



(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/NANDITAGRANITES/28042026

DT: 28-04-2026

COVERING LETTER TO SALE NOTICE

To

- | | |
|--|--|
| 1. M/S Nandita Granites
H.No: 8-5-57/5, Devi Nilayam Near Vinciti Hospital, Old Bowenpally,
Secunderabad, Telangana 500011. | 3. Tallam Venkateswara Rao (Deceased)
S/o: T.V Pitchayya, Flat No 505 Silver Springs
Jayabheri Park, Opp: Jayabheri Water Tank,
Kompally, Medchal-Malkajgiri Dist, Telangana
500100. |
| 2. Smt. Tallam Sridevi
W/o: Late Tallam Venkateswara Rao, Flat
No 505 Silver Springs Jayabheri Park, Opp:
Jayabheri Water Tank, Kompally, Medchal-
Malkajgiri Dist, Telangana 500100. | 5. Smt. Tallam Nandita (Legal Hair of Sri Late
Tallam Venkateswara Rao (Original Partner &
Guarantor))
D/O: Late Tallam Venkateswara Rao, Flat No
505 Silver Springs Jayabheri Park Opp:
Jayabheri Water Tank Kompally Medchal-
Malkajgiri Dist, Telangana 500100. |
| 4. Sri. Tallam Kumar Kaushik (Legal
Hair of Sri Late Tallam Venkateswara Rao
(Original Partner & Guarantor))
S/O: Late Tallam Venkateshwara Rao,
H.No: 8-5-57/5, Devi Nilayam Near Vinciti
Hospital, Old Bowenpally, Secunderabad,
Telangana 500011. | |

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) of the Security Interest (Enforcement) Rules, 20021.

As you are aware, I on behalf of Canara Bank Asset Recovery Management Hyderabad, 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 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,

प्रति केनरा बैंक For CANARA BANK

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

Canara Bank

ENCLOSURE – SALE NOTICE





(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/NANDITAGRANITES/28042026

DT: 28-04-2026

(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 **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 **20-05-2026** for recovery of **Rs. 3,31,13,914.47/- (Rupees Three Crore Thirty One Lakh Thirteen Thousand Nine Hundred Fourteen and Paise Forty Seven 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. Nandita Granites**, represented by its partners and guarantors **Smt. Tallam Sridevi, Mr. Tallam Venkateswara Rao (Deceased), Mr. Tallam Kumar Kaushik (Legal Heir of Late Sri Tallam Venkateshwara Rao (Original Partner & Guarantor)), Smt. Tallam Nandita (Legal Heir of Late Sri. Tallam Venkateshwara Rao (Original Partner & Guarantor))**.

The Reserve Price will be **Rs. 64,44,000/- (Rupees Sixty-Four Lakh Forty-Four Thousand Only)** Earnest Money Deposit will be **Rs. 6,44,400/- (Rupees Six Lakh Forty-Four Thousand Four Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **19-05-2026 by 5:00 pm**.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28-04-2026:

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad
2	Name and Address of the Borrower & Guarantor	Borrower: 1. M/S Nandita Granites Address: H No: 8-5-57/5, Devi Nilayam Near Vicinity Hospital, Old Bowenpally, Secunderabad, Telangana 500011. 2. Smt. Tallam Sridevi W/o: Late Tallam Venkateswara Rao, Address: W/o: Late Tallam Venkateswara Rao, Flat No 505 Silver Springs Jayabheri Park, Opp: Jayabheri Water Tank, Kompally, Medchal-Malkajgiri Dist, Telangana 500100. 3. Tallam Venkateswara Rao (Deceased) Address: S/o: T.V Pitchayya, Flat No 505 Silver Springs Jayabheri Park, Opp: Jayabheri Water Tank, Kompally, Medchal-Malkajgiri Dist, Telangana 500100. 4. Sri. Tallam Kumar Kaushik (Legal Hair of Sri Late Tallam Venkateswara Rao (Original Partner & Guarantor)) Address: Late Tallam Venkateshwara Rao, H No: 8-5-57/5, Devi Nilayam Near Vinciti Hospital, Old Bowenpally, Secunderabad, Telangana 500011. 5. Smt. Tallam Nandita (Legal Hair of Sri Late Tallam Venkateswara Rao (Original Partner & Guarantor)) Address: D/O: Late Tallam Venkateswara Rao, Flat No 505 Silver



		Springs Jayabheri Park Opp: Jayabheri Water Tank Kompally Medchal-Malkajgiri Dist, Telangana 500100.
3	Total liabilities as on 31-03-2026	Rs. 3,31,13,914.47/- (Rupees Three Crore Thirty-One Lakh Thirteen Thousand Nine Hundred Fourteen and Paise Forty-Seven 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 20-05-2026, 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	Details of Property/ies	All that the Residential flat bearing No 101 consisting of 1495.0 Sq. Feet of built-up area in First floor (including common area, balconies, staircase, passages, 1 two wheeler parking & 1 car parking)of the said Vijaya's Thrayambakam, premises bearing plot no. 52, 53, 60 Part & 61, with an undivided share of Land 61.0 sq yards or 51.0 Sq Mtrs Out of 1354.0 Sq yards or 1131.94 Sq Mtr under Sy No 359/1 and 359/3 situated at Sardar Patel Nagar (Covered under Block No 42) the then Malkajgiri Municipality Now under GHMC Malkajgiri, Medchal-Malkajgiri Dist, Telangana, 500011 Bounded By: North: Staircase and flat No102 South: Open to sky East: Corridor and Flat No105 West: Open to Sky (Property in the name of Late Sri Tallam Venkateshwara Rao)
6	Reserve Price	Rs. 64,44,000/- (Rupees Sixty-Four Lakh Forty-Four Thousand Only)
7	Earnest Money Deposit	Rs. 6,44,400/- (Rupees Six Lakh Forty-Four Thousand Four Hundred Only)
8	The property can be inspected Date & Time	On 16-05-2026 between 10.00 AM and 5.00 PM .

***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. ***

9. Other terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on **16-05-2026** between **10.00 AM** and **5.00 PM**.
- 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**).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 6,44,400/- (Rupees Six Lakh Forty-Four Thousand Four Hundred 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 **19-05-2026** by **5.00 PM**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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), 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 **16-05-2026** between **10.00 AM** and **5.00 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).

***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, Manager Sri. Pallati Venkata Ramana ARM Branch, Canara Bank, Ph. No. 9985263926, 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, Hyderabad-26.

Canara Bank

Place: HYDERABAD

Date: 28-04-2026

