CANARA BANK, Chennamma Circle **Branch,**
KURNOOL, KURNOOL, A.P. 518-003,
Cell No. 9440905481 & 9502790236,
e-mail Id: cb13397@canarabank.com

COVERING LETTER TO SALE NOTICE

Ref: 247021046/SN/06/2026-27 **Date: 29-06-2026**

To

1. **M/S Prithvi Industries (Borrower)**
   Prop: Smt. Chirra Udaya
   Sy.No. 240 2 Chetlamallapuram,
   Old Bengalore City,
   Kallur, Kurnool-518218.

2. **Smt. Chirra Udaya (Proprietor)**
   W/o Sri. Chirra Jayaram Reddy
   H No 182/B Dhanalakshmi Society Road No 10,
   Mahindra Hills, Secunderabad,
   Hyderabad-500026.

3. **Smt. Ch Radhika Reddy (Guarantor)**
   W/o Sri. Ch V Reddy
   202 Jyoti Abode,
   Kapadia Lane, Somajiguda,
   Hyderabad-500003.

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, I on behalf of Canara Bank **Chennamma Circle Branch** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our **Chennamma Circle Branch** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.
Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

B. Manohar

Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CANARA BANK, Chennamma Circle **Branch,**
KURNOOL, KURNOOL, A.P. 518-003,
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ANNEXURE – III

(Auction Sale Notice for Immovable properties)

AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1. Name and Address of the Secured Creditor: Canara Bank, **Chennamma Circle Branch**
2. **Name and Address of the Borrower(s)/ Guarantor(s):**

1. M/s Prithvi Industries (Borrower) **Prop: Smt. Chirra Udaya** **Sy.No. 240 2, Chetlamallapuram,** **Old Bengalore City,** **Kallur, Kurnool-518218.**	**2. Smt. Chirra Udaya (Proprietor)** **W/o Sri. Chirra Jayaram Reddy** **H No 182/B, Dhanalakshmi Society,** **Road No.10,** **Mahindra Hills, Secunderabad,** **Hyderabad-500026.**
3. Smt. Ch Radhika Reddy (Guarantor) **W/o Sri. Ch V Reddy** **202 Jyoti Abode,** **Kapadia Lane, Somajiguda,** **Hyderabad-500003.**	

3. **Total outstanding liabilities as on the date of Legal action initiated of Rs.3,15,31,118.47 (Rupees Three Crore Fifteen Lakh Thirty-One Thousand One Hundred Eighteen and paise Forty -Seven only) along with pendentelities and further interest @12% w.e.f. 17.12.2020 till realization and costs of Rs. 2,20,700 (Rupees Two Lakh Twenty Thousand Seven Hundred only) and whereas the said has not been paid.**

4. (a) Mode of Auction : E-AUCTION

(b) Details of Auction service provider

i) Company Name : M/s PSB Alliance [BAANKNET]

ii) Web site : http://Baanknet.com/

(c) Date & Time of Auction : 15-07-2026 & 10:30AM

(d) Place of Auction : Online http://Baanknet.com/

5. **Details of Property/ies :**

All the part and parcel of flat within G+30 Floor complex bearing Flat No: 904 (3 BHK) on 9th Floor (including Ground Floor), Tower – 6LH(Six LH), Lanco Hills of an Extent of 2489 Sq Feet and together with parking space each admeasuring 134.55 Sq Ft for 3 Cars in the basement along with undivided share of Land of 38.79 Sq.Yards or 349.10 Sq.Ft out of 13.56 Acres of Land in

Sy.No.201 of Manikonda Jagir Village, Rajendra Nagar Mandal (Now Gandipet Mandal), Ranga Reddy Dist; Telangana State., Immovable property stands in the name of Smt. Chirra Udaya W/o CH Jayaram Reddy.

Boundaries of Flat No.904:

North: Open to Sky

South: Open to Sky

East: Corridor & Opposite Flat No: 901

West: Open to Sky

Boundaries of Land:

North: Private Land

South: Land of APIIC and others Land

East: Land of APIIC Land

West: Road

6. **Reserve Price:** Rs. 1,99,00,000/- (Rupees One Crore Ninety-Nine Lakhs Only)

7. Other terms and conditions:

a. The property/ies 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 encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 7(e) below).
b. The property/ies will not be sold below the Reserve Price.
c. The property can be inspected on or before **14-07-2026 between 10:00AM and 04:00PM.**
d. 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.
e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.19,90,000/- (Rupees Nineteen Lakhs Ninety Thousand Only)** being **10 % of the Reserve Price,** 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 **14-07-2026 by 4.00 pm.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/-(Rupees One Lakh Only)** (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. 1,00,000/-(Rupees One Lakh Only)** (incremental price) and time shall be extended to **5 (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 property 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, Kurnool Chennamma Circle Branch** (Name of Branch), IFSC Code **CNRB0013397** (Branch IFSC Code).

k. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above **Rs 50.00 Lakh (Rupees Fifty Lakh) and above, 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 Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, 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 property is 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 property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 14**-07-2026 from 10:30 A.M. to 4:00 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 contact Canara Bank, **Kurnool Chennamma Cricle Branch (Ph. 9949915723) e-mail id : cb13397@canarabank.com 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)."**

B. Manohar

Place: **Kurnool**

Date: **29-06-2026**

Authorised Officer

Canara Bank