorised Officer of **Canara Bank, ARM Branch(2752)** Hyderabad will be sold on "As is where is", "As is what is", and "Whatever there is" condition on **11.05.2026** , for recovery of **Rs. 61,67,787.06/- (Rupees Sixty One Lakh Sixty Seven Thousand Seven Hundred Eighty Seven and Six Paise Only)** as on **31.03.2026** plus interest w.e.f 01.04.2026 and other Bank charges due to the **Canara Bank, ARM Branch(2752)** Hyderabad from **Sri Mulugu YCVS Hareesh S/o Sri Mulugu Nageswara Rao**.

The reserve price will be **Rs. 69,99,000/- (Rupees Sixty Nine Lakhs Ninety Nine Thousand Only)** and the earnest money deposit will be **Rs.6,99,900/- (Rupees Six Lakh Ninety Nine Thousand Nine Hundred Only)**.The Earnest Money Deposit shall be deposited on or before **08.05.2026** by **5:00 pm**.

Details and full description of the property.

1. All that the Flat NO.B-411, in 4th Floor, of residential Block- B, of "VASUSRI PRIDE" with built up area of 1380 Sq Ft(Including common area and Two Car parkings) along with an undivided share of land admeasuring 58.00 Sq Yards(Out of 18,763 Sq Yards) in Survey No. 600/E/A/2, 602/A/A/A/2, 600/E/A/3 & 602/A/A/A/3 situated at Dundigal Village, Dundigal- Gandimaisamma Mandal, under Dundigal Municipality, Medchal- Malkajgiri District, Telangana State, and bounded by :

Boundaries of Entire Land:

North : VASUSRI PRIDE commercial block 1&2

South : ORR Service Road

East : Land in Sy No. 600 & 602

West: Land belongs to M/s VASUSRI INFRA PROJECTS & Neighbours land in Sy. No. 601.

Boundaries of Flat :

North : Open to Sky

South : Open to sky

East : Open to Sky

West: Corridor and Open to Sky

* No Known Encumbrances to the 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 Authorized Officer, ARM Branch, Canara Bank, Ph. No. **040-27725283/ 27725285** during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

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

Authorised Officer
CANARA BANK

Date: 23.04.2026
Place: Hyderabad



ARM BRANCH HYDERABAD

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.04.2026

1. Name and Address of the Secured Creditor : CANARA BANK, ARM Branch, ,Ground Floor, Circle Office Building, Beside Rail Nilayam, Secunderabad – 500 026, Phone No: 040- 27725283, 27725285 E MAIL : cb2752@canarabank.com

2. Name and Address of the Borrower(s)/ Guarantor(s) :

Sri Mulugu YCVS Hareesh S/o Sri Mulugu Nageswara Rao,
H No: 8-6-311/P-308, Road No. 5, Sri Srinivasapuram Colony , Yellamma Temple Backside Road, Vanasthalipuram, KV Ranga Reddy District, Telangana – 500070.

Sri Mulugu YCVS Hareesh S/o Sri Mulugu Nageswara Rao,
Flat No. B-411, 4th Floor, Block – B, Vasusri Pride, Dundigal Village, Dundigal - Gandimaisamma Mandal, Medchal- Malkajgiri District, Telangana – 500043.

3. Total Contractual liabilities **Rs. 61,67,787.06/- (Rupees Sixty One Lakh Sixty Seven Thousand Seven Hundred Eighty Seven and Six Paise Only)** as on 31.03.2026 plus interest w.e.f 01.04.2026 and other Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.

4. (a) Mode of Auction : **Online Electronic Bidding**
(b) Details of Auction service provider : **M/s PSB Alliance (Baanknet)**
Mobile no-8291220220,
E-mail: support.baanknet@psballiance.com
Website- <https://baanknet.com/>

- (c) Date & Time of Auction : **11.05.2026 11:30 A.M. to 12:30 P.M.**
(With unlimited extension of 5 minutes' duration each till the conclusion of the sale)

- (d) Place of Auction : Online

5. Reserve Price : **Rs. 69,99,000/- (Rupees Sixty Nine Lakhs Ninety Nine Thousand Only)**

Other terms and conditions:

- a) 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) The property can be inspected, with Prior Appointment with Authorised Officer, on **07.05.2026** between **11.00 AM and 3.00 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 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.
- 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 **M/s PSB Alliance (baanknet), Mobile no-8291220220,** E-mail: support.baanknet@psballiance.com, Website- <https://baanknet.com/>.
- f) The intending bidders should register their names at portal Website- <https://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.com), Mobile nos-8291220220/7046612345/6354910172/**

Internal



ARM BRANCH HYDERABAD

8291220220/9892219848/
<https://baanknet.com/>.

8160205051

E-mail:

support.baanknet@psballiance.com,

Website-

- g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- h) 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.
- i) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.
- j) For sale proceeds of Rs. 50.00 Lakhs (Rupees Fifty lakhs) 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.
- k) 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.
- l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- m) 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 center, shall make necessary arrangements.
- n) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad, Ph. No: 040-27725283/ 27725285, e-mail id: cb2752@canarabank.com (OR) **M/s PSB Alliance (baanknet)**, Mobile no-8291220220, E-mail: support.baanknet@psballiance.com, Website- <https://baanknet.com/>.

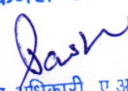
SPECIAL INSTRUCTION/CAUTION

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: 23.04.2026

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Canara Bank



Internal