

Ref: 7619/KHPL/SALE NOTICE/04/2026-27:2

Date: 06-05-2026

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) R/W 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 property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, ARM Branch, Hyderabad and subsequently transferred to SAM Branch, Secunderabad of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", "As is How is" and "Whatever there is" basis on **30.05.2026**, for recovery of **Rs. 12,14,59,146.67/-** (Rupees Twelve crore, fourteen lakh, fifty nine thousand, one hundred forty six point sixty seven paisa Only) (Contractual dues as on 30.04.2026 plus further interest from 01.05.2026 and Bank charges.) due to the Stressed Asset Management Branch, Secunderabad, Canara Bank from **M/s KAIZEN HOMES PRIVATE LIMITED REPRESENTED BY ITS DIRECTORS 1) Mr. KAMBHAMPATI MADHUSUDHANA RAO and 2) KAMBHAMPATI DHARANI.**

The Reserve Price for LOT 1 will be **Rs. 3,02,40,000/-** and the earnest money deposit will be **Rs. 30,24,000/-**.

The Reserve Price for LOT 2 will be **Rs. 3,02,40,000/-** and the earnest money deposit will be **Rs. 30,24,000/-**.

The Earnest Money Deposit shall be deposited on or before **29.05.2026 by 5:00 PM**

**Details and full description of the property
Properties under physical possession**

LOT 1:

All that demised premises in the building known as KAIZEN SUNSHINE bearing House No. 1-10-44/1/F admeasuring 2944 sq ft, super builtup area on Third Floor immediately above second floor including proportionate common area along with 130.5 sq yards of undivided area of land out of total extent of land 522 sq yards herein referred to as the "Demised Premises" along with five car parking (three in basement and two in stilt floor) of the said building situated at Begumpet Hyderabad in the name of Mrs. Kambhampati Dharani

Land Boundaries	Third Floor Boundaries
North: Road	North: Road (Open to Sky)
South: Neighbour's Property	South: Neighbour's Property (Open to Sky)
East: Road	East: Road (Open to Sky)
West: Neighbor's Property	West: Neighbour's Property (Open to Sky)

LOT 2:

All that demised premises in the building known as KAIZEN SUNSHINE bearing House No. 1-10-44/1/G admeasuring 2944 sq ft, super builtup area on Fourth Floor immediately above third floor including proportionate common area along with 130.5 sq yards of undivided area of land out of total extent of land 522 sq yards herein referred to as the "Demised Premises" along with five car parking (three in basement and two in stilt floor) of the said building situated at Begumpet Hyderabad in the name of Mr. Kambhampati Madhusudhana Rao

Land Boundaries	Fourth Floor Boundaries
North: Road	North: Road (Open to Sky)
South: Neighbour's Property	South: Neighbour's Property (Open to Sky)
East: Road	East: Road (Open to Sky)
West: Neighbour's Property	West: Neighbour's Property (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.

*Auction Sale is subject to outcome in SA 362 of 2025 in DRT - II, Hyderabad.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.bank.in) or e-auction service provider M/s PSB Alliance Pvt Ltd (baanknet) Web site: <https://baanknet.com> or may contact Mr.M.Yadaiah, Chief Manager, /Mr. K V Ramakrishna, Senior Manager, SAM Branch, Secunderabad. Ph. No. **9441931818/9963737045** during office hours on any working day.

कृते केनरा बैंक
For CANARA BANK

Authorised Officer
CANARA BANK
प्राधिकृत अधिकारी
दबावग्रस्त आसत प्रबन्धन शाखा, सिकंदराबाद
Stressed Assets Management Br, Sec'bad

Date:06.05.2026

Place: Secunderabad

Internal

Specialised Stressed Asset Management Branch, Secunderabad ,
TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500003

E-MAIL:cb7619@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 06.05.2026

1. **Name and Address of the Secured Creditor:** Canara Bank, SAM Branch, First Floor, T Subba Rami Reddy, Complex, 1-7-1, S.P. Road, Secunderabad, -500003. Email : cb7619@canarabank.com

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

M/s KAIZEN HOMES PVT LTD FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD - 500026	Mr. KAMBHAMPATI MADHUSUDHANA RAO (DIRECTOR), FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD - 500026	Mrs. KAMBHAMPATI DHARANI (DIRECTOR) FLAT NO. 401, HOUSE NO. 10-3-78/1, STREET NO. 2, TEACHERS COLONY, EAST MARREDPALLY, SECUNDERABAD - 500026
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3. **Total Contractual liabilities as on (30.04.2026):** Rs. 12,14,59,146.67/- plus further interest from 01.05.2026 and 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 Pvt.Ltd
Contact: 8291220220
Email: support.baanknet@psballiance.com
Website: <https://baanknet.com/>

(c) **Date & Time of Auction** : 30.05.2026 at 11:30 A.M to 12:30 P.M.
(With unlimited extension of 05 minutes duration each till conclusion of the sale)

(d) **Place of Auction** : Canara Bank, SAM Branch, First Floor, TSR, Complex, 1-7-1, S.P.Road, Secunderabad, -500003.

5. **Reserve Price** :

LOT No.	Reserve price (Rs.)	EMD (Rs)
LOT No. 1	3,02,40,000	30,24,000
LOT No. 2	3,02,40,000/-	30,24,000

6. **Other terms and conditions:**

- 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.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The property can be inspected with Prior Appointment with Authorized Officer, on 25.05.2026 between 11:00AM and 4:00PM.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Pvt Ltd (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 29.05.2026 by 5:00 pm. For further details/registration the intended bidders shall contact the service provider M/s PSB Alliance Pvt Ltd (baanknet) Web site: <https://baanknet.com/> Contact numbers:8291220220 and E-mail: support.baanknet@psballiance.com.
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- Auction would commence at Reserve Price Lot No.1. Rs.3,02,40,000/- & Lot No.2.Rs. 3,02,40,000/- Bidders shall improve their offers in multiplies of Rs 1,00,000/- for LOT 1 & Rs.1,00,000/- LOT 2. 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.

Internal



- g) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e., on same day or not later than next working day 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 amount remitted by him/her shall be forfeited to the secured creditor and the property shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- h) For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs only) and above, the successful bidder will have to deduct TDS at the rate of 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful Bidder shall also bear the statutory/Non-statutory dues, taxes, rates, maintenance charges, etc if any.
- j) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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: Secunderabad

Date: 06.05.2026

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For CANARA BANK
Authorized Officer
ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ
ದಬಾವಸ್ತು ಆಸ್ತಿ ನಿರ್ವಹಣಾ, ಸಿಕಂದರಾಬಾದ್
Stressed Assets Management Br, Sec'bad

Internal