

Ref: 125000152051/ADV/NPA/7HILLS/2021-2022

Date: 04.11.2022

TO

1. M/s SEVEN HILLS MEDICAL AND GENERAL STORE PROPRIETOR: Ms. REKHA GROUND FLOOR, 6-3-665/6, PANJAGUTTA, HYDERABAD, TELANGANA 500082	(BORROWER)
2. Ms. REKHA D/O SONAR GANESH 11-1-808/10, CHIKALGUDA, SECUNDERABAD. HYDERABAD, TELANGANA	(PROPRIETOR)
3. Mr. G. MAHESH BABAU S/O Mr. GULIPALLI CHINNA RAO HNO 3-19, FLAT NO 203, SRI BALAJI RESIDENCY, MADEENAGUDA, RANGA REDDY DISTRICT 500049	(GUARANTOR)

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

As you are aware, I on behalf of Canara Bank (E Syndicate Bank), Ameerpet II Branch, Hyderabad 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 Ameerpet II Branch, Hyderabad, of Canara Bank.

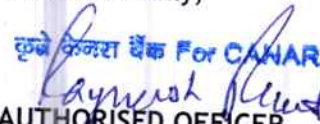
The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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

Yours faithfully,


For CANARA BANK
AUTHORISED OFFICER
CANARA BANK
Chief Manager, Ameerpet, Hyderabad (DP:13039)

ENCLOSURE - SALE NOTICE

((A GOVERNMENT OF INDIA UNDERTAKING))

M G Road Secunderabad, 95B, PB No.1560, Park Lane, Secunderabad 500 003,
PHONE No: 040-23416796,98

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 proviso to Rule 8(6) 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 property mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken by the Authorised Officer of Ameerpet II Branch, Hyderabad Branch of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on 12.12.2022 for recovery of Rs.79,99,604 /- (Rupees Seventy Nine Lakhs Ninty Nine Thousand Six hundred and Four only) plus unapplied interest from 01.11.2022 and bank charges there on, due to the Ameerpet II Branch, Hyderabad of Canara Bank from. M/s SEVEN HILLS MEDICAL AND GENERAL STORE, REP. BY ITS PROPRIETOR:Ms. REKHA GROUND FLOOR,6-3-665/6, PANJAGUTTA, HYDERABAD, TELANGANA 500082

[A] The Reserve Price for Property will be Rs.70,40,000/- (Rupees Seventy Lakhs Forty Thousand only) and the earnest money deposit will be Rs. 7,04,000/- (Rupees Seven Lakhs Four Thousand only). The Earnest Money Deposit shall be deposited on or before 09.12.2022 at 5.00 p.m.

Details and full description of the immovable property with known encumbrances, if any.

ALL THAT THE PART AND PARCEL OF FLAT NO 203, BEARING HOUSE NO 3-19/203 IN SECOND FLOOR OF SH BALAJI RESIDENCY, HAVING A PLINTH AREA 1150 SQ FT INCLUDING COMMON AREA ALONG WITH AN UNDIVIDED SHARE OF LAND AD MEASURING 30 SQ YARDS (OUT OF 276 SQ YARDS) ON PLOT NO 19, IN SY No 54/A SITUATED AT MADEENAGUDA VILLAGE, UNDER GHMC SERILINGAMPALLY MANDAL, R R DISTRICT AND BOUNDED AS FOLLOWS

FLAT BOUNDED BY
NORTH : FLAT NO 202
SOUTH : OPEN TO SKY
EAST : CORRIDOR
WEST : OPEN TO SKY

LAND BOUNDARIES
NORTH : 50 FT WIDE ROAD
SOUTH : OPEN SPACE
EAST : PLOT NO 20
WEST : PLOT NO 18

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager, Mr. Rajneesh Rawat, Ameerpet II, Hyderabad Branch, Canara Bank, Ph. No. 040-23416796, 23416798 Mobile : 9440905029 during office hours on any working day.

Date: Hyderabad.
Place: 04.11.2022

Authorised Officer For CANARA BANK
CANARA BANK


मुख्य प्रबंधक, अमीरपेट, हैद. (DP:13039)
Chief Manager, Ameerpet, Hyderabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.11.2022

1. Name and Address of the Secured Creditor: Canara Bank, #6-3-852/3/A, Sy.No.201, Viswas Central, Institute of Genetics Road, Ameerpet, HYDERABAD-500 016 (T.S.)

2. Name and Address of the Borrower (s)/ Guarantors (s):

a) M/s SEVEN HILLS MEDICAL AND GENERAL STORE PROPRIETOR: Ms. REKHA GROUND FLOOR,
6-3- 665/6, PANJAGUTTA, HYDERABAD, TELANGANA 500082

b) Ms. REKHA D/O SONAR GANESH 11-1-808/10, CHIKALGUDA, SECUNDERABAD, HYDERABAD, TELANGANA

c) Mr. G. MAHESH BABAU S/O Mr. GULIPALLI CHINNA RAO HNO 3-19, FLAT NO 203, SRI BALAJI RESIDENCY, MADEENAGUDA, RANGA REDDY DISTRICT 500049

3. Total liabilities as on 04.11.2022: Rs.79,99,604 /- (Rupees Seventy Nine Lakhs Ninty Nine Thousand Six hundred and Four only) plus unapplied interest from 01.11.2022 and bank charges there on

4. (a) Mode of Auction : Online Electronic Bidding.

(b) Details of Auction service provider: M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka - 560003; E-mail: eauction@ccsl.co.in Contact No +91 080 2346 9661, Mobile: 9444805621, 8553643144

(c) Date & Time of Auction : 12.12.2022 & 11.30 a.m. to 12:30 p.m.

(d) Place of Auction : Online.

5. Reserve Price :

[A] The reserve Price for Property will be Rs Rs.70,40,000/- (Rupees Seventy Lakhs Forty Thousand only) and the earnest money deposit will be Rs. 7,04,000/- (Rupees Seven Lakhs Four Thousand only). The Earnest Money Deposit shall be deposited on or before 09.12.2022 at 5.00 p.m.

6. Other terms and conditions:

(a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

(b) The property can be inspected, with Prior Appointment with Authorised Officer, on 08.12.2022 between 11.00AM and 4.00PM.

(c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

(d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Ameerpet II, Hyderabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Ameerpet II, Hyderabad Branch A/c No 8316295000001 IFSC Code CNRB0008316 on or before 01.07.2022, 5.00 PM.

(e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near

Market, Malleswaram, Bengaluru, Karnataka-560003; Email:eauction@ccsl.co.in Contact No +91 08023469661 , Mobile:9444805621 8553643144.

- (f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 12.12.2022, **5.00 PM** to Canara Bank, Ameerpet II, Hyderabad Branch by hand or by email.
- (i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- (ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
- (iii) Bidders Name. Contact No. Address, E Mail Id.
- (iv) Bidder's A/c details for online refund of EMD.
- (g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- (h) The intending bidders should register their names at portal <https://indianbankseauction.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email:eauction@ccsl.co.in Contact No +91 08023469661 , Mobile:9444805621 8553643144.
- (i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- (j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within **15 days** from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.
- (k) For sale proceeds of Rs. 50 (Rupees Fifty) lac and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- (l) All charges for conveyance, stamp duty/GST, registration charges, etc. as applicable shall be borne by the successful bidder only.
- (m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- (n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Ameerpet II Hyderabad branch who, as a facilitating centre, shall make necessary arrangements.
- (o) For further details contact **Mr.Rajneesh Rawat, Chief Manager**, Canara Bank,

Ameerpet II Branch, Hyderabad (Ph. No. **040-23416798** Mobile 9440905029) E-mail Id **cb13039@canarabank.com** OR the service provider M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale , 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka - 560003 ; E-mail: **eauction@ccsl.co.in** ContactNo: +91-08023469661, Mobile: 9444805621, 8553643144.

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.

Place: Hyderabad
Date: 04.11.2022

ಕುಲೇ ಕೇಂದ್ರಾ ಬೆಂಕ್ For CANARA BANK
Raynutt Rana
AUTHORISED OFFICER
CANARA BANK
ಕುಲೇ ಕೇಂದ್ರಾ ಬೆಂಕ್, ಅಮೇರ್ಪೆಟ್, ಹೈದರಾಬಾದ್ (DP:13039)
Branch Manager, Ameerpet, Hyderabad