

A Government of India Undertaking

Ref: 2752/ARMB/MURUGUN/SN/2026-27/KSS

Date: 24-04-2026

To:

Borrower: M/s Murugun Hospitals Registered Address: H.No.3-13/2, Plot No.6, Mallikarjuna Nagar, Peerzadiguda, Uppal, Medchal- Malkajgiri District, Telangana State 500039	Borrower: M/s Murugun Hospitals Earlier Unit Address: D. No. 6-3-540/9,6-3-540/9A,6-3- 540/10,6-3-540/2,540/3,540/4, 540/8/1,540/6,540/5, 540/8,540/7, Pillar No. A1122, Erramanzil, Beside NIMS Hospitals, Punjagutta, Somajiguda, Hyderabad 500082
Managing Partner and Guarantor: Sri Aluri Balachandar Plot No 101 Gayatri Nagar, Boduppal, K.V Rangareddy, Telangana, 500092	Partner and Guarantor: Smt Pottabathini Tulasi W/o Sri Pottabathini Purushottam H No 2-108/8/17, B L Nagar, Street No 4, Boduppal, K.V Rangareddy, Telangana, 500092
Guarantor and Mortgagor: Smt Guduguntla Aruna W/o Sri Guduguntla Srinivas H.No. 12-10-63-64/1, Seethafalmandi, Opp Arya Samaj Line, Pisolakar Compound, VTC Secunderabad, Hyderabad, Telangana, 500061	Guarantor and Mortgagor: Sri Pottabathini Balarathnam S/o Sri Pottabathini Raghupathi H. No 3-19, Choutuppal Mandalam, Koyyala Gude Nalgonda, Telangana, 508252

Dear Sir/ Respected Madam,

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

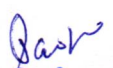
As you are aware, I on behalf of Canara Bank, **The Authorised Officer of the Specialized Mid Corporate Branch, Somajiguda, Hyderabad of Canara Bank** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with **Outstanding dues payable by you to our Specialised Asset Recovery Management Branch, Hyderabad 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 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



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

CANARA BANK

ENCLOSURE – SALE NOTICE

Internal

Ref: 2752/MURUGUN/GHATKESAR FLAT/SN/2026-27/KSS

Date: 24-04-2026

(Auction Sale Notice for Immovable Properties)

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) and 9(1) 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 properties mortgaged /charged to the Secured Creditor, the **Physical Possession of the Lot No.1 Property and Symbolic Possession of the Lot No. 2 Property** which have been taken by the Authorized Officer of Specialized Mid Corporate Branch, Somajiguda of the Canara Bank, Loan Accounts subsequently transferred to Canara Bank Specialized Asset Recovery Management Branch, Hyderabad for recovery follow up will be sold on "As is where is", "As is what is", and "Whatever there is" on **12-05-2026**, for recovery of **Rs. 13,52,05,270.83/- (Rupees: Thirteen Crores FiftyTwo Lakhs Five Thousand Two Hundred Seventy and Paise Eighty three Only)** due to the secured creditor with future interest and other Bank Charges with effect from 01-04-2026 from **M/s Murugun Hospitals** represented by its Partners and Guarantors a) Managing Partner a) Sri Aluri Balachander, b) Smt. Pottabathini Tulasi, Partner c) Smt. Guduguntla Aruna, Guarantor and Mortgagor and d) Sri Pottabathini Balarathnam, Guarantor and Mortgagor

Lot 1: The Reserve Price will be Rs. 34,86,000/- and the earnest money deposit will be Rs. 3,48,600/-
The Earnest Money Deposit shall be deposited on or before **11-05-2026 by 5:00 P.M.**

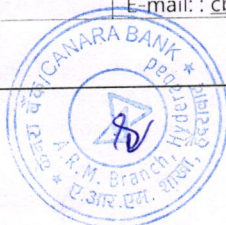
Lot 2: The Reserve Price will be Rs. 1,54,92,000/- and the earnest money deposit will be Rs. 15,49,200/-
The Earnest Money Deposit shall be deposited on or before **11-05-2026 by 5:00 P.M.**

Details and full description of the Immovable Properties

SL No.	Description of Properties										
Lot 1.	All that piece and Parcel of the Residential Three BHK Flat bearing Flat No.106 on the First Floor, in Block A, admeasuring 1072 Square feet of built-up area and 288 Square feet of Common area together with proportionate undivided share of land to the extent of 44.90 Square yards and a Reserved Double Car Parking Slot No C1 30 & 31 admeasuring about 300 Square feet forming part of the group of residential apartments collectively named as "EMERALD HEIGHTS" situated at Survey No.1106(P), Ghanapur Hamlet of Edulabad Village, Ghanapur Grama panchayath, (Now Known as ANNOJIGUDA) Ghatkesar Mandal, Medchal Malkajgiri district, Telangana State standing in the name of Sri. Aluri Balachandar and is bounded by: <table> <tr> <td>Boundaries of flat:</td><td>Boundaries of the Building:</td></tr> <tr> <td>NORTH: Open to Sky</td><td>NORTH: Road</td></tr> <tr> <td>SOUTH: Open to Sky</td><td>SOUTH: Road</td></tr> <tr> <td>EAST: Corridor</td><td>EAST: Road & Block B</td></tr> <tr> <td>WEST: Open to Sky</td><td>WEST: Road</td></tr> </table> Note: The above Property is under the Physical Possession of the bank	Boundaries of flat:	Boundaries of the Building:	NORTH: Open to Sky	NORTH: Road	SOUTH: Open to Sky	SOUTH: Road	EAST: Corridor	EAST: Road & Block B	WEST: Open to Sky	WEST: Road
Boundaries of flat:	Boundaries of the Building:										
NORTH: Open to Sky	NORTH: Road										
SOUTH: Open to Sky	SOUTH: Road										
EAST: Corridor	EAST: Road & Block B										
WEST: Open to Sky	WEST: Road										

Lot 2.	All that piece and parcel of Land and bearing H No. 5-281/4C/4 (Ground + 2upper floors + Penthouse), constructed on Plot no. 57 with Survey No. 326 & 329 admeasuring 180 square yards or 150.48 Sq meters situated at Block No. V, Rathna Nagar, Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district, under Choutuppal Municipality, Telangana State standing in the name of Sri P. Balarathnam and bounded by: East: 25 feet wide Road West: Plot No 41 North: 30 Feet Wide Road South: Plot No 56 Sale deed Nos: 851 of 2014 and 2933 of 2007 Mortgage deed No: 2939 of 2022
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1	Name and Address of the Secured Creditor	Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026, Phone No: 040- 27725283,260,259 E-mail: : cb2752@canarabank.com
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Canara Bank, ARM Branch (2752)
Ground Floor, Circle Office Building
Beside Rail Nilayam, Secunderabad -500026

Tel No: 040 -27725283,260,259
Email: cb2752@canarabank.com
Web-site: www.canarabank.com

2	Name and Address of the Borrowers & Guarantors:	
	1) M/S MURUGUN HOSPITALS (BORROWER) Registered add: H.NO.3-13/2, PLOT NO.6, MALLIKARJUNA NAGAR, PEERZADIGUDA, UPPAL, MEDCHAL MALKAJGIRI DISTRICT, and TELANGANA STATE 500039	2)M/S MURUGUN HOSPITALS (BORROWER) Earlier Unit address: 6-3-540/9,6-3-540/9A,6-3-540/10,6-3-540/2,540/3, 540/4, 540/8/1,540/6,540/5, 540/8,540/7, PUNJAGUTTA, SOMAJIGUDA, HYDERABAD 500082
	3)MR. ALURI BALACHANDAR (MANAGING PARTNER AND GUARANTOR) H NO. PLOT NO 101 GAYATHRI NAGAR, BODUPPAL, K.V. RANGAREDDY DISTRICT, TELANGANA-500092	4)MRS. POTTABATHINI TULASI (PARTNER AND GUARANTOR) W/O POTTABATHENI PURUSHOTHAM H NO 2-108/8/17 , B L NAGAR, STREET NO 4, BODUPPAL, K.V.RANGAREDDY DISTRICT, TELANGANA-500092
	5) MRS.GUDUGUNTLA ARUNA (GUARANTOR AND MORTGAGOR) W/O GUDUGUNTLA SRINIVAS H.NO. 12-10-63-64/1, SEETHAFALMANDI, OPP ARYA SAMAJ LINE, PISOLAKAR COMPOUND SECUNDERABAD, TELANGANA, 500061	6)MR. POTTABATHINI BALARATHNAM (GUARANTOR AND MORTGAGOR) S/o POTTABATHINI RAGHUPATHI H.NO.3-19, CHOUTUPPAL MANDALAM, KOYYALA GUDE NALGONDA, TELANGANA, 508252
3	Total Liabilities as on 31-03-2026:	Rs. 13,52,05,270.83/- (Rupees: Thirteen Crores FiftyTwo Lakhs Five Thousand Two Hundred Seventy and Paise Eighty three Only)
4	e) Mode of Auction f) Details of Auction Service Provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET) 12-05-2026 11.30 AM TO 12.30 PM Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026
5	Reserve Price	1) Lot 1: Rs. 34,86,000/- 2) Lot 2: Rs. 1,54,92,000/-
6	Earnest Money Deposit	1) Lot 1: Rs. 3,48,600/- (Rupees: Three Lakhs Forty Eight Thousand Six Hundred Only) 2) Lot 2: Rs.15,49,200/- (Rupees: Fifteen Lakhs Forty Nine Thousand Two hundred Only)
7	The Properties can be inspected Date & Time	08-05-2026 Between 11.30 A.M to 4.30 P.M

Other terms and conditions:

a. The Properties will be sold in **"As is where is", As is what is", and Whatever there is" "Without Recourse" Condition**, including encumbrances if any. There are no encumbrances to the knowledge of the Bank. For details of encumbrances if any, contact the undersigned before the deposit of the Earnest Money Deposit (EMD) referred to in point (e) below). After deposit of EMD, if bidder has participated in the e-auction, Subsequent claim/request regarding Cancellation of e-auction and refund of bid amount shall not be entertained.

b. The Properties will be sold above the Reserve Price.

c. The properties can be inspected on 08-05-2026 between 11.30 A.M to 4.30 P.M

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



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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) 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 11-05-2026 before 5.00 P.M

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.20,000/- Incremental amount/price** 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. 20,000/-(incremental price)** and time shall be extended to **5.00 (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 properties shall forthwith be put up for sale again.

j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose.

k. 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, Specialised Asset Recovery Management Branch, Hyderabad IFSC Code: CNRB0002752

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said properties in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

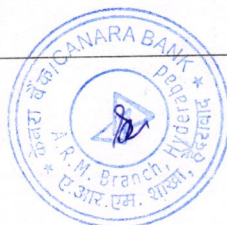
m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

n. For sale proceeds above Rs. 50.00 Lakhs (Rupees: Fifty lakhs), TDS shall be payable at the rate 1% of the Sale amount, which shall be payable by the Successful buyer from Sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per the Government guidelines.

o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on properties affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on properties put on auction mentioned above including the extent of area mortgaged to our Bank and claims/rights/dues affecting the said properties, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale

p. It shall be the responsibility of Bidder to make due diligence and physical verification of properties and satisfy themselves about the Properties specification before submitting the bid. No claim subsequent to the submission of bid shall be entertained by the bank. The inspection of properties put on auction will be permitted to interested bidders at site on 08-05-2026 Between 11.30 A.M to 4.30 P.M

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.



r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice

s. For further details: Sri V. Sandeep Kumar Goud (Name of Nodal Officer & its team CO/RO/Branch, Mobile No: 98856 60606 / 91103 70518 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.

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ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ, ಎ.ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದ. (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26.

Authorised Officer
Canara Bank

Place: Hyderabad
Date: 24-04-2026



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