

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) R/w 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 Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Canara Bank, Large Corporate Branch, Secunderabad subsequently transferred from Large Corporate Branch to Stressed Asset Management Branch, Secunderabad, for follow-up will be sold by holding E Auction on "As is where is", "As is what is" "As is How is" and "Whatever there is" basis on 23.12.2025, for recovery of **Rs.1671,82,58,985.71 (Rupees One Thousand Six Hundred Seventy One Crore Eighty Two lakhs Fifty Eight Thousand Nine Hundred Eighty Five and Seventy One Paise Only)** (Contractual dues as on 30/09/2024) plus unapplied interest w.e.f 01.10.2024 towards the outstanding dues in respect of the loans taken by M/s. TRANSSTROY (INDIA) LTD (Company under Liquidation) Corporate Office:8-3-833-104, Main Road, Kamalapuri Colony, Hyderabad, 500073 & Registered Office H. No. 5-91-25, 4th Lane, Lakshimpuram, Guntur, Andhra Pradesh-522007, Plot No 201, 202A & 202B, Guttala Begumpet, Kavuri Hills, Hyderabad-500081, Principal Office: 8-2-293/82/A/61/1, P No 60 & 61, A.R No 1 & 5, Jubilee Hills, Cooperative House Building Society Ltd., Hyderabad 500033, **Sri Sridhar Cherukuri, [Erstwhile Chairman & MD of Transstroy India Limited & Guarantor], S/o Sri Cherukuri Jagannadha Rao, R/o Flat No 202, Sharada Residency, Road No 12, Banjara Hills, Hyderabad-500034, Smt R Leela Kumari since deceased (Erstwhile Director/ Guarantor)** the following represented by LR: **Sri R Sambasiva Rao (Husband as LR) H No: 5-91-25, 4th Lane, Lakshimpuram, Guntur, Smt Marni Devika Rani (Daughter as LR) W/o Sri Narayana Chowdary, H. No. 5-91-125, 4th Lane, Lakshimpuram, Guntur, Andhra Pradesh- 522007, Smt Mutthavarapu Lakshmi (Daughter as LR) W/o Srinivasa Babu, H.No: 5-91-125, 4th Lane, Lakshimpuram, Guntur, Andhra Pradesh-522007 Sri Rayapati Ranga Rao (Son as LR) S/o Sri R Sambasiva Rao, H No: 5-91-25, 4th Lane, Lakshimpuram, Guntur, Andhra Pradesh-522007.**

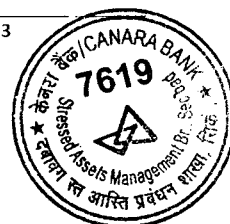
The reserve price for Lot.No.1 will be **Rs.1,56,00,000/-** and the earnest money deposit will be **Rs. 15,60,000/-**

The reserve price for Lot.No.2 will be **Rs.2,45,00,000 /-** and the earnest money deposit will be **Rs. 24,50,000/-**

The reserve price for Lot.No.3 will be **Rs.3,34,00,000/-** and the earnest money deposit will be **Rs. 33,40,000/-**

The Earnest Money Deposit shall be deposited on or before **22.12.2025 by 5:00PM.**

	Details and full description of the immovable property.
Lot No.1.	<p>i) Flat No. 203 on Second Floor of VEERU CASTLE, admeasuring 1400 sq. ft. along with one Car Parking in Cellar measuring 100 sq. ft. together with undivided share of land 40 sq yards out of 1050 sq yards in premises bearing Municipal No. 6-3-900/6 to 9, situated at Durganagar Colony, Punjagutta, Hyderabad, Telangana State standing in the name of Smt R. Leela Kumari vide Doc. No. 1736/02.</p> <p>ii) Flat No 204 on Second Floor of VEERU CASTLE admeasuring 1400 sq. ft. along with one Car Parking in Cellar measuring 100 sq. ft. together with undivided share of land 40 sq yards out of 1050 sq yards in premises bearing Municipal No 6-3-900/6 to 9 situated at Durganagar Colony, Punjagutta, Hyderabad standing in the name of Smt R. Leela Kumari vide Doc. No. 1735/02.</p>
Lot No.2.	<p>i) An undivided, unspecified and indivisible share measuring 64 sq yards or 53.51 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 1 located in Southern side of Fourth Floor with a plinth area of 1970 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshimpuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Smt R. Leela Kumari vide Doc No 5881/2003.</p> <p>ii) An undivided, unspecified and indivisible share measuring 26 sq yards or 21.74 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 2 located in Fourth Floor with a plinth area of 1000 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshimpuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Smt R. Leela Kumari vide Doc No 5882/2003.</p> <p>iii) An undivided, unspecified and indivisible share measuring 48 sq yards or 40.13 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 4 located in Fourth Floor with a plinth area of 1442 Sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshimpuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Smt R. Leela Kumari vide Doc No 5880/2003.</p> <p>iv) An undivided, unspecified and indivisible share measuring 32 sq yards or 26.75 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 5 located in Fourth Floor with a plinth area of 952 Sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshimpuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances in the name of Smt R. Leela Kumari vide Doc No 5883/2003.</p>



Lot No 3	<p>i) An undivided, unspecified and indivisible share measuring 62 sq yards or 51.84 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 1 located in Southern side of Lower Ground Floor with a plinth area of 2044 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R. R. Ranga Rao vide Doc No 6070/03.</p> <p>ii) An undivided, unspecified and indivisible share measuring 50 sq yards or 41.81 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 2 located in Southern side of Lower Ground Floor with a plinth area of 1660 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R. R. Ranga Rao vide Doc No 6071/03.</p> <p>iii) An undivided, unspecified and indivisible share measuring 45 sq yards or 37.62 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 3 located in Southern side of Lower Ground Floor with a plinth area of 1660 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R. R. Ranga Rao vide Doc No 6072/03.</p> <p>iv) An undivided, unspecified and indivisible share measuring 62 sq yards or 52.26 sq mts out of 1328.13 sq yards or 1110.38 sq mts and along with floor area bearing 4 located in Southern side of Lower Ground Floor with a plinth area of 2066 sq feet RCC situated at Guntur District, Guntur Sub-District, Guntur City, Lakshmipuram Main Road, Bearing D.o 7/c Ac.5.87 cents of Guntur Village within the Guntur Municipal Corporation limits, Venkateswara Estates and along with the common and joint rights including rights of easement and appurtenances etc (Municipal Assessment No 51223/N) in the name of Sri R. R. Ranga Rao vide Doc No 6073/03.</p>
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* No Known Encumbrances to the Knowledge of the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrance, title of the properties put for auction and claims/rights /dues/affecting the property, prior to submitting their bid.

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 Mr. V. Sandeep Kumar Gaud Chief Manager/ Mr. KV Rama Krishna Sr. Manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Phone. Mobile No: 9885660606/9963737045 during office hours on any working day

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer
दबायग्रस्त आस्ति प्रबंधन शाखा, सिकंदराबाद
Stressed Assets Management Br, Sec'bad

Date: 02.12.2025
Place: Secunderabad

Authorised Officer
Canara Bank

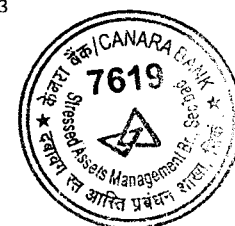
Detailed Terms And Conditions Of The Sale Notice Dated 02.12.2025

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.Mobile No: **9885660606** Email :cb7619@canarabank.com

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

<u>M/s Transstroy India Limited (Borrower-under liquidation)</u>	<u>Sri Sridhar Cherukuri</u>
Corporate Office: 8-3-833-104, Main Road, Kamalapuri Colony, Hyderabad, 500073	<u>[Erstwhile Chairman & MD of Transstroy India Limited & Guarantor]</u>
Reg Office: H. No. 5-91-25, 4th Lane, Lakshmpuram, Guntur, Andhra Pradesh-522007	S/o Sri Cherukuri Jagannadha Rao, R/o Flat No 202, Sharada Residency, Road No 12, Banjara Hills, Hyderabad-500034
Plot No 201, 202A & 202B, Guttala Begumpet, Kavuri Hills, Hyderabad-500081	
Principal Office: 8-2-293/82/A/61/1, P No 60 & 61, A.R No 1 & 5, Jubilee Hills, Cooperative House Building Society Ltd., Hyderabad 500033	
Smt R Leela Kumari since deceased (Erstwhile Director/ Guarantor) the following represented by LRs:	
<u>Sri R Sambasiva Rao</u> (Husband as LR)	<u>Smt Marni Devika Rani</u> (Daughter as LR)
H No: 5-91-25, 4th Lane, Lakshmpuram, Guntur, Andhra Pradesh-522007	W/o Sri Narayya Chowdary, H. No. 5-91-125, 4th Lane, Lakshmpuram, Guntur, Andhra Pradesh- 522007
<u>Sri Rayapati Ranga Rao</u> (Son as LR)	<u>Sri Rayapati Ranga Rao</u> (Mortgagor)
S/o Sri R Sambasiva Rao, H No: 5-91-25, 4th Lane, Lakshmpuram, Guntur, Andhra Pradesh-522007	S/o Sri R Sambasiva Rao, H No: 5-91-25, 4th Lane, Lakshmpuram, Guntur, Andhra Pradesh-522007
	<u>Smt Mutthavarapu Lakshmi</u> (Daughter as LR)
	W/o Srinivasa Babu, H.No: 5-91-125, 4th Lane, Lakshmpuram, Guntur, Andhra Pradesh-522007

3. Total Contractual liabilities as on (30.09.2024): **Rs.1671,82,58,985.71 (Rupees One Thousand Six Hundred Seventy One Crore Eighty Two lakhs Fifty Eight Thousand Nine Hundred Eighty Five and Seventy One Paise Only)** plus unapplied interest w.e.f 01.10.2024 and bank charges thereof. 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: 7046612345/6354910172/ 8291220220/9892219848/ 8160205051
Email: support.ebkay@psballiance.com/ support.ebkay@procure247.com
Website: <https://ebkay.in/>
- (c) Date & Time of Auction : 23.12.2025, 11:30 A.M to 12:30 P.M.
(With unlimited extension of 05 minutes duration each till the conclusion of the sale)
- (d) Place of Auction : Canara Bank, Stressed Assets Management Branch, Secunderabad, TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad 500003
5. Reserve Price : For LOT.1 **Rs.1,56,00,000/-**
(Rupees One Crores Fifty-Six Lakhs Only)
- For LOT.2 **Rs. 2,45,00,000/-**
Rupees Two Crores Forty-Five Lakhs Only)
- For LOT.3 **Rs. 3,34,00,000/-**
(Rupees Three Crores Thirty-Four Lakhs Only)



Other terms and conditions:

- a. Auction/bidding shall be only through "Online Electronic Bidding" through the website: <https://ebkray.in/>. 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 or before 19.12.2025 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 (E-bkray) 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 22.12.2025 by 5:00 pm. For further details/registration the intended bidders shall contact the service provider M/s PSB Alliance Pvt Ltd (E-bkray) Web site: <https://ebkray.in/> Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 and E-mail: support.ebkay@psballiance.com and support.ebkay@procure247.com
- e. EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- f. The intending bidders should contact e-Auction Service Provider M/s PSB Alliance Pvt Ltd (E-bkray) Web site: <https://ebkray.in/> Contact numbers 7046612345, 6354910172, 8291220220, 9892219848, 8160205051 And E-mail: support.ebkay@psballiance.com and support.ebkay@procure247.com
- g. 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.
- h. 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.
- i. For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs) 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.
- j. 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., etc if any.
- k. Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- l. The original title deeds vide nos. 5880/2003, 5882/2003, 5883/2003 are lost/missing. FIR was filed for the same at Narayanguda Police Station and as per the Certificate issued by the Inspector of Police, Narayanguda Police Station vide Ref. No 1520345300718 dated 30-07-2018, the deeds were **untraceable**.

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.

कुते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, सिकंदराबाद
Stressed Assets Management Br, Sec'bad

Authorised Officer
Canara Bank

Place: Secunderabad
Date: 02.12.2025