

(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 properties mortgaged /charged to the Secured Creditor, the constructive/ Physical possession of which has been taken by the Authorized Officer of Specialized Asset Recovery Management 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", and " Whatever there is" on **22-07-2026**, for recovery of **Rs. 24,29,54,568/- (Rupees: Twenty Four Crores Twenty Nine Lakhs Fifty Four Thousand and Five Hundred Sixty Eight only)** due to the secured creditor with future interest from 01-06-2026 and other Bank Charges as applicable from: **1) M/s. MAIWR ENGINEERING PVT LTD (Borrower)**, 1ST Floor, ASR Creast, Plot No 42 and 43, Image Garden Road Madhapur, Hyderabad, Telangana State -500081 **2) M/s. MAIWR ENGINEERING PVT LTD (Borrower)** #Flat No. 608, 6th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034 **3) M/s. MAIWR ENGINEERING PVT LTD (Borrower)**, 7th Floor, Basappa Complex 40/1A, Lavelle Road, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka State-560001 **4) Sri Sarath Chandra Parupalli (Director/Guarantor)**, S/o Sri Veera Bhadra Rao Parupalli, Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist. Gachibowli, Hyderabad - 500032 **5) Sri. Veera Bhadra Rao Parupalli (Director/Guarantor/Mortgagor)**, S/o Sri Radha Krishnaiah Parupalli, H. No: 6-1-23(Old), New House No.15-11-23, near SR-BGNR Collage, KMM VDOS Colony, Khanapuram Haveli, Khammam, Telangana State -507002 **6) Smt. Vaishnavi Nalagampalli Papudesi (Guarantor)**, W/o Sri Sarath Chandra Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad - 500032 **7) Sri. Parupalli Ramu (Guarantor/Mortgagor)** S/o Sri Radha Krishnaiah Parupalli, H. No,6-3-154/B/G7/G8, Bank Colony, NSP Road, Khammam Urban, Khanapuram Haveli (Rural), Khammam-507002

The Reserve Price for Property No.1 will be **Rs.6,92,00,000/-** and the Earnest money deposit will be **Rs.69,20,000/-**

The Reserve Price for Property No.2 will be **Rs.4,65,00,000/-** and the Earnest money deposit will be **Rs.46,50,000/-**

The Reserve Price for Property No.3 will be **Rs.14,67,00,000/-** and the Earnest money deposit will be **Rs.1,46,70,000/-**

The Earnest Money Deposit shall be deposited on or before **21-07-2026** before **5:00 P.M.**

Details and full description of the Immovable Properties

Property No	Property Description
1	All that part and parcel of vacant site on dismantled M G T roof house with open site with Municipal House No. 8-3-59 & 8-3-59/1 to an extent of 850.00 Sq.yds=710.71 Sq-mts with a Built-up area of 216.00 square feet situated at Nijampet area of Khammam town and district in the name of Sri Parupalli Veerabhadra Rao with the following boundaries: North: Building of Dr. Muvva Lakshmi Rajeswari, House of Bhuma Hanumantha Rao & Bhuma Krishna Murthy South: Vacant site and house of Ponnamma, Chikkulla Muttaiah, Chinthala Bhagyamma and Chintala Mangaiah East: Municipal Road & Municipal Galli West: Masjid of Nizampet. *Property under physical possession of the Bank*
2	All that part and parcel of the RCC roofed residential House with New Municipal No bearing 15-11-23 along with Ground and First Floor situated in plot bearing No. 10 and 11/B along with House No.6-1-9/1 to an extant of 672.00 Yards or 561.80 sq. meters in and out of Sy. No.: 230 of Khanapuram Haveli revenue, Khammam Municipal Corporation area, Khammam District in the name of Sri Parupalli Veerabhadra Rao with the following boundaries: North: House of Giridhar Reddy South: House of Chava Shankar Rao East: 30'.0" Road West: 30.0" Road. *Property under physical possession of the Bank*
3	All that part and parcel of total extant of items in Property 1 to 4 (as given below) to an extent of 980-55 Sq. Yds in and out of Sy No. 272/AA along with residential building and RCC roof Building constructed on Property 1 and Property 4, H. No 6-1-103 (Old House No6-1-60/2), its corresponding H. No. 15-11-73 and H. No. 15-11-103 situated at Khanapuram Haveli Revenue Village, presently part of Khammam Municipal Corporation standing in the joint names of Sri Parupalli Veerabhadra Rao and Sri Parupalli Ramu with the following boundaries: East: House of B. Narasimha Rao & Open site of Veerabhadra Rao and R Ramu (Mortgagor herein) West: House of G Madhusudan Rao & Land of P. Veerabhadra Rao and P Ramu (Mortgagor herein) North: 30 ft wide road South: 100 ft wide PWD road

Stressed Asset Management Branch, Secunderabad.

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

E-MAIL:cb7619@canarabank.com



SCHEDULE PROPERTY-I: (Doc No.4180/2008) RCC roof with appurtenant land to an extent of 412-50 Sq. Yds=344-89 Sq. meters vide Plot No.1 & part of Plot No.2 in and out of Sy No.272/AA of Khanapuram Haveli Revenue Village, vide House No. 6-1-49 constructed plinth area 1772-05 Sq. Fts with following boundaries:

East: Vacant land of Mohiuddin **West:** House of Bodepudi Madhusudan **North:** Plot no.8,9,9/B part & Plot No.10 **South:** 100 ft wide PWD road

SCHEDULE-PROPERTY-2: (Doc No.7646/2011)

Vacant site land to an extent of 300-00 Sq. Yds=250-83 Sq. meters vide Plot No.9/B on dismantled house therein with compound wall 30 R.F.T in and out of SY No.272 of Khanapuram Haveli Revenue Village, vide House No.6-1-73 with following boundaries:

East: House and wall of Buggaveeti Narasimha Rao in Plot No.9/A **West:** House and land of Drowpathi in Plot No.9 **North:** Gram Panchayat Road **South:** Plot No.1 of Vendee

SCHEDULE-PROPERTY-No.3: (Doc No.7647/2011)

Vacant site land to an extent of 85-55 Sq. Yds=71-52 Sq. Meters vide Plot No.8 & part of Plot No.9 on dismantled house therein with compound wall 30 R.F.T in and out of SY No.272 of Khanapuram Haveli Revenue Village, vide House No.6-1-73 with following boundaries:

East: House of vendee in Plot No.9, H.No.6-1-73 **West:** Vacant site of Bodepudi Madhusudan Rao **North:** House and wall of Katamneni Drowpathi **South:** Plot No.8 and part of Plot No.9

SCHEDULE-PROPERTY No-4: (Doc No.6994/2014)

RCC roof Residential House No.6-1-103 (Old House No.6-1-60/2) with appurtenant land to an extent of 182-50 Sq. Yds=152-59 Sq. metres, constructed on Built up area 688-93 Sq. Feet vide part of Plot no.8 and part of Plot No.9 in and out of SY No.272 of Khanapuram Haveli Revenue Village with following boundaries:

East: Vacant land of Vendee **West:** Vacant land of Parupalli Veera Bhadra Rao **North:** Municipal Road (Gram Panchayat Road) **South:** Vacant Land of Vendee.

Encumbrances Known to the Bank:

- IA No 768 of 2026 in SA No. 161 of 2026 before the Hon'ble DRT-I at Hyderabad for Sr No.1 & 2 properties.

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. MAIWR ENGINEERING PVT LTD (BORROWER) 1 ST Floor, ASR Creast, Plot No 42 and 43, Image Garden Road, Madhapur, Hyderabad, Telangana State -500081	M/S. MAIWR ENGINEERING PVT LTD (BORROWER) #Flat No. 608, 6 th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034
	M/S. MAIWR ENGINEERING PVT LTD (BORROWER) 7 th Floor, Basappa Complex 40/1A, Lavelle Road, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka State-560001	Sri Sarath Chandra Parupalli (Director/Guarantor) S/o Sri Veera Bhadra Rao Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad - 500 032
	Sri Veera Bhadra Rao Parupalli (Director/Guarantor/Mortgagor) S/o Sri Radha Krishnaiah Parupalli, H. No: 6-1-23(Old), New House No.15-11-23, Near SR-BGNR Collage, KMM VDOS Colony, Khanapuram Haveli, Khammam, Telangana State -507002	Mrs. Vaishnavi Nalagampalli Papudesi (Guarantor) W/o Sri Sarath Chandra Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad - 500 032



2	Mr Parupalli Ramu (Guarantor/Mortgagor) S/o Radha Krishnaiah Parupalli, H. No,6-3-154/B/G7/G8, Bank Colony, NSP Road, Khammam Urban, Khanapuram Haveli (Rural), Khammam-507002	
3	Total Liabilities as on 31-05-2026	Rs. 24,29,54,568/- (Rupees: Twenty Four Crores Twenty Nine Lakhs Fifty Four Thousand and Five Hundred Sixty Eight only)
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) 22-07-2026 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.6,92,00,000/- RP for Property No.2- Rs.4,65,00,000/- RP for Property No.3- Rs.14,67,00,000/-
6	Earnest Money Deposit	EMD for Property No.1- Rs.69,20,000/- EMD for Property No.2- Rs.46,50,000/- EMD for Property No.3- Rs.1,46,70,000/-
7	The Properties can be inspected (Date & Time)	15-07-2026 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 15-07-2026 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 21-07-2026 before 5.00 P.M
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.1,00,000/- 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.
- The incremental amount/price during the time of each extension shall be Rs.1,00,000/- (incremental price) and time shall be extended to 5.00 (minutes) when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- 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
- 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.
- 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.
- 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

Stressed Asset Management Branch, Secunderabad.

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