

(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 properties mortgaged /charged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **Stressed Assets Management Branch, Secunderabad** of the Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **31-07-2026**, for recovery of **Rs. 21,73,88,947/- (Rupees: Twenty One Crores Seventy Three Lakhs Eighty eight thousand nine hundred and forty seven Only) as on 30.06.2026** with future interest from 01-07-2026 and other Bank Charges as applicable due to the secured creditor from: 1. **M/s Ananda Bharathi Fertilizers (India) Pvt Ltd Regd Office: (Company under Liquidation)** H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038. 2. **M/s Ananda Bharathi Fertilizers (India) Pvt Ltd Factory** at, Sy No. 671,673 and 674, Jangampalli Village, Bhiknoor Mandal, Nizamabad district, Telangana – 503 102. 3. **Sri Narayanam Raja Sekhara Rao (Promotor & Guarantor)** S/o N Ghanta Rao, Residing at, H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038. 4. **Smt. Narayanam (Kasa) Latha (Promotor & Guarantor)** W/o Narayanam Raja Sekhara Rao, Residing at H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038. 5. **Smt. Srimali Amilineni (Director & Guarantor)** R/o H No. 6-3-628/9, Anand Nagar Colony, Khairathabad, Hyderabad – 500 001. 6. **Sri Jakkam Ranga Bhupal Reddy (Guarantor)** S/o Venkata Reddy Jakkam, Residing at, My Home Jewel Gomed Block, Flat No. 103, Madinaguda, Miyapur, Hyderabad – 500 039. 7. **Sri Poluri Maruthi Venkata Subba Rao (Director & Guarantor)** H No. 1-7-12, Flat No. 408, Chippendale Apartments, Golkonda X Roads, Back side NBK Estate, Musheerabad, Hyderabad – 500 020. 8. **Sri Sreedhar Reddy Nalla (Director & Guarantor)** R/o H No. 168/B, MIGH, Sanjeev Reddy Nagar, Hyderabad – 500 038. 9. **Smt. Chikkala Lakshmi Janaki (Guarantor)** W/o Chikkala Ravi, Residing at Flat No. 204, 1st Floor, Fort View Residency, Puppallaguda Village, Rajendra Nagar, RR Dist, Telangana – 500 030. 10. **Sri Kasa Naga Durga Prasad Rao (Director)** S/o Kasa Satyanarayana Murthy O/o H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad – 500 038.

The Reserve Price for Property No.1 will be **Rs.85,00,000/-** and the Earnest money deposit will be **Rs.8,50,000/-**
The Reserve Price for Property No.2 will be **Rs.89,00,000/-** and the Earnest money deposit will be **Rs.8,90,000/-**
The Reserve Price for Property No.3 will be **Rs.95,00,000/-** and the Earnest money deposit will be **Rs. 9,50,000/-**
The Reserve Price for Property No.4 will be **Rs.64,00,000/-** and the Earnest money deposit will be **Rs. 6,40,000/-**
The Reserve Price for Property No.5 will be **Rs.63,00,000/-** and the Earnest money deposit will be **Rs. 6,30,000/-**

The Earnest Money Deposit shall be deposited on or before **30-07-2026** before **5:00 P.M.**

Details and full description of the Immovable Properties

Property No	Property Description
1.	All that the Flat No. 601 on 6 th floor of Visista Apartments , admeasuring 1780 Sq.ft (including common areas) 2 car parking area of 200 Square feet and one servant room in stilt floor by the side of staircase having plinth area of 185 Square feet together with proportionate undivided share of land admeasuring 38 Sq.yds out of 338 Sq.yds (total premises an extent of land 690 Sq.yds) in the premises bearing M.C.H. No. 8-3-167/D/125, on plot no.125, sy.no.158, 138,139 & 137 part situated within the layout of the Kalyan Nagar Co-operative Housing Society Ltd, Yousufguda, Hyderabad covered vide Sale Deed No. 1555/2008 of SRO Banjara Hills and MODTD No. 2227/2016. Bounded By: North: Open to sky South: Open to sky East: Open to sky West: Corridor, Lift & Flat no. 602
2.	All that Residential Flat admeasuring 1064 Sq.ft of built-up area and proportionate common area admeasuring 181 Sq.ft bearing Flat No.103 on 1 st floor in Gomed Block along with 1 car parking lot No.51 in Cellar in Gomed Block together with the undivided share of land equivalent to 40 Sq.yds., out of the Schedule "A" property, in the Multi-storied Residential Apartment Complex known as "MY HOME JEWEL" in Sy. No. 83(P) and Sy. No. 97(P) situated at Madenaguda village, Serilingampally Revenue Mandal, within the limits of Greater Hyderabad Municipal Corporation, RR district, Telangana covered vide Sale Deed No. 7015/2010 of SRO Ranga Reddy and MODTD No.2038/2016 SRO Balanagar.

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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: 9014706002 E-mail: cb7619@canarabank.com
2	Name and Address of the Borrowers & Guarantors:	
	M/s Ananda Bharathi Fertilizers (India) Pvt Ltd Regd Office: H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038	M/s Ananda Bharathi Fertilizers (India) Pvt Ltd Factory at, Sy No. 671, 673 and 674, Jangampalli Village, Bhiknoor Mandal, Nizamabad district, Telangana – 503 102
	Sri Narayanam Raja Sekhara Rao (Promotor & Guarantor) S/o N Ghanta Rao, Residing at, H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038	Smt. Narayanam (Kasa) Latha (Promotor & Guarantor) W/o Narayanam Raja Sekhara Rao, Residing at H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad, Telangana – 500 038
	Smt. Srimali Amilineni (Director & Guarantor) R/o H No. 6-3-628/9, Anand Nagar Colony, Khairathabad, Hyderabad – 500 001	Sri Jakkam Ranga Bhupal Reddy (Guarantor) S/o Venkata Reddy Jakkam, Residing at, My Home Jewel Gomed Block, Flat No. 103, Madinaguda, Miyapur, Hyderabad – 500 039

	Sri Poluri Maruthi Venkata Subba Rao (Director & Guarantor) H No. 1-7-12, Flat No. 408, Chippendale Apartments, Golkonda X Roads, Back side NBK Estate, Musheerabad, Hyderabad – 500 020	Sri Sreedhar Reddy Nalla (Director & Guarantor) R/o H No. 168/B, MIGH, Sanjeev Reddy Nagar, Hyderabad – 500 038
	Smt. Chikkala Lakshmi Janaki (Guarantor) W/o Chikkala Ravi, Residing at Flat No. 204, 1 st Floor, Fort View Residency, Puppalaguda Village, Rajendra Nagar, RR Dist, Telangana – 500 030	Sri Kasa Naga Durga Prasad Rao (Director) S/o Kasa Satyanarayana Murthy O/o H No. 8-3-167/D/123 & 125, Flat No. 601, Visista Apartments, Phase I, Kalyan Nagar Colony, Hyderabad – 500 038
3	Total Liabilities as on 31-05-2026	Rs. 21,73,88,947/-/- (Rupees: Twenty One Crores Seventy Three Lakhs Eighty eight thousand nine hundred and forty seven Only) as on 30.06.2026 with future interest from 01-07-2026 and other Bank Charges as applicable.
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) 31-07-2026 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.85,00,000/- RP for Property No.2- Rs.89,00,000/- RP for Property No.3- Rs.95,00,000/- RP for Property No.4- Rs.64,00,000/- RP for property No 5- Rs.63,00,000/-
6	Earnest Money Deposit	EMD for Property No.1- Rs.8,50,000/- EMD for Property No.2- Rs.8,90,000/- EMD for Property No.3- Rs.9,50,000/- EMD for Property No.4- Rs.6,40,000/- EMD for Property No.5- Rs.6,30,000/-
7	The Properties can be inspected (Date & Time)	21-07-2026 Between 11.30 A.M to 4.30 P.M
8	Detail of Encumbrance	Not Known to the knowledge of the Bank.
9	Detail of litigation	The Sale shall be subject to the outcome of SA 296/2024 wrt Property No.5 pending before the Hon'ble DRT II Hyderabad. The sale shall be subject to the outcome of SA 417/2024 wrt Property No.1, SA 418/2024 wrt Property No.5 and SA 419/2024 wrt Property No. 2 filed by borrower and guarantors pending before the Hon'ble DRT II 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 **21-07-2026** 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 **30-07-2026** 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.

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- 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.
- 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 Smt.P Hemamalini, Chief Manager, SAM Branch, Secunderabad. Ph. No. 9014706002 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.ebkay@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.

કુટે કેનરા બેંક
For CANARA BANK

Hemamalini
પ્રાધીકૃત અધિકારી Authorised Officer
દબાવગ્રસ્ત આર્થિક પ્રબંધન શાખા, સિકંદરાબાદ
Stressed Assets Management Br, Sec'bad
Authorised Officer
Canara Bank

Place: Secunderabad
Date: 04-07-2026