



(A GOVERNMENT OF INDIA UNDERTAKING)

**ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD
(DP CODE: 2752)**

HYDERABAD CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT
NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD, SECUNDERABAD
- 500026

E-mail: cb2752@canarabank.com

Ref: 2752/ARMB/SN/SAHITHI/24042026

DT: 24-04-2026

CERSAI ID: 400072255040

(Auction Sale Notice for Immovable properties)

SALE NOTICE

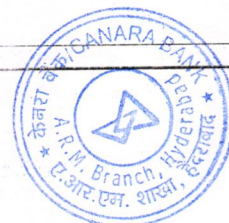
e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

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 Asset Recovery Management Hyderabad, Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **13-05-2026** for recovery of **Rs. 2,19,27,015.21/- (Rupees Two Crores Nineteen Lakhs Twenty Seven Thousand Fifteen and Twenty One Paise Only)** as on 31-03-2026 plus unapplied interest w.e.f 01.04.2026 and Bank charges, costs there on, due to the **ASSET RECOVERY MANAGEMENT HYDERABAD** Branch of Canara Bank from **M/s SAHITHI ENTERPRISES** Represented by its partners **Mr. NAVEEN KUMAR KASARAM(Partner)** and **Mr. RAMESH KANNABIRAN ARCOT(Partner)**.

The Reserve Price will be **Rs. 4,71,00,000/- (Rupees Four Crores Seventy-One Lakhs Only)** and the Earnest Money Deposit will be **Rs. 47,10,000/- (Rupees Forty-Seven Lakhs Ten Thousand Only)**.

The Earnest Money Deposit shall be deposited on or before **12-05-2026** by **5:00 pm**.

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad
2	Name and Address of the Borrower & Guarantor	BORROWERS: M/S. SAHITHI ENTERPRISES (BORROWER) Address 1: H.No.11-13-431, Plot No. 111, Road No. 14, Alkapuri, L B Nagar, Ranga Reddy, Hyderabad-500035 Mob: 7893146953 Address2: H.No. 1-11-256/K/3, New No.12, B.G. Nagar, Old Airport Road, Bhayanthpuram, Begumpet, Balanagar, Medchal Malkajgiri District, Telangana-500016 Mob: 7893146953 Mr. KARASAM NAVEEN KUMAR (PARTNER) Address1: 5-6-318/3, Plot. No. 531, Vaidehi Nagar, Road No. 10, Vanasthalipuram, K V Ranga Reddy Telangana-500070 Mob: 9440295367 Address 2: Flat No: 202, JVR pride Apartment Plot No: 145 & 146, Road No:6, Vijayapuri Colony Phase-I, Hyderabad -500070 Mob: 9440295367 Mr. ARCOT KANNABIRAN RAMESH (PARTNER) AND (MORTGAGOR) Address: H. No. 1-11-252/49, Motilal Nagar, Behind ICICI Bank, Begumpet, Secunderabad, Hyderabad-500016 Mob: 9989735599
3	Total liabilities as on 31-03-2026	Rs. 2,19,27,015.21/- (Rupees Two Crores Nineteen Lakhs Twenty-Seven Thousand Fifteen and Twenty-One Paise Only)



		(plus unapplied interest w.e.f 01-04-2026 and Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.
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 13-03-2026 , 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online(www.baanknet.com)
5	Details of Property/ies	All that part and parcel on premises Bearing No. 1-11-256/K/3, New No.102, Adm 400.00 Sq. yards, built up area 1500.00 Sq. feet with ACC Sheets situated B.G. Nagar, Begumpet Paigah [V], Balanagar [M], Medchal Malkajgiri Dist. Telangana -500016 and Property bounded by: NORTH: Property belongs to Mr. Kannabiran SOUTH: H.No. 1-11-256/K/2 & Mr. A.K. Ramesh EAST: 34' Wide Road WEST: H.No.1-11-252/47 [Jawahar] Property in the name of Mr. ARCOT KANNABIRAN RAMESH
6	Reserve Price	Rs. 4,71,00,000/- (Rupees Four Crores Seventy-One Lakhs Only)
7	Earnest Money Deposit	Rs. 47,10,000/- (Rupees Forty-Seven Lakhs Ten Thousand Only)
8	The property can be inspected Date & Time	On 08-05-2026 between 10.00 AM and 4.00 PM .

9. 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 **08-03-2026** 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 **Rs. 47,10,000/- (Rupees Forty-Seven Lakhs Ten Thousand Only)** 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 **12-05-2026** by **5.00 PM**.

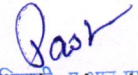
f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/- (Rupees One Lakh Only)** mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of '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), 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 known to 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 **08-05-2026** 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.ebkay@procure247.com).**"

Place: HYDERABAD

Date: 24-04-2026

कृते केनरा बैंक For CANARA BANK


प्रधिकृत अधिकारी (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26
Canara Bank

