

(Auction Sale Notice for Immovable Properties)

SALE NOTICE

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 Rules 8 (6) and 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 possession of which has been taken by the Authorised Officer of **Canara Bank, Specialized Mid Corporate Branch, Somajiguda, Hyderabad** on-behalf of consortium of lenders, subsequently transferred to **SAM Secunderabad Branch**, will be sold by holding E Auction on **30.07.2026** on "As is where is", "As is what is" "As is How is "and "Whatever there is" basis, for recovery of **Rs.1606216878/-Rupees One Hundred and Sixty Crores Sixty Two Lakhs Sixteen Thousands Eight Hundred and Seventy Eight Only** as on 31.05.2026 plus unapplied interest w.e.f. 01.06.2026 and any other Bank charges towards the outstanding dues of CANARA BANK w.r.t loans availed by: 1. **M/s.NAOLIN INFRASTRUCTURE PVT LTD (Company under CIRP-Corporate Insolvency Resolution Process)** with Regd. Office / Administrative Office: H.No.6-3- 1090/1/1, 3rd Floor, Uma Hyderabad House, Raj Bhavan Road, Somajiguda, Hyderabad - 500082,Telangana., 2. **Sri Prabhakar Reddy Nallapu** (Guarantor) R/o H. No. 2-2-18/19 Flat No.102, Sai Annapurna Apartments, D D Colony, Bagh Amberpet, Hyderabad - 500013, Telangana. 3. **Ms.Shylaja Nallapu** (Guarantor) R/o H.No. 2-2-18/19, Flat No.102, Sai Annapurna Apartments, D D Colony, Bagh Amberpet, Hyderabad - 500013, Telangana. 4. **M/s.Naolin Projects Private Limited** (Corporate Guarantor) O/o H.No.6-3- 1090/1/1, 3rd Floor, Uma Hyderabad House, Raj Bhavan Road, Somajiguda, Hyderabad - 500082,Telangana.

1. The Reserve Price for Property No.1 will be **Rs.42,00,000/-** and the Earnest money deposit will be **Rs.4,20,000/-**
2. The Reserve Price for Property No.2 will be **Rs.45,00,000/-** and the Earnest money deposit will be **Rs.4,50,000/-**
3. The Reserve Price for Property No.3 will be **Rs.42,00,000/-** and the Earnest money deposit will be **Rs.4,20,000/-**
4. The Reserve Price for Property No.4 will be **Rs.42,00,000/-** and the Earnest money deposit will be **Rs.4,20,000/-**

The Earnest Money Deposit shall be deposited on or before **29.07.2026 by 5:00PM.**

Details and full description of the Immovable Properties(Exclusively charged to Canara Bank)

Property	Property Description
1	EMT of Residential flat no. 402, 4th floor admeasuring 1118 SFT of Plinth area (including common areas) of the residential complex named as Tycoon (Kolan Group) constructed on open land bearing Plot No's 32, 33, 34 & 35 admeasuring in all 787 Sq Yds or 657.93 Sq Mtrs out of the 'Baddam Narahari Layout' made in Sy Nos. 63, 63A/AA, 64, 64/E, 71, 71/AA, 105, 105/A/AA, 106, 106/A/AA under Ward no. 4, Block no. 9 situated at RTC Colony, Bagh Hayathnagar Village & Hayathnagar Revenue Mandal, R. R. District
2	EMT of Residential flat no. 404, 4th floor admeasuring 1190 SFT of Plinth area (including common areas) of the residential complex named as Tycoon (Kolan Group) constructed on open land bearing Plot No's 32, 33, 34 & 35 admeasuring in all 787 Sq Yds or 657.93 Sq Mtrs out of the 'Baddam Narahari Layout' made in Sy Nos. 63, 63A/AA, 64, 64/E, 71, 71/AA, 105, 105/A/AA, 106, 106/A/AA under Ward no. 4, Block no. 9, situated at RTC Colony, Bagh Hayathnagar Village & Hayathnagar Revenue Mandal, R. R. District
3	EMT of Residential flat no. 502, 5th floor admeasuring 1118 SFT of Plinth area (including common areas) of the residential complex named as Tycoon (Kolan Group), constructed on open land bearing Plot No's 32, 33, 34 & 35 admeasuring in all 787 Sq Yds or 657.93 Sq Mtrs out of the 'Baddam Narahari Layout' made in Sy Nos. 63, 63A/AA, 64, 64/E, 71, 71/AA, 105, 105/A/AA, 106, 106/A/AA under Ward no. 4, Block no. 9, situated at RTC Colony, Bagh Hayathnagar Village & Hayathnagar Revenue Mandal, R. R. District
4	EMT of Residential flat no. 503, 5th floor, admeasuring 1113 SFT of Plinth area (including common areas) of the residential complex named as Tycoon (Kolan Group), constructed on open land bearing Tycoon (Kolan Group), Plot no. 32, 33, 34 & 35, Sy Nos. 63, 63A/AA, 64, 64/E, 71, 71/AA, 105, 105/A/AA, 106, 106/A/AA under Ward no. 4, Block no. 9, GHMC, Bagh Hayathnagar Village & Hayathnagar Revenue Mandal, R. R. District

1	Name and Address of the Secured Creditor	Canara Bank, Stressed Assets Management Branch, Secunderabad, TSR Complex, 2 nd Floor, 1-7-1, SP Road, Secunderabad 500003. Email : cb7619@canarabank.com
2	Name and Address of the Borrowers & Guarantors:	
	M/s.Naolin Infrastructure Private Limited (Borrower) H.No.6-3- 1090/1/1, 3rd Floor UMA HYDERABAD HOUSE Raj Bhavan Road, Somajiguda HYDERABAD - 500082 TELANGANA	Sri Prabhakar Reddy Nallapu (Guarantor) 2-2-18/19 Flat No.102 Sai Annapurna Apartments D D Colony, Bagh Amberpet HYDERABAD - 500013 TELANGANA
	Ms.Shylaja Nallapu (Guarantor) H.No.2-2-18/19, Flat No.102 Sai Annapurna Apartments D D Colony, Bagh Amberpet HYDERABAD - 500013 TELANGANA	M/s.Naolin Projects Private Limited (Corporate Guarantor) H.No.6-3- 1090/1/1, 3rd Floor UMA HYDERABAD HOUSE Raj Bhavan Road, Somajiguda HYDERABAD - 500082TELANGANA
3	Total Liabilities as on 31.05.2026	Rs.1606216878/-Rupees One Hundred and Sixty Crores Sixty Two Lakhs Sixteen Thousands Eight Hundred and Seventy Eight Onlyas on 31.05.2026 plus interest and other charges w e f 01.06.2026.
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) 30-07-2026 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.42,00,000/- RP for Property No.2- Rs.45,00,000/- RP for Property No.3- Rs.42,00,000/- RP for Property No.4- Rs.42,00,000/-
6	Earnest Money Deposit	EMD for Property No 1 is Rs.4,20,000/ EMD for Property No 2 is Rs.4,50,000/ EMD for Property No 3 is Rs.4,20,000/ EMD for Property No 4 is Rs.4,20,000/
7	The Properties can be inspected (Date & Time)	20-07-2026 Between 11.30 A.M to 4.30 P.M
8	Detail of Encumbrance	No known encumbrances to the knowledge of the Bank
9	Detail of litigation	The sale is subject to outcome of the SA. No 444/2023, SA. No 439/2024, SA. No 420/2024 & SA 600/2025, pending in DRT Hyderabad.

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 20-07-2026 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 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) 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 29-07-2026 before 5.00 P.M
- 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 20-07-2026 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, SAM Branch, Secunderabad. Ph. No. 9441931818 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: 19-06-2026

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For CANARA BANK

ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ Authorised Officer
ದಬಾವರಸಿ ಜಾರ್ಜ್ ಪ್ರಕಾಶ್ ಸಾಹು, ಸಿಕ್ಂದರಾಬಾದ್
Stressed Assets Management Br, Sec'bad

Confidential