Ref: 7619/SAM/NAOLININFRA/SN/2026-2027/03 | Date: 10.11.2026

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 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 **05.12.2026** for recovery of **Rs.250,81,12,463/- (Rupees Two Hundred and Fifty Crores Eighty One Lakhs Twelve Thousand Four Hundred and Sixty Three only)** (Contractual dues as on 04.06.2024) plus unapplied interest w.e.f. 05.06.2024 and any other Bank charges towards the outstanding dues of consortium lenders (including CANARA BANK) w.r.t loans availed by: 1. M/s. NAOLIN INFRASTRUCTURE PVT LTD (Company under CIRP-Corporate Insolvency Resolution Process) with Regd. Office / Administrative Office: H.No.6-3- 1090/1/1, 3rd Floor, Uma Hyderabad House, Raj Bhavan Road, Somajiguda, Hyderabad – 500082,Telangana., 2. Sri Prabhakar Reddy Nallapu (Guarantor) R/o H. No. 2-2-18/19 Flat No.102, Sai Annapurna Apartments, D D Colony, Bagh Amberpet, Hyderabad – 500013, Telangana. 3. Ms.Shylaja Nallapu (Guarantor) R/o H.No. 2-2-18/19, Flat No.102, Sai Annapurna Apartments, D D Colony, Bagh Amberpet, Hyderabad – 500013, Telangana. 4. M/s. Naolin Projects Private Limited (Corporate Guarantor) O/o H.No.6-3- 1090/1/1, 3rd Floor, Uma Hyderabad House, Raj Bhavan Road, Somajiguda, Hyderabad – 500082, Telangana.

The Reserve Price for Property No.1 will be Rs.5,28,00,000/- and the Earnest money Deposit will be Rs. 52,80,000/-
The Reserve Price for Property No.2 will be Rs.1,40,00,000/- and the Earnest money Deposit will be Rs. 14,00,000/-
The Reserve Price for Property No.3 will be Rs.59,00,000/- and the Earnest money Deposit will be Rs. 5,90,000/-
The Reserve Price for Property No.4 will be Rs.7,22,00,000/- and the Earnest money Deposit will be Rs. 72,20,000/-
The Reserve Price for Property No.5 will be Rs.2,72,00,000/- and the Earnest money Deposit will be Rs. 27,20,000/-
The Reserve Price for Property No.6 will be Rs.2,66,00,000/- and the Earnest money Deposit will be Rs. 26,60,000/-
The Reserve Price for Property No.7 will be Rs.2,66,00,000/- and the Earnest money Deposit will be Rs. 26,60,000/-
The Reserve Price for Property No.8 will be Rs.3,22,00,000/- and the Earnest money Deposit will be Rs. 32,20,000/-
The Reserve Price for Property No.9 will be Rs.5,93,00,000/- and the Earnest money Deposit will be Rs. 59,30,000/-
The Reserve Price for Property No.10 will be Rs.4,88,00,000/- and the Earnest money Deposit will be Rs. 48,80,000/-
The Reserve Price for Property No.11 will be Rs.59,00,000/- and the Earnest money Deposit will be Rs. 5,90,000/-

The Earnest Money Deposit shall be deposited on or before 04-12-2026 before 5:00 P.M.

Property No	Property Description
1	All that land (open plot) admeasuring 6352.5 Sq. Yards located in survey No 270/A, 270B/1, 270/D situated at Peddakandukuru village, Yadagirigutta (M), Yadagiri - Bhuvanagiri District standing in the name of **Sri. Nallapu Prabhakar Reddy** and bounded by North: Land Belongs to N. Shailaja; South: Land of Muddasani Jothi; East: Land in Sy.No.270; West: National Highway No.202 Road
2	All that land (open plot) admeasuring 1936 Sq. Yards located in survey No 270/F, in Peddakandukuru village, Yadagirigutta (M), Yadadri Bhuvanagiri District standing in the name of **Sri. Nallapu Prabhakar Reddy** and bounded by North: Agri.Land Of N.Prabhakar Reddy; South: Land of Sahodar Reddy&9'-2'' wide road; East : Neighbours Land; West : Agri.Land Of N.Prabhakar Reddy
3	All that land, open Plot bearing No 122 (residential zone), in the Sy No 357/Part admeasuring area of 633 Sq Yds or equivalent to 529.26 Sq Mtrs situated at Space Valley County, Gudur Village, Bibinagar Mandal, Nalgonda District Standing in the name of Sri. Nallapu Prabhakar Reddy and bounded by North : Plot No.121; South : Plot No.123; East :40' wide road; West :Plot Nos.119,118 & 117
4	All that open land admeasuring 9680 Sq Yds or Ac 2-00 Gts in SY No 271/ B situated at Peddhakandukur Village, Yadagirigutta Mandal, Yadadri Bhongir District Telangana State standing in the name of **M/s Naolin Projects Private Limited** (Non Agricultural Converted Land) and bounded by North: Land belongs to Rajarajeshwari Developers& land Belongs to Naolin Infrastructure Private Limited; South : Land in Survey No.271; East :Land in Survey No.245; West :Land Belongs to Naolin Infrastructure Private Limited

Authorised Officer SARFAESI CANARA BANK

Confidential

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

5	All that part and parcel of Residential & Commercial land at Hyderabad - Warangal National Highway near Yadadri Temple Part A in S. No. 272 of Peddakandukur Village, Yadagirigutta Mandal, Nalgonda Dist to the extent of 3798.70 sq. yds. Out of 11198.70 sq. yds. Standing in the name of M/s Naolin Projects Private Limited and bounded by North : Part"B" land in Sy no .272/A; South : 15' Internal Road& land of NCVPL and NIPL; East : Road & Neighbour's Land in S.No. 243; West : Land belongs to Raja Rajeshwari Developers
6	All that part and parcel of Residential & Commercial land at Hyderabad - Warangal National Highway near Yadadri Temple Part B in S. No. 272 of Peddakandukur Village, Yadagirigutta Mandal, Nalgonda Dist to the extent of 3700 sq. yds. Out of 11198.70 sq. yds. Standing in the name of M/s Naolin Projects Private Limited and bounded by North : Part "c" land in Survey No.272/A; South : Part "A" land in Survey No.272/A; East : Road & Neighbour's Land in S.No. 243; West : Land belongs to Raja Rajeshwari Developers
7	All that part and parcel of Residential & Commercial land at Hyderabad - Warangal National Highway near Yadadri Temple Part C in S. No. 272 of Peddakandukur Village, Yadagirigutta Mandal, Nalgonda Dist to the extent of 3700 sq. yds. Out of 11198.70 sq. yds. Standing in the name of M/s Naolin Projects Private Limited and bounded by North : Vagu& Road; South : Part "B" land in Survey No.272/A; East : Road & Neighbour's Land in S.No. 243; West : Land belongs to Raja Rajeshwari Developers
8	All that one Commercial Unit in 3rd Floor bearing Municipal Door No 6-3-1090/1/1/3, admeasuring about 3459 sft, Eastern side of the commercial complex known as "UMA HYDERABAD HOUSE" with undivided share of land admeasuring 129.43 Sq Yds; out of the total extent of 1294.29 Sq Yds with two covered car parkings in the said building bearing Municipal Door No 6-3-1090/1/1 situated at Raj Bhavan Road, Somajiguda, Hyderabad, Telangana standing in the name of Smt. Nallapu Shylaja and bounded by: North :Open to Sky and Neighbours's Property; South: Raj Bhavan Main Road East : Open to Sky and TSR Building; West : Corridor,Lift and then Neighbour's property.
9	All that Residential Vacant Land (Non-Agriculture) admeasuring 5394.20 Sq Yds (excluding area identified for internal roads out of total land area of 7706 sq. yd.) situated at Sy No 271/AA (i.e., 271/ఆ (As per Sale Deed)), Pedda Kandukur Village, Yadagirigutta Mandal, Nalgonda District, Telangana standing in the name of M/s Naolin Projects Private Limited and bounded by: North :Open Land Belongs to Nallapu Technologies Pvt Ltd; South :25'-0'' wide Road; East :Open Area(Belongs to NIPL); West : NIPL Area
10	All that Non Agricultural vacant land admeasuring Ac. 1 - 12.5 Gts out of total admeasuring Ac 5-00 Gts in Sy No 270/A, 270/AA/1, 270/EE situated at Peddha Kandukur Village, Yadagirigutta Mandal, Nalgonda District, Telangana standing in the name of Smt Nallapu Shylaja and bounded by North : Land belonging to Rajarajeshwara Developers; South: Land Belongs to Nallapu Prabhakar Reddy East :Land Belongs to Naolin Infrastructure Pvt.Ltd., & Land in Sy.No.270; West :National Highway 202 Road
11	All that Residential vacant land admeasuring 630.50 Sq. Yds. situated at Plot No 2 Sy No 358 & 359, Space Valley, Gudur Village, Bibi Nagar Mandal, Nalgonda District, Telangana standing in the name of Sri Nallapu Prabhakar Reddy and bounded by North : 40' Wide Road; South :Plot No.1; East :60' Wide Road; West :Neighbor's Land

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.Naolin Infrastructure Private Limited (Borrower) H.No.6-3- 1090/1/1, 3rd Floor UMA HYDERABAD HOUSE Raj Bhavan Road, Somajiguda HYDERABAD - 500082 TELANGANA	**Sri Prabhakar Reddy Nallapu (Guarantor)** 2-2-18/19 Flat No.102 Sai Annapurna Apartments D D Colony, Bagh Amberpet HYDERABAD - 500013 TELANGANA
	Ms.Shylaja Nallapu (Guarantor) H.No.2-2-18/19, Flat No.102 Sai Annapurna Apartments D D Colony, Bagh Amberpet HYDERABAD - 500013 TELANGANA	**M/s.Naolin Projects Private Limited** (Corporate Guarantor) H.No.6-3- 1090/1/1, 3rd Floor UMA HYDERABAD HOUSE Raj Bhavan Road, Somajiguda HYDERABAD - 500082 TELANGANA
3	Total Liabilities as on 04.06.2024	**Rs.250,81,12,463/- (Rupees Two Hundred and Fifty Crores Eighty One Lakhs Twelve Thousand Four Hundred and Sixty Three only) plus unapplied interest w.e.f. 05.06.2024**
4	Mode of Auction	E-Auction

	f) Details of Auction Service Provider g) **Date & Time of Auction** h) Place of Auction	M/s PSB Alliance (BAANKNET) **05-12-2026 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**	1. RP for Property No 1- Rs.5,28,00,000/- 2. RP for Property No 2- Rs.1,40,00,000/- 3. RP for Property No 3- Rs.59,00,000/- 4. RP for Property No 4- Rs.7,22,00,000/- 5. RP for Property No 5- Rs.2,72,00,000/- 6. RP for Property No 6- Rs.2,66,00,000/- 7. RP for Property No 7- Rs.2,66,00,000/- 8. RP for Property No 8- Rs.3,22,00,000/- 9. RP for Property No 9- Rs.5,93,00,000/- 10. RP for Property No 10-Rs.4,88,00,000/- 11. RP for Property No 11-Rs.59,00,000
6	**Earnest Money Deposit**	1. EMD for Property No 1 is Rs. Rs.52,80,000/- 2. EMD for Property No 2 is Rs. Rs.14,00,000/ 3. EMD for Property No 3 is Rs. Rs.5,90,000/ 4. EMD for Property No 4 is Rs. Rs.72,20,000/ 5. EMD for Property No 5 is Rs. Rs.27,20,000/- 6. EMD for Property No 6 is Rs. Rs.26,60,000/ 7. EMD for Property No 7 is Rs. Rs.26,60,000/ 8. EMD for Property No 8 is Rs. Rs.32,20,000/ 9. EMD for Property No 9 is Rs. Rs.59,30,000/ 10. EMD for Property No 10 is Rs. Rs.48,80,000/ 11. EMD for Property No 11 is Rs. Rs.5,90,000/-
7	**The Properties can be inspected (Date & Time)**	30-11-2026 Between 11.00 A.M to 5.00 P.M
8	**Detail of Encumbrance**	Not Known to the knowledge of the Bank.
9	**Detail of litigation**	The sale is subject to outcome of the SA. No 444/2023, SA. No 439/2024, SA. No 420/2024 & SA 600/2025, pending in DRT Hyderabad.

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 **30-11-2026** between **11.00 A.M to 5.00 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 **04-12-2026 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

Authorised Officer

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. The inspection of property put on auction will be permitted to interested bidders at site **30-11-2026 between 11.00 AM and 5.00 PM.**

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 Mrs. M Yadiah, 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 (7619)
Stressed Assets Management Br, Sec'bad

Place: Secunderabad
Date: 10.11.2026

Authorised Officer
Canara Bank