Ref: 7619/SAM/MAIWIR ENGG PVT LTD/SN/2026-2027/05	Date: 09.11.2026

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/ 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 **07-12-2026**, for recovery of **Rs. 25,24,71,514**/-(Twenty-Five crores Twenty-Four Lakhs Seventy-One thousand Five hundred and Fourteen rupees only) as on 30.09.2026 with unapplied interest from 01-10-2026 and other Bank Charges as applicable to outstanding due to the secured creditor from: **1) M/s. MAIWIR ENGINEERING PVT LTD (Borrower),** 1ST Floor, ASR Creast, Plot No 42 and 43, Image Garden Road Madhapur, Hyderabad, Telangana State -500081 **2) M/s. MAIWIR ENGINEERING PVT LTD (Borrower)** #Flat No. 608, 6th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034 **3) M/s. MAIWIR 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.6,26,00,000/-and the Earnest money deposit will be Rs.62,60,000/-
The Reserve Price for Property No.2 will be Rs.4,20,00,000/-and the Earnest money deposit will be Rs.42,00,000/-
The Reserve Price for Property No.3 will be Rs.13,25,00,000/-and the Earnest money deposit will be Rs.1,32,50,000/-

The Earnest Money Deposit shall be deposited on or before 05-12-2026 before 5:00 P.M.

Details and full description of the Immovable Properties

Property No	Property Description
1	All that part and parcel of under construction Commercial Building (Cellar + 3 floors) with House No. 8-3-59 & 8-3-59/1, behind Dr. Muvva Laxmi Rajeswari Hospital, admeasuring with extent of 850.00 Sq. Yards or 710.71 Sq. meters, plinth area of 1650.75 Sq.fts in each floor situated at Nijampet area of Khammam town and district in the name of Sri Parupalli Veerabadhra Rao with the following boundaries: **North:** Dr. Muvva Laxmi Rajeswari Building and Bhuma Hanumantha Rao and Bhuma Krishna Murthy Houses. **South:** House of Ponnamma, Chikkumalla Muthaiah and Chintala Bhagyamma. **East:** Municipal Road & Municipal Galli. **West:** Nizampet Majeed property. ***Property under physical possession of the Bank***
2	All that part and parcel of Residential Duplex Building Bearing with H.no 15-11-23 (New), 6-1-23(old) along with Ground, First & Second Floor to an extant of 672.00 Yards with built-up area 3398.59 Sq.fts situated in plot bearing No. 10 & 11/B in Sy no 230 ft of Khanapuram Haveli, 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, H.no 6-1-9/1 (Old) **East:** Municipal Road **West:** Municipal 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)

Stressed Asset Management Branch, Secunderabad.
TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500003
E-MAIL:cb7619@canarabank.com

	North:30 ft wide road **South:**100 ft wide PWD road **SCHEDULE PROPERTY-I: (Doc No.4180/2008)** RCC roof with appurtenant land to an extent of 412.50 Sq. Yds or 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 or 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 or 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 extant of 182.50 Sq. Yds or 152.59 Sq. metres, constructed on Built up area 688.93 Sq. Fts 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.

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. MAIWIR ENGINEERING PVT LTD (BORROWER) 1ST Floor, ASR Creast, Plot No 42 and 43, Image Garden Road Madhapur, Hyderabad Telangana State -500081	**M/S. MAIWIR ENGINEERING PVT LTD (BORROWER)** #Flat No. 608, 6th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034
	M/S. MAIWIR ENGINEERING PVT LTD (BORROWER) 7th 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,	**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

	Telangana State -507002	
	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 30-09-2026	Rs. 25,24,71,514/-(Twenty-Five crores Twenty-Four Lakhs Seventy-One Thousand Five hundred and Fourteen rupees 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) **07-12-2026 11.30 AM TO 12.30 PM** Online (Baanknet.com)
5	**Reserve Price**	**RP for Property No.1- Rs.6,26,00,000/-** **RP for Property No.2- Rs.4,20,00,000/-** **RP for Property No.3- Rs.13,25,00,000/-**
6	**Earnest Money Deposit**	**EMD for Property No.1- Rs.62,60,000/-** **EMD for Property No.2- Rs.42,00,000/-** **EMD for Property No.3- Rs.1,32,50,000/-**
7	**The Properties can be inspected (Date & Time)**	**27-11-2026 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**	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.

Other terms and conditions:

a. The Properties will be sold in **"As is where is", As is what is", and Whatever there is"," 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 deposit of the Earnest Money Deposit (EMD) referred to in point (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

b. The Properties will be sold above the Reserve Price.

c. The properties can be inspected on **27-11-2026** 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) 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 **05-12-2026 before 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 properties shall forthwith be put up for sale again.

j. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. 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. 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 charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

i.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, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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

n. 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.

o. 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. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. 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.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

s. 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.

कृते केनरा बैंक
For CANARA BANK

प्राधीकृत अधिकारी Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, सिकंदराबाद
Stressed Assets Mgmt. Br, Sec'bad

Place: Secunderabad
Date: 09-11-2026

Authorised Officer
Canara Bank