केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Specialized Asset Recovery & Management Branch (Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9994376626, 7901626759 E-mail id: cb7294@canarabank.com

(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

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 Rule 9 (1) and proviso to Rule 8 (6) 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 Authorised Officer of Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **14.07.2026** for recovery of **Rs.7,46,91,425.85 as on 31.05.2026 + applicable interest and charges from 01.06.2026** due to the **Specialized ARM Branch, TIRUPATI** (formerly Specialised ARM BRANCH, KADAPA) of Canara Bank from

Borrowers/Guarantors/Directors	
1.M/s Lodhi Calcium Products Private Ltd D No: 8-126-1, Ungarani Gundla Village, Dhone, Nandyal District, Andhra Pradesh-518 222.	**2.Uppari Chandrakala** W/o Uppari Veera Lakshmaiah, H No. 4-153-17-2, Sundar Singh Colony, Dhone, Nandyal District, Andhra Pradesh- 518 222.
3.Uppari Veera Lakshmaiah S/o Uppari Veranna, H No. 4-153-17-2, Sundar Singh Colony, Dhone, Nandyal District, Andhra Pradesh-518 222.	Regd Office: 4. M/s Lodhi Calcium Products Private Ltd, Plot No.63, Jalavihar, Kukatpally, Hyderabad-500 057.

The reserve price and the earnest money deposit details and full description of the immovable properties with no encumbrances to the knowledge of the bank, are mentioned below:

Sl No.	Details of the property	Reserve Price (Rs.)	EMD Amount (Rs.)
1.	1.All parts and parcel of the Land & Building in Sy.No.316, 318A, 319 to the extent of Ac.1.70 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its Directors Sri Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy.	**5,78,95,000.00**	**57,89,500.00**

	South: Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated for the Road. **East:** Land of Vadde Venkatanna. **West:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated for the Road 2.All parts and parcel of the Land & Building in Sy.No.316, 318A, 319 to the extent of Ac.1.15 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its directors Sri Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy. **South:** Land of Land of Lodhi Calcium Products Private Limited Ac.1.70 Cents in same survey numbers **East:** Land of Vadde Venkatanna. **West:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated land to Ungaranigundla Village for the Road 3.All parts and parcel of the Land & Building in Sy.No.316, 318A, 319 to the extent of Ac.1.15 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its directors Sri Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Mukthum Saheb and others. **South:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated for the Road. **East:** Land of Vadde Venkatanna. **West:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated land to Ungaranigundla Village for the Road. 4.All parts and parcel of the Land & Building in Sy.No.320/2 to the extent of Ac.2.73 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its directors Sri		

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Contact No: 9994376626, 7901626759 E-mail id: cb7294@canarabank.com

	Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Chatakonda Obaiah and others. **South:** Land of Balija Ramachandrudu and Lodhi Calcium Products Pvt.Ltd. **East:** Vanka and Land of Meera Saheb. **West:** Land of Kamboji Sathyanarayana and Lodhi Calcium Products Pvt.Ltd		

The Earnest Money Deposit (EMD) shall be deposited on or before 13.07.2026 at 4:00 P.M.

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 Authorised Officer, Canara Bank, Canara Bank, Specialized ARM Branch, KVC Arcade, 3rd Floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh. Ph. No. 9994376626, 7901626759 during office hours on any working day.

Note: Dues/Taxes, if any, known/not known to the Bank are to be borne by the auction purchaser and same is exclusive of the final bid amount.

Note: SA 258/2025 filed in Hyderabad DRT II and same is pending.

Authorised Officer

Date: 25.06.2026
Place: Tirupati

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 25.06.2026

1	Name and Address of the Secured Creditor	Canara Bank, Canara Bank, Specialized ARM Branch, KVC Arcade, 3rd Floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh.
2	Name and Address of the Borrower(s) and Guarantor	1.M/s Lodhi Calcium Products Private Ltd D No: 8 126 1 Ungarani Gundla Village Dhone, Nandyal District Andhra Pradesh-518 222 2.Uppari Chandrakala W/o Uppari Veera Lakshmaiah H No. 4-153-17-2 Sundar Singh Colony Dhone, Nandyal District Andhra Pradesh- 518 222 3.Uppari Veera Lakshmaiah S/o Uppari Veranna H No. 4-153-17-2 Sundar Singh Colony Dhone, Nandyal District Andhra Pradesh-518 222 Regd Office: 4. M/s Lodhi Calcium Products Private Ltd Plot No.63Jalavihar, Kukatpally Hyderabad-500 057
	Total liabilities	**Rs.7,46,91,425.85 as on 31.05.2026 + applicable interest and charges from 01.06.2026**
4	(a) Mode of Auction (b)Details of Auction service provider (c) Date & Time of Auction (d) Place of Auction	Online Electronic Bidding The service provider baanknet.com (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051). Email: support.BAANKNET@psballiance.com **14.07.2026 - 10:30 AM to 11:30 AM** (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://baanknet.com/
5	Details of Property/ies:	1.All parts and parcel of the Land & Building in Sy.No.316, 318A, 319 to the extent of Ac.1.70 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its Directors Sri

		Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy. **South**: Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated for the Road. **East:** Land of Vadde Venkatanna. **West:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated for the Road 2.All parts and parcel of the Land & Building in Sy.No.316, 318A, 319 to the extent of Ac.1.15 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its directors Sri Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy. **South:** Land of Land of Lodhi Calcium Products Private Limited Ac.1.70 Cents in same survey numbers **East:** Land of Vadde Venkatanna. **West:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated land to Ungaranigundla Village for the Road 3.All parts and parcel of the Land & Building in Sy.No.316, 318A, 319 to the extent of Ac.1.15 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its directors Sri Uppari Veera Lakshmaiah and Uppari Chandrakala and is bounded as under: **Boundaries:** **North:** Land of Mukthum Saheb and others. **South:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated for the Road. **East:** Land of Vadde Venkatanna. **West:** Land of Pratap Reddy, Hasan Khan, Krishna Madhava Reddy donated land to Ungaranigundla Village for the Road. 4.All parts and parcel of the Land & Building in Sy.No.320/2 to the extent of Ac.2.73 Cents, situated in Ungaranigundla Village, U.Kothapalli Gram Panchayath Limits, Dhone Mandal, Kurnool District (Now Nandyal District)-518222, standing in the name of M/s Lodhi Calcium Products Pvt Ltd represented by its directors Sri

CANARA BANK * A.R.M. BRANCH TIRUPATI *

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6	Reserve Price: (Please note to mention separately for each property) EMD AMT:	**Reserve Price: Rs.5,78,95,000.00** (Rupees Five Crore seventy-eight lakh ninety-five thousand only) **EMD: Rs.57,89,500.00**(Rupees Fifty-seven lakh Eighty-nine thousand Five hundred only)
7.	Last date of Deposit of EMD Amount	On or Before 13.07.2026 04.00 P.M

8. Other terms and conditions:

a) 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.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on **03.07.2026** between 11 AM to 4 PM.

c) 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.

d) The property/ies will be sold in **"AS IS WHERE IS"** condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance).

e) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Private Limited (baanknet.com) 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.

f) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s BAANKNET (service provider), https://www.baanknet.com/ and contact no.7046612345/6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com**

CANARA BANK ARM BRANCH TIRUPATI

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g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details **on or before 13.07.2026**, 04:00 PM, to Canara Bank, Canara Bank, Specialized ARM Branch, KVC Arcade, 3rd Floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh by hand or by email.

i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

ii) Bidders Name. Contact No. Address, E Mail Id.

iii) Bidder's A/c details for online refund of EMD.

h) The intending bidders should register their names at portal https://baanknet.com/ (mention the website address of service provider) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s PSB Alliance (baanknet.com) (service provider), Helpdesk Number: 8291220220, Email id : support.BAANKNET@psballiance.com.

i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-**. 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.

k) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately 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 deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.

l) **For sale proceeds of Rupees Fifty lacs and above, the successful bidder will have to deduct applicable TDS on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**

m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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o) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Specialized ARM branch who as a facilitating centre, shall make necessary arrangements.

For further details contact

Authorised Officer,
Canara Bank, Specialized ARM Branch, KVC Arcade, 3rd Floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh (Mob. No. 7901626759, 9994376626)
E-mail id. cb7294@canarabank.com

(Or)

The service provider BAANKNET.COM (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/ 8160205051). Email: support.BAANKNET@psballiance.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: Tirupati
Date: 25.06.2026

Authorized Officer

CANARA BANK ARM BRANCH TIRUPATI