

Ref: 7619/LITL/SALE NOTICE/04/2025-26

Date: 22-10-2025

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and n the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of Canara Bank, Large Corporate Branch, Secunderabad, as mentioned hereunder, 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", "As is How is" and "Whatever there is" basis on **15.11.2025**, for recovery of **Rs.1248,55,25,964.11 (Rupees One thousand Two hundred Forty Eight crores Fifty Five lakh Twenty Five thousand Nine hundred sixty Four point Eleven)** (Contractual dues as on 30/04/2025 plus unapplied interest w.e.f. 01/05/2025 and any other Bank charges thereon) due to the **Stressed Asset Management Branch, Secunderabad** of Canara Bank from **M/s Lanco Infratech Private limited** represented by its Directors and Guarantors (a) **Mr.L Madhusudan Rao S/o L.V.Rama Naidu** (b) **Mrs.Rama Lakshamma D/o Malkondaiah Vemana**.

The reserve price will be **Rs. 22,86,00,000/-** and the earnest money deposit will be **Rs.2,28,60,000/-**.

The Earnest Money Deposit shall be deposited on or before **14.11.2025** by **5:00 PM**

Details and full description of the immovable property.						
LOT No.1	All that vacant non-agricultural land "specifically acquired for setting up thermal power plant" admeasuring 126.9694 Hectares/313.6144 Acre of land in below mentioned Sy. No./Gata No. in Chaparghata village, Bhogingpur Tehsil, Kanpur Dehat District, Uttar Pradesh State. **					
	Zila	Tehsil	Pargana	Village		
	1	2	3	4		
	Ramabai Nagar	Bhognipur	Bhognipur	Chaparghata		
	Gata no.	Allowed Area in hectares	Gata no.	Allowed Area in hectares	Gata no.	Allowed Area in hectares
	637	1.239	674 min	0.819	756min.	0.666
	638	0.184	674 min	0.461	757min.	0.307
	639	0.102	674 min	0.676	757min.	0.410
	640	0.082	674 min	0.410	757min.	0.2689
	658/1	0.307	676 min.	0.410	757min.	0.102
	658 min.	0.205	676 min.	0.410	757 min.	0.307
	658/2	0.410	676 min.	0.287	759 min.	0.2050
	658 min.	0.512	676 min.	0.563	759 min.	0.3075
	659	0.522	676 min.	0.205	759 min.	0.225
	662 min.	0.3263	677 min.	0.512	759 min.	0.410
	662 min.	0.154	677 min.	0.717	759 min.	0.2870
	662 min.	0.0510	677 min.	0.410	759 min.	0.410
	663/1	0.116	677 min.	0.410	764 min.	1.229
	663/2	0.116	677 min.	0.205	765 min.	0.819
	663/3	0.116	748 min.	2.049	765 min.	0.164
	663/4	0.116	748 min.	0.082	765 min.	0.819
	665	1.454	749	0.799	766 min.	1.434
	666 min.	0.410	750 min.	0.164	766 min.	0.922
	667	0.369	750 min.	0.502	766 min.	0.410
	669	0.051	751	0.051	766 min.	0.297
	670	0.051	752 min.	0.256	767 min.	1.536
	671 min.	0.410	752 min.	0.328	767 min.	0.615
	671 min.	0.819	752 min.	0.307	768 min.	1.526
	672	1.024	753	0.738	769	1.536
	672 min.	1.454	754	0.400	770 min.	1.536

Specialised Stressed Asset Management Branch, Secunderabad

TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad-500003

e-Mail:cb7619@canarabank.com

673 min.	0.205	755 min.	0.461	770 min.	0.297
673 min.	1.413	755 min.	0.133	770 min.	0.205
673 min.	0.256	756 min.	0.041	771 min.	0.205

Gata no.	Allowed Area in hectares	Gata no.	Allowed Area in hectares	Gata no.	Allowed Area in hectares
771 min.	0.102	785 min.	0.819	808 min.	0.215
771 min.	0.451	786/2	1.126	808 min.	0.328
771 min.	0.410	786/1	0.727	808 min.	0.307
771 min.	0.717	791	1.424	808 min.	0.410
772 min.	0.594	792 min.	0.2050	809 min.	0.615
772 min.	0.7680	792 min.	0.5630	809 min.	0.758
773 min.	1.536	797 min.	0.051	810 min.	0.717
773 min.	0.481	797 min.	1.536	810 min.	0.205
774 min.	0.307	797 min.	0.348	810 min.	0.205
774 min.	0.758	798 min.	0.164	811 min.	0.502
774 min.	0.205	798 min.	1.536	811 min.	1.331
775 min.	0.615	799 min.	0.717	811 min.	0.205
775 min.	0.615	799 min.	1.024	812 min.	0.102
776 min.	0.922	800 min.	1.536	812 min.	0.819
776 min.	0.645	800 min.	0.348	812 min.	0.082
777 min.	0.686	801 min.	0.615	813 min.	0.184
777 min.	1.536	801 min.	0.819	813 min.	1.434
778 min.	0.512	801 min.	0.717	813 min.	0.819
778 min.	0.307	802 min.	0.307	814 min.	0.287
778 min.	0.451	802 min.	1.536	814 min.	0.410
778 min.	0.410	803 min.	0.707	814 min.	1.229
778 min.	0.819	804 min.	0.819	815 min.	0.205
780 min.	0.615	804 min.	0.819	815 min.	0.130
780 min.	0.410	804 min.	0.451	815 min.	0.410
780 min.	0.758	805 min.	0.153	818 min.	0.512
780 min.	0.205	805 min.	0.307	818 min.	0.615
781 min.	0.400	805 min.	0.205	819	1.147
781 min.	1.024	805 min.	0.615	820 min.	0.307
781 min.	0.615	805 min.	1.085	820 min.	0.717
781 min.	0.164	806 min.	0.615	820 min.	0.205
781 min.	0.615	806 min.	0.205	820 min.	0.512
781 min.	0.819	806 min.	0.574	821 min.	0.113
781 min.	0.307	806 min.	0.410	821 min.	0.307
782 min.	0.563	807 min.	0.748	821 min.	1.536
785 min.	0.410	807 min.	0.410	822 min.	0.256
785 min.	1.065	807 min.	0.410	822 min.	0.205
785 min.	0.615			822 min.	0.307

PART B

Zila	Tehsil	Pargana	Village
1	2	3	4
Kanpur Dehat	Bhognipur	Bhognipur	Chaparghata
Gata no.	Allowed Area in hectares	Gata no.	Allowed Area in hectares
774	0.2050	757 min.	0.5540
776	0.2050	660	0.7480
808	0.4100	748	0.1440
759 min.	1.0240	755	0.5120
772 min.	0.3840	767 min.	0.5630
782/1	1.4340	810 min.	0.4200
782/1	0.3590	662 min.	0.0510
820	0.4100	809 min.	1.0240
822	0.4100	782/1 min.	0.0510
792 min.	0.2050	808 min.	0.4100
763	0.3790	788	0.1040
782 min.	0.1020	780	0.2050
812	1.5360	768	0.9730
657 min.	1.4340		
658/3	0.4100		
657	0.1020		
661	0.8400		
788 min.	1.5360		
662	0.1957		
759 min.	0.1025		
757 min.	0.3075		
764	0.5630		
759 min.	0.0547		
757 min.	0.0969		
757 min.	0.0384		

****The property is acquired from the Government for specific purpose to construct and run a coal-based Power plant of capacity 1320 MW which can be utilized for that specific purpose.**

*No known Encumbrances to the 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.

For detailed terms and conditions of the sale please refer the link “E-Auction” provided in Canara Bank’s website (www.canarabank.bank.in) or may contact Authorized Officer, SAM Branch, Canara Bank, Secunderabad. Ph. No. **9885660606/9963737045** during office hours on any working day.

Date: 22.10.2025
Place: Secunderabad

Authorised Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 22.10.2025

1. **Name and Address of the Secured Creditor:** Canara Bank, SAM Branch, First Floor, T Subba Rami Reddy, Complex, 1-7-1, S.P. Road, Secunderabad, -500003. Email: cb7619@canarabank.com
2. **Name and Address of the Borrower(s)/ Guarantor(s):**

M/s Lanco Infratech Ltd. Registered Office: Plot No 4, Software Units Layout, HITECH City, Madhapur, Hyderabad-500081.	Corporate Office: Lanco House, Plot No 397, Udyog Vihar, Phase 3, Gurgaon-122016.
2.Mr.L. Madhusudan Rao, (Director/Guarantor) S/o L.V.Rama Naidu, Plot No 157, Road No 10, Jubilee Hills, Hyderabad	3.Mrs.Rama Lakshmmamma (Guarantor) D/o Malkondaiah Vemana HNO 8-21-9/1,3 rd Lane, Seetharama Nagar Mangalagiri Road, Guntur 522001

3. **Total Contractual liabilities as on (31/03/2025): Rs.1248,55,25,964.11 (Rupees One thousand Two hundred Forty Eight crores Fifty Five lakh Twenty Five thousand Nine hundred sixty Four point Eleven plus unapplied interest w.e.f 01/04/2025 and any other Bank charges thereon. The amounts remitted after issuance of Demand notice are duly accounted.**
4. (a) **Mode of Auction** : **Online Electronic Bidding**
- (b) **Details of Auction service provider:** M/s PSB Alliance Pvt.Ltd
Contact: 8291220220
Email: support.baanknet@psballiance.com
Website: <https://baanknet.com/>
- (c) **Date & Time of Auction** : **15.11.2025, 11:30 A.M to 12:30 P.M.**
(With unlimited extension of 05 minutes duration each till conclusion of the sale)
- (d) **Place of Auction** : Canara Bank, SAM Branch, First Floor, TSR, Complex, 1-7-1, S.P. Road, Secunderabad, -500003.
5. **Reserve Price** : **For: Rs 22,86,00,000/-**
(Rupees Twenty-two Crores Eighty-Six Lakhs only)
6. **Other terms and conditions:**
 - a) Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://baanknet.com/> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
 - b) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The property can be inspected with Prior Appointment with Authorized Officer, on 13.11.2025 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 in E-Wallet of M/s PSB Alliance Pvt Ltd (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 **14.11.2025 by 5:00 pm**. For further details/registration the intended bidders shall contact the service provider **M/s PSB Alliance Pvt Ltd (baanknet)** Web site: <https://baanknet.com/> Contact numbers:8291220220 and E-mail: support.baanknet@psballiance.com.
 - e) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
 - f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 1,00,000/-**. 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.

- g) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e on same day or not later than next working day 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 amount remitted by him/her shall be forfeited to the secured creditor and the property shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- h) For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs only) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- i) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful Bidder shall also bear the statutory/non-statutory dues, taxes, rates, maintenance charges, etc if any.
- j) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

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: Secunderabad

Date: 22.10.2025

Authorised Officer

Canara Bank