केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

**Ref: CB/2752/ARMB/MURUGUN/SN/IMMOVABLES/2026-27/KSS** **Date: 05-11-2026**

To

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| **M/s Murugun Hospitals**<br>**Borrower**<br>Registered Address:<br>H.No.3-13/2, Plot No.6, Mallikarjuna Nagar, Peerzadiguda, Uppal,<br>Medchal- Malkajgiri District,<br>Telangana State 500039 | **M/s Murugun Hospitals**<br>**Borrower**<br>**Earlier Unit Address**: D. No. 6-3-540/9,6-3-540/9A,6-3-540/10,6-3-540/2,540/3,540/4, 540/8/1,540/6,540/5, 540/8,540/7, Pillar No. A1122, Erramanzil, Beside NIMS Hospitals, Punjagutta, Somajiguda,<br>Hyderabad 500082 |
| **Sri. Aluri Balachandar**<br>**Managing Partner, Mortgagor and Guarantor**<br>Plot No 101 Gayatri Nagar, Boduppal, K.V Rangareddy,<br>Telangana, 500092 | **Smt. Pottabathini Tulasi**<br>**Partner and Guarantor**<br>W/o Sri Pottabathini Purushottam<br>H No 2-108/8/17, B L Nagar, Street No 4,<br>Boduppal, K.V Rangareddy,<br>Telangana, 500092 |
| **Smt. Guduguntla Aruna**<br>**Guarantor and Mortgagor**<br>W/o Sri Guduguntla Srinivas<br>H.No. 12-10-63-64/1, Seethaphalmandi,<br>Opp. Arya Samaj Line,<br>Pisolakar Compound, VTC Secunderabad, Hyderabad,<br>Telangana, 500061 | **Sri. Pottabathini Balarathnam**<br>**Guarantor and Mortgagor**<br>S/o Sri Pottabathini Raghupathi<br>H. No 3-19, Choutuppal Mandalam,<br>Koyyala Gude<br>Nalgonda,<br>Telangana, 508252 |
| **Sri. Pottabathini Balarathnam**<br>**Guarantor and Mortgagor**<br>S/o Sri Pottabathini Raghupathi,<br>H No. 5-281/4C/4,<br>Block No. V, Rathna Nagar,<br>Opp. Choutuppal SRO,<br>Choutuppal Town & mandal,<br>Yadadri-Bhuvanagiri district- 508252 | |

Dear Sir/ Respected 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**

As you are aware, I on behalf of Canara Bank, **The Authorised Officer of the Specialized Mid Corporate Branch, Somajiguda, Hyderabad of Canara Bank** 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 Specialised Asset Recovery Management Branch, Hyderabad of Canara Bank.**

The undersigned proposes to sell the assets (through e-auction) 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.

वृते केनरा बैंक, For CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

**AUTHORISED OFFICER**
**CANARA BANK**
ENCLOSURE – SALE NOTICE

Internal

Ref: CB/2752/ARMB/MURUGUN HOSPITALS/IMMOVABLES/SALE NOTICE/2026-27/KSS | Date: 05-11-2026

**(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 provision to Rule 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) , Partners(s) and Guarantor (s) that the below described immovable properties mortgaged /charged to the Secured Creditor, the **Symbolic possession** of Lot No.1 property and **Physical Possession** of Lot No.2 Property, which have been taken by the Authorized Officer of Specialized Mid Corporate Branch, Somajiguda of the Canara Bank [Loan Accounts subsequently transferred to Canara Bank Specialized Asset Recovery Management Branch, Hyderabad for recovery follow up will be sold on **"As is where is", "As is what is", "Whatever there is" and "Without Recourse"** condition on **27-11-2026**, for the recovery of **Rs.13,99,18,633.94/- (Rupees: Thirteen Crores Ninety Nine Lakhs Eighteen Thousand Six Hundred Thirty Three and Paise Ninety Four Only),** being the outstanding balance as on 31-10-2026 to the secured creditor with future interest, penal interest and other Bank Charges/Costs with effect from 01-11-2026 from **M/s Murugun Hospitals** represented by its Partners 1) Sri Aluri Balachander, Managing Partner and 2) Smt. Pottabathini Tulasi, Partner (Both of them besides being Guarantors) and Guarantors 1) Smt. Guduguntla Aruna and 2) Sri Pottabathini Balarathnam

**Lot No.1: The Reserve Price will be Rs.1,39,99,200/- and the earnest money deposit will be Rs.13,99,920/- The Earnest Money Deposit shall be deposited on or before 26-11-2026 by 5:00 P.M.**

**Lot No.2: The Reserve Price will be Rs.37,51,550/- and the earnest money deposit will be Rs. 3,75,155/- The Earnest Money Deposit shall be deposited on or before 26-11-2026 by 5:00 P.M.**

**Details and full description of the Immovable Properties**

| SL No. | Description of Properties |
|---|---|
| | (As per mortgage deed Doc No: 2939 of 2022 dated 31-03-2022)<br>All that piece and parcel of Land and bearing H No. 5-281/4C/4 (Ground + 2upper floors + Penthouse), constructed on Plot no. 57 with Survey No. 326 & 329 admeasuring 180 square yards or 150.48 Square meters situated at Block No. V, Rathna Nagar, Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district, under Choutuppal Municipality, Telangana State standing in the name of Sri. P. Bala Rathnam, Guarantor and bounded by:<br>NORTH: 30' wide Road<br>SOUTH: Plot No.56<br>EAST: 25' wide Road<br>WEST: Plot No.41 |
| 1. | Description as per the two separate Sale deeds:<br>**1)As per Registered Sale deed Document No. 2933 of 2007 dated 10-05-2007:**<br>All that piece and parcel of Plot No. 57 East Part, bearing admeasuring: 120 Sq. Yards or equivalent to 100.32 Square meters in Sy. No. 326 & 329, Block No. V(E) R.G. Statue to Idgah, Residential Zone, Situated at: Choutuppal Village, Choutuppal Revenue Mandal, Under Choutuppal Grama Panchayat, Nalgonda District, Registration Sub-District: Choutuppal<br><br>BOUNDARIES AS FOLLOWS:<br>NORTH: 30' Wide Road<br>SOUTH: Plot No. 56 |

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Canara Bank, ARM Branch (DP:2752)
Ground Floor, Circle Office Building
Beside Rail Nilayam, Secunderabad -500026

Tel No: 040 –27725283,260,259
Email: cb2752@canarabank.com
Web-site: www.canarabank.com

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|---|---|
| | EAST: 25' Wide Road<br>WEST: Plot No. 57 West Part<br><br>**2) As per Registered Sale deed Document No.851 of 2014 dated 25-02-2014:**<br>All that piece and parcel of Plot No. 57 West Part, bearing admeasuring: 60.00 Sq. Yards or equivalent to 50.16 Square meters in Sy. No. 326 & 329, Block No. V, Rathna Nagar, Residential Zone, Situated at: Choutuppal Village, Choutuppal Mandal<br>BOUNDARIES AS FOLLOWS:<br>NORTH: 30' Wide Road<br>SOUTH: Plot No. 56<br>EAST: Plot No. 57 East Part<br>WEST: Plot No. 41<br><br>CERSAI Security Interest ID: 400059685012<br>This Property is under the Symbolic Possession of the Bank |
| 2. | All that piece and Parcel of the Flat bearing H.No. 6-6/106, Flat No.106 on the First Floor, in Block A, admeasuring 1072 Square feet of built-up area and 288 Square feet of Common area together with proportionate undivided share of land to the extent of 44.90 Square yards and a Reserved Double Car Parking Slot No C1 30 & 31 admeasuring about 300 Square feet forming part of the group of residential apartments collectively named as "EMERALD HEIGHTS" situated at Survey No.1106(P), Ghanapur Hamlet of Edulabad Village, Ghanapur Grama panchayath, Ghatkesar Mandal, Medchal Malkajgiri district, Telangana State standing in the name of Sri. Aluri Balachandar and bounded by: |

| **Boundaries of flat:** | **Boundaries of the Building:** |
|---|---|
| NORTH: Open to Sky | NORTH: Road |
| SOUTH: Open to Sky | SOUTH: Road |
| EAST: Corridor | EAST: Road & Block B |
| WEST: Open to Sky | WEST: Road |

Registered Sale deed No: 10971 of 2019 dated 04-11-2019 and Registered MODTD Doc No: 1950 of 2022 dated 03-03-2022
CERSAI Security Interest ID: 400059685006
This Property is under the Physical Possession of the Bank

कृते केनरा बैंक For CANARA BANK

प्राधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

**Date: 05-11-2026**
**Place: Hyderabad**

**Authorized Officer**
**Canara Bank**

**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05-11-2026**

| | | |
|---|---|---|
| 1 | Name and Address of the Secured Creditor | Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026,<br>Phone No: 040- 27725283,260,259<br>E-mail: cb2752@canarabank.com |

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|---|---|---|
| 2 | Names and Address of the Borrower(s),Partner(s) and Guarantor(s): | |
| | **1)M/S MURUGUN HOSPITALS (BORROWER)**<br>Registered add: H.NO.3-13/2, PLOT NO.6, MALLIKARJUNA NAGAR, PEERZADIGUDA, UPPAL, MEDCHAL MALKAJGIRI DISTRICT TELANGANA STATE 500039 | **2)M/S MURUGUN HOSPITALS (BORROWER)**<br>Earlier Unit address: 6-3-540/9,6-3-540/9A,6-3-540/10,6-3-540/2,540/3, 540/4, 540/8/1,540/6,540/5, 540/8,540/7, PUNJAGUTTA, SOMAJIGUDA, HYDERABAD 500082 |
| | **3)MR. ALURI BALACHANDAR (MANAGING PARTNER, MORTGAGOR AND GUARANTOR)**<br>H NO. PLOT NO 101<br>GAYATHRINAGAR,<br>BODUPPAL,<br>K.V. RANGAREDDY DISTRICT,<br>TELANGANA, 500092 | **4)MRS. POTTABATHINI TULASI (PARTNER AND GUARANTOR)**<br>W/O SRI. POTTABATHENI PURUSHOTHAM<br>H NO 2-108/8/17,<br>B L NAGAR, STREET NO 4, BODUPPAL,<br>K.V. RANGAREDDY DISTRICT,<br>TELANGANA, 500092 |
| | **5)MRS.GUDUGUNTLA ARUNA (GUARANTOR AND MORTGAGOR)**<br>W/O SRI. GUDUGUNTLA SRINIVAS<br>H.NO. 12-10-63-64/1, SEETHAFALMANDI,<br>OPP ARYA SAMAJ LINE,<br>PISOLAKAR COMPOUND,<br>VTC SECUNDERABAD, HYDERABAD,<br>TELANGANA, 500061 | **6)MR. POTTABATHINI BALARATHNAM (GUARANTOR AND MORTGAGOR)**<br>S/o SRI. POTTABATHINI RAGHUPATHI<br>H.NO.3-19, CHOUTUPPAL MANDALAM,<br>KOYYALA GUDE<br>NALGONDA,<br>TELANGANA-508252 |
| | **7) MR. POTTABATHINI BALARATHNAM (GUARANTOR AND MORTGAGOR)**<br>S/o SRI. POTTABATHINI RAGHUPATHI<br>H No. 5-281/4C/4,<br>Block No. V, Rathna Nagar,<br>Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district- 508252 | |
| 3 | Total Liabilities as on 31-10-2026 | **Rs.13,99,18,633.94/- (Rupees: Thirteen Crores Ninety Nine Lakhs Eighteen Thousand Six Hundred Thirty Three and Paise Ninety Four Only),** being the outstanding balance as on 31-10-2026 to the secured creditor with future interest, penal interest and other Bank Charges/Costs with effect from 01-11-2026 |
| 4 | e) Mode of Auction<br>f) Details of Auction Service Provider<br>g) **Date & Time of Auction**<br>h) Place of Auction | E-Auction<br>M/s PSB Alliance (BAANKNET)<br>**27-11-2026 11.30 AM TO 12.30 PM**<br>Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026 |
| 5 | **Reserve Price** | **Lot No.1: The Reserve Price will be Rs. Rs.1,39,99,200/-**<br>**Lot No.2: The Reserve Price will be Rs. Rs.37,51,550/-** |

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| | | |
|---|---|---|
| 6 | **Earnest Money Deposit** | **Lot No.1: The earnest money deposit will be Rs. 13,99,920/-**<br>**Lot No.2: The earnest money deposit will be Rs. 3,75,155/-** |
| 7 | The Property/ies can be inspected Date & Time | **25-11-2026 Between 11.30 A.M to 4.30 P.M** |
| 8 | Details of Encumbrance* | **Not known to us** |
| 9 | Details of Litigation* | **Not known to us** |

*No Encumbrances Known to Knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.

**Other terms and conditions:**

a. The property/ies will be sold in **"As is where is", "As is what is", "Whatever there is" and "Without Recourse"** 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 the deposit of the Earnest Money Deposit (EMD) referred to in point (e) below). After deposit of EMD, if bidder has participated in the e-auction, Subsequent claim/request regarding Cancellation of e-auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property/ies can be inspected on 25-11-2026 Between 11.30 A.M to 4.30 P.M

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) as above being the 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 26-11-2026 by 5.00 P.M**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies 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.

g. 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.

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/ies shall forthwith be put up for sale again.

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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, Specialised Asset Recovery Management Branch, IFSC Code: CNRB0002752

k. All the charges for conveyance, stamp duty and registration, GST as applicable shall be borne by the successful bidder only. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, Property tax arrears, Society maintenance arrears, license fee and any other charges required for transfer of the said properties in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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 by the successful buyer from sale amount. 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 property/ies affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property/ies put on auction and claims / rights / dues affecting the property/ies, 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/ies 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 property/ies 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/ies put on auction will be permitted to interested bidders at site on 25-11-2026 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: Sri Varaganti Sandeep Kumar Goud (Name of Nodal Officer & its team CO/RO/Branch, Mobile No: **98856 60606 / 91103 70518** 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.

कृते केनरा बैंक For CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

**Place: Hyderabad**
**Date: 05-11-2026**

**Authorised Officer**
**Canara Bank**

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