

(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 proviso 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 property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank, Large Corporate Branch, Secunderabad subsequently transferred from Large Corporate Branch to Stressed Asset Management Branch, Secunderabad, for follow-up, will be sold by holding E Auction on **"As is where is", "As is what is" "As is How is" and "Whatever there is" basis on 07.07.2026**, for recovery of Rs.1671,82,58,985.71 (Rupees One Thousand Six Hundred Seventy One Crore Eighty Two lakhs Fifty Eight Thousand Nine Hundred Eighty Five and Seventy One Paise Only) (Contractual dues as on 30/09/2024) plus unapplied interest w.e.f 01.10.2024 towards the outstanding dues in respect of the loans taken by **1) M/s. TRANSSTROY (INDIA) LTD (Company under Liquidation)** Corporate Office:8-3-833-104, Main Road, Kamalapuri Colony, Hyderabad, 500073 **2) M/s. TRANSSTROY (INDIA) LTD (Company under Liquidation)** Registered Office H. No. 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007 **3) M/s. TRANSSTROY (INDIA) LTD (Company under Liquidation)** Plot No 201, 202A & 202B, Guttala Begumpet, Kavuri Hills, Hyderabad-500081 **4) M/s. TRANSSTROY (INDIA) LTD (Company under Liquidation)** Principal Office: 8-2-293/82/A/61/1, P No 60 & 61, A.R No 1 &5, Jubilee Hills, Cooperative House Building Society Ltd., Hyderabad 500033. **5) Sri Sridhar Cherukuri, [Erstwhile Chairman & MD of Transstroy India Limited & Guarantor]**, S/o Sri Cherukuri Jagannadha Rao, R/o Flat No 202, Sharada Residency, Road No 12, Banjara Hills, Hyderabad-500034 & **Smt R Leela Kumari since deceased (Erstwhile Director/ Guarantor) the following represented by LR's: 6) Sri R Sambasiva Rao (Husband as LR)** H No: 5-91-125, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh- 522007 **7) Smt. Marni Devika Rani (Daughter as LR)** W/o Sri Narayana Chowdary, H. No. 5-91-125, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh- 522007, **8) Smt. Mutthavarapu Lakshmi (Daughter as LR)** W/o Srinivasa Babu, H.No: 5-91-125, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007 **9) Sri Rayapati Ranga Rao (Son as LR/Mortgagor)** S/o Sri R Sambasiva Rao, H No: 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007.

The reserve price for Lot.No.1 will be Rs.2,20,00,000 /- and the earnest money deposit will be Rs. 22,00,000/-
The reserve price for Lot.No.2 will be Rs.3,01,00,000/- and the earnest money deposit will be Rs. 30,10,000/-

The Earnest Money Deposit shall be deposited on or before 06.07.2026 by 5:00PM.

Details and full description of the Immovable Properties

Lot No	Property Description
1	i) An undivided, unspecified and indivisible share measuring 64 sq yards or 53.51 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 1 located in Southern side of Fourth Floor with a plinth area of 1970 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Late Sri R. Leela Kumari vide Doc No 5881/2003. ii) An undivided, unspecified and indivisible share measuring 26 sq yards or 21.74 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 2 located in Fourth Floor with a plinth area of 1000 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Late Sri R. Leela Kumari vide Doc No 5882/2003. iii) An undivided, unspecified and indivisible share measuring 48 sq yards or 40.13 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 4 located in Fourth Floor with a plinth area of 1442 Sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Late Sri R. Leela Kumari vide Doc No 5880/2003. iv) An undivided, unspecified and indivisible share measuring 32 sq yards or 26.75 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 5 located in Fourth Floor with a plinth area

Stressed Asset Management Branch, Secunderabad.
TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500011

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	of 952 Sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Late Sri R. Leela Kumari vide Doc No 5883/2003.
2	i) An undivided, unspecified and indivisible share measuring 62 sq yards or 51.84 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 1 located in Southern side of Lower Ground Floor with a plinth area of 2044 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R.Ranga Rao vide Doc No 6070/03. ii) An undivided, unspecified and indivisible share measuring 50 sq yards or 41.81 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 2 located in Southern side of Lower Ground Floor with a plinth area of 1660 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R.Ranga Rao vide Doc No 6071/03. iii) An undivided, unspecified and indivisible share measuring 45 sq yards or 37.62 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 3 located in Southern side of Lower Ground Floor with a plinth area of 1660 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R.Ranga Rao vide Doc No 6072/03. iv) An undivided, unspecified and indivisible share measuring 62 sq yards or 52.26 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 4 located in Southern side of Lower Ground Floor with a plinth area of 2066 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R.Ranga Rao vide Doc No 6073/03.

1	Name and Address of the Secured Creditor	Canara Bank, Stressed Assets Management Branch, Secunderabad, TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500003 Phone No: 9441931818 E-mail: cb7619@canarabank.com
2	Name and Address of the Borrowers & Guarantors:	
	M/s Transstroy India Limited (Borrower-under liquidation) Corporate Office: 8-3-833-104, Main Road, Kamalapuri Colony, Hyderabad, 500073	M/s Transstroy India Limited (Borrower-under liquidation) Reg Office: H. No. 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007



	M/s Transstroy India Limited (Borrower-under liquidation)	M/s Transstroy India Limited (Borrower-under liquidation)
	Plot No 201, 202A & 202B, Guttala Begumpet, Kavuri Hills, Hyderabad-500081	Principal Office: 8-2-293/82/A/61/1, P No 60 & 61, A.R No 1 & 5, Jubilee Hills, Cooperative House Building Society Ltd., Hyderabad 500033
	Sri Sridhar Cherukuri [Erstwhile Chairman & MD of Transstroy India Limited & Guarantor] S/o Sri Cherukuri Jagannadha Rao, R/o Flat No 202, Sharada Residency, Road No 12, Banjara Hills, Hyderabad-500034	
	Mrs. R Leela Kumari since deceased (Erstwhile Director / Guarantor) the following represented by LR's:	
	Sri R Sambasiva Rao (Husband as LR)	Smt Marni Devika Rani (Daughter as LR)
	H No: 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007	W/o Sri Narayya Chowdary, H. No. 5-91-125, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh- 522007
	Smt Mutthavarapu Lakshmi (Daughter as LR)	Sri Rayapati Ranga Rao (Son as LR)
	W/o Srinivasa Babu, H.No: 5-91-125, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007	S/o Sri R Sambasiva Rao, H No: 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh-522007
	Sri Rayapati Ranga Rao (Mortgagor)	
	S/o Sri R Sambasiva Rao, H No: 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh- 522007	
3	Total Liabilities as on 30-09-2024	Rs.1671,82,58,985.71 (Rupees One Thousand Six Hundred Seventy One Crore Eighty Two lakhs Fifty Eight Thousand Nine Hundred Eighty Five and Seventy One Paise Only) plus unapplied interest w.e.f 01.10.2024
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) 07-07-2026 11.30 AM TO 12.30 PM Canara Bank, Stressed Assets Management Branch, Secunderabad , TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500003
5	Reserve Price	RP for Property No.1- Rs.2,20,00,000/- RP for Property No.2- Rs.3,01,00,000/-
6	Earnest Money Deposit	EMD for Property No.1- Rs.22,00,000/- EMD for Property No.2- Rs.30,10,000/-
7	The Properties can be inspected (Date & Time)	03-07-2026 Between 11.30 A.M to 4.30 P.M

Other terms and conditions:

- The Properties 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 encumbrances if any, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in point (e) below.
- The Properties will be sold above the Reserve Price.
- The properties can be inspected on 03-07-2026 between 11.30 A.M to 4.30 P.M
- 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

Stressed Asset Management Branch, Secunderabad.

TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500003

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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) 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 06-07-2026 before 5.00 P.M

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000/-(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.50,000/-(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. 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, Stressed Assets Management Branch, Secunderabad IFSC Code: CNRB0007619

k. All the charges for conveyance, Stamp duty and registration along with GST, Dues to the local Authority like Water dues, Sewerage dues, Electricity dues & Property Tax dues shall be borne by the successful bidder only. Maintenance dues with the Society and any other statutory dues as applicable shall be borne by the successful bidder only.

l. 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 separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per the Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on properties affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of properties put on auction and claims / rights / dues affecting the properties, 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 properties are 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 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 03-07-2026 Between 11.30 A.M. to 4.30 P.M.

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 Mr.M.Yadaiah, Chief Manager,/Mr. K V Ramakrishna, Senior Manager, SAM Branch, Secunderabad. Ph. No. 9441931818/9963737045 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: Secunderabad
Date: 12-06-2026

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For CANARA BANK


ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ Authorised Officer
ದಬಾಖರಣೆ ಆರ್ಥಿಕ ಸ್ಥಿರತೆ ಶಾಖೆ, ಸಿಕಂದರಾಬಾದ್
Canara Bank
Stressed Assets Management Br, Sec'bad

Stressed Asset Management Branch, Secunderabad.
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