

केनरा बैंक Canara Bank

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/SARFAESI/SN/LALITHA U/SN/05

Date: 05-05-2026

To:

Borrower(s)/Guarantor(s)/Mortgager(s)

1. Mrs. Lalitha Upadhyay
W/o Jitender Lal Upadhyay
H.No. 4-5-200/1/A,
Lala Temple, Pan Bazar,
Secunderabad-500 003.

Also resides at

Mrs. Lalitha Upadhyay
W/o Jitender Lal Upadhyay
T.S No 453, Door No 5-21-68/ A&B,
Old Ward No 2 Block No 7,
Brodipet 2/12 line, Situated at Guntur City,
Guntur Sub-District, Dist.
Andhra Pradesh – 522 002

2. Mr. Kunal A Dholakia
S/o Atul N Dholakia
Flat No. 301, Sunaina Towers,
Bapuji Nagar, Bowenpally,
Hyderabad-500011.

Respected Madam/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

As you are aware, on behalf of Canara Bank, **ARM Branch** (2752) 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 **ARM Branch** (2752) 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.

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

Yours faithfully,

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

ENCLOSURE – SALE NOTICE



SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 **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 **26-05-2026** for recovery of **Rs.40,73,087.01** (Rupees Forty Lakh Seventy Three Thousand Eighty Seven and Paise One Only) Contractual dues as on **31-03-2026** plus interest and Bank charges, costs there on due to the **ARM Branch (2752)** of Canara Bank from Mrs. Lalitha Upadhyay W/o Jitender Lal Upadhyay (Borrower) and Sri. Kunal A Dholakia S/o Atul N Dholakia (Guarantor).

The Reserve Price will be **Rs. 35,00,000/-** (Rupees Thirty Five Lakhs Only). and the Earnest Money Deposit will be **Rs. 3,50,000/-** (Rupees Three Lakh Fifty Thousand Only). The Earnest Money Deposit shall be deposited on or before **25-05-2026 by 5:00 pm.**

Details and full description of the property

All that the Two bed room Flat bearing No. 2 located in Ground Floor of GIRIDHAR HOMES Apartments with a plinth area of 1030 Sq.ft with undivided and unspecified share of 30Sq yards or 25.08 Sq. mtrs of site constructed on total land admeasuring 802.3 Sq.Yards or 670.79 Sq. mtrs bearing T.S No 453, Municipal Assessment No. 8561/A & 8561/B-Present Assessment No. 22453 with door No 5-21-68/ A&B, Old Ward No 2 Block No 7, Brodipet 2/12 line, situated at Guntur City, Guntur-District, Guntur Sub-District Andhra Pradesh and bounded by:

BOUNDARIES of PLOT:

NORTH: Property of D Vasu Devaratnam 64.03ft.
SOUTH: Apartment Compound Wall-90.00ft.
EAST: Property of K KLRishnaveni-122.03 ft.
WEST: 12TH Cross Brodipet-50.00 ft.
AGAIN WEST: Property of D Vasu Devaratnam-63.00ft
AGAIN NORTH : Brodipet 2nd Line -36.06ft

BOUNDARIES OF FLAT:

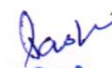
NORTH: Corridor.
SOUTH: Open to Sky.
EAST: Open to Sky.
WEST: Open to Sky.

CERSAI ID: 400017516564

***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)
Authorised Officer, A.R.M. Br, Hyderabad-26.

Authorized Officer
Canara Bank

Date: 05-05-2026
Place: Hyderabad



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05-05-2026

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 Borrower(s)/Guarantor(s)/Mortgager(s)	1.MRS. LALITHA UPADHYAY W/o Jitender Lal Upadhyay H.No. 4-5-200/1/A, Lala Temple, Pan Bazar, Secunderabad-500 003. Also resides at Mrs. Lalitha Upadhyay W/o Jitender Lal Upadhyay T.S No 453, Door No 5-21-68/ A&B, Old Ward No 2 Block No 7, Brodipet 2/12 line, Situated at Guntur City, Guntur Sub-District, Dist. Andhra Pradesh – 522 002 2. Mr. Kunal A Dholakia S/o Atul N Dholakia Flat No. 301, Sunaina Towers, Bapuji Nagar, Bowenpally, Hyderabad-500011.
3	Total liabilities as on 31-03-2026	Rs.40,73,087.01 (Rupees Forty Lakh Seventy Three Thousand Eighty Seven and Paise One Only) Contractual dues as on 31-03-2026 plus interest and Bank charges, costs there on
4	i) Mode of Auction ii) Details of Auction service provider ii) 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 26-05-2026, 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online(www.baanknet.com)
5	Description of the property: All that the Two bed room Flat bearing No. 2 located in Ground Floor of GIRIDHAR HOMES Apartments with a plinth area of 1030 Sq.ft with undivided and unspecified share of 30Sq yards or 25.08 Sq.mtrs of site constructed on total land admeasuring 802.3 Sq. Yards or 670.79 Sq.mtrs bearing T.S No 453, Municipal Assessment No. 8561/A & 8561/B-Present Assessment No. 22453 with door No 5-21-68/ A&B, Old Ward No 2 Block No 7, Brodipet 2/12 line, situated at Guntur City, Guntur-District, Guntur Sub-District Andhra Pradesh and bounded by:	
	BOUNDARIES of PLOT: NORTH: Property of D Vasu Devaratnam 64.03ft. SOUTH: Apartment Compound Wall-90.00ft. EAST: Property of K KLRishnaveni-122.03 ft. WEST: 12TH Cross Brodipet-50.00 ft. AGAIN WEST: Property of D Vasu Devaratnam-63.00ft AGAIN NORTH : Brodipet 2 nd Line -36.06ft	BOUNDARIES OF FLAT: NORTH: Corridor. SOUTH: Open to Sky. EAST: Open to Sky. WEST: Open to Sky.
	CERSAI ID: 400017516564	
6	Reserve Price	Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only).
7	Earnest Money Deposit	Rs. 3,50,000/- (Rupees Three Lakh Fifty Thousand Only).
8	The property can be inspected Date & Time	On 22-05-2026 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 **22-05-2026** 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. 3,50,000/-** (Rupees Three Lakh Fifty 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 **25-05-2026** at **5.00 PM**.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 50,000/- (Rupees Fifty Thousand 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. 50,000/- (Rupees Fifty Thousand 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.

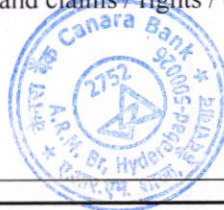
i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful 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 **22-05-2026** 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.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: 05-05-2026

कृते केनरा बैंक For CANARA BANK

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

B AUTHORISED OFFICER
CANARA BANK

