

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 possession of which has been taken by the Authorised Officer of Canara Bank, Stressed Assets Management Branch, Secunderabad on-behalf of the Bank, 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 **15.07.2025**, for recovery of **Rs.1,53,02,26,233.28 (Rupees One Hundred Fifty Three Crores Two Lakhs Twenty six Thousand Two Hundred and Thirty Three paise Twenty Eight only)** (Contractual dues as on 31/03/2024) plus unapplied interest w.e.f 01.04.2024 towards the outstanding dues in respect of the loans taken by M/s. GJS INFRATECH PRIVATE LIMITED (Company under CIRP (Corporate Insolvency Resolution Process)) Regd. Office / Administrative Office : Corporate Office & Registered Office. Plot No 852 & 853, Ayyappa Society Road No 45, Hitech City, Madhapur Hyderabad - 500 081., Sri Jangam Gopi [Director & Guarantor] S/o Poshanna, Flat No 51008, Block 5, Indu Fortune field, 7th phase KPHB colony, Kukatpally, Hyderabad -500072, Telangana. Sri Jangam Viswanath [Director & Guarantor] S/o Jangam Kanthaiah, Hno 2-26, jankam Pet, B C Wada, Velpura mandal, Nizamabad - 504001 Telangana, Sri Kannapu Rajamma Venugopal Rao [Guarantor] S/o Kannapu Beesaiah, Hno 8-2-674/B/2/6/A, Moont Banjara, Banjara Hills, Hyderabad 500034. , Sri Bobbili Chinna Gangaram [Guarantor] S/o Ravulu Hno 1-19/26/C, Chepur, Armur (M) Nizamabad 504001, Late Sri Kalleda Rajanna [Guarantor] S/o Mr. Kalleda Poshaiiah H. No. 6-27, Padgal (V), Velpur (M), Nizamabad -504001, Sri Kemsaram Sathaiah [Guarantor] S/o Late Kemsaram Pochaiah, Hno 8-1-137, Shaik Pet, Golconda, Hyderabad 500008. Sri Chukkapalli Ram Mohan Rao [Guarantor] S/o Chukkapalli Srinivas Rao, Hno 8-3-191/583, Plot No 24/C, Vengal Rao Nagar, Hyderabad 500038, Late Ms Elizebath G [Guarantor] W/o Sri Vara Prasad Raju G, residing at 4-7-146,17, Raghavendra Nagar Colony, Hayathanagar, Randareddy - 501 505, Late Ms K Pranitha [Guarantor] W/o Kemsaram Sathaiah, Hno 8-1-137, Shaik pet Golconda, Hyderabad 500008.

The reserve price for Lot.No.1 will be **Rs.19,51,00,000/-** and the earnest money deposit will be **Rs. 1,95,10,000/-**
The reserve price for Lot.No.2 will be **Rs.58,45,00,000 /-** and the earnest money deposit will be **Rs. 5,84,50,000/-**
The reserve price for Lot.No.3 will be **Rs.3,49,00,000/-** and the earnest money deposit will be **Rs. 34,90,000/-**

The Earnest Money Deposit shall be deposited on or before **14.07.2025 by 05:00 PM.**

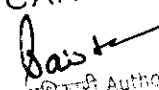
	Details and full description of the immovable property.
Lot No.1.	All that part and parcel of the open land admeasuring 5 acres 3 guntas or 24563 Sq yards situated in Sy No 192/B (192/AA), 192/C (192/E) and 192/D (192/EE) situated at Isnapur Village Patancheru Mandal, Dist Medak 502307 Telangana State, standing in the name of Sri. Jangam Gopi Bounded by: North: Agri Land Sy No 192/A South: Boundary wall of Cecon Promenade layout East: Agri Land Sy no 192/AA, E,EE & Road West: Neighbours Barren Land
Lot No.2.	All that part and parcel of the open land admeasuring 15.08 Acres or 73568 Sq.Yards in Sy No.192/A, 192/AA, 192/E and 192/EE situated at Isnapur village, Patancheru Mandal, Medak Dist. 502307 Telangana, standing in the name Sri Kalleda Rajanna, Sri. Bobbili Chinna Gangaram and Sri Jangam Vishwanath . Bounded by: North: Land of Sri Komati Yellaiah & others South : internal Road and Land of Sri Srinivas Gupta. East: Land Agro Factory boundry & Road West : Land in Sy no 192 part of jangam Gopi

Lot No 3	All that Piece and parcel of the Residential house bearing No.8-1-136/A/132, premises no.8-1-136/A/132, consisting of Ground + 3 Upper floors (with two shops in Ground floor), with built up area of 9901.40 sq.ft, constructed on land admeasuring 344.50 sq.yards or equivalent to 288 sq.mts in Sy.nos 329, 338, 341, 343 and 344 situated at Maruthi Nagar, Shaikpet village and Mandal, Hyderabad 500081, Telangana state , standing in the name of Mr. K Sathaiah and Mrs K Pranitha Bounded by: North: Neighbours Property South: Road East: Road West: Road
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*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.com) or e-auction service provider M/s PSB Alliance Pvt Ltd, website: <https://baanknet.com> or may contact Mr.V Sandeep Kumar Chief Manager/Mr.KV Rama Krishna Sr. Manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Mobile No: 9885660606/9963737045, during office hours on any working day.

Date: 24.06.2025
Place: Secunderabad

For CANARA BANK

प्राधिकृत अधिकारी Authorized Officer
दवायवस्त Stressed Assets Management Branch
Secunderabad
Canara Bank

Detailed Terms And Conditions Of The Sale Notice Dated 24.06.2025

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. Email :cb7619@canarabank.com

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

M/s GJS INFRATECH PRIVATE LIMITED Corporate Office & Registered Office. Plot No 852 & 853 , Ayyappa Society Road No 45 , Hitech City , Madhapur Hyderabad - 500 081.	
Sri Jangam Gopi, S/o Poshanna , Flat No 51008 , Block 5 , Indu Fortune field , 7 th phase KPHB colony , Kukatpally , Hyderabad -500072. (Personal Guarantor/Mortgagor)	Sri Jangam Viswanath, S/o Jangam Kanthaiah, H.No. 2-26, ankampet , BC Wada , Velpura Mandal , Nizamabad - 504001. (Personal Guarantor/Mortgagor)
Sri Kannapu Rajamma Venugopal Rao, S/o Kannapu Beesaiah, Hno 8-2-674/B/2/6/A, Moont Banjara, Banjara Hills, Hyderabad 500034. (Personal Guarantor/Mortgagor)	Sri Chukkapalli Ram Mohan Rao, S/o Chukkapalli Srinivas Rao , H.No 8-3-191/583, Plot No.24/C, Vengal Rao Nagar , Hyderabad 500038 (Personal Guarantor/Mortgagor)
Legal heirs of Mr. KALLEDA RAJANNA S/o Mr. Kalleda Poshaiiah 1.Kalleda Bhavani 2.Kalleda Suresh 3.Suddpally Shuramani 4.Jenuka Rajyalakshmi H. No. 6-27, Padgal (V), Velpur (M), Nizamabad - 504001 (Personal Guarantor/Mortgagor)	Legal heirs of Smt K Pranitha W/o Kemsaram Sathaiah , 1.Rishikesh 2.Richita 3.Sathaiah Hno 8-1-137 , Shaik pet Golconda , Hyderabad 500008 . (Personal Guarantor/Mortgagor)
Sri Kemsaram Sathaiah S/o Late Kemsaram Pochaiah , H.No. 8-1-137 , ShaikPet , Golconda , Hyderabad- 500008. (Personal Guarantor/Mortgagor)	Sri Bobbili Chinna Gangaram S/o Ravulu H.No.1-19/26/C, Chepur , Armur (M) Nizamabad 504001 (Personal Guarantor/Mortgagor)
Legal heirs of Mrs. ELIZABETH G W/o Sri Vara Prasad Raju H.No.4-7-146,17, Raghavendra Nagar Colony, Hayathnagar, Rangareddy - 501 505 (Personal Guarantor/Mortgagor)	Sri Gandhi Daniel Santosh Raj (Legal Heir of Mrs. ELIZABETH G) S/o Late Sri Vara Prasad Raju G H.No.1-7-1022/8/5, Hari Nagar Ram Nagar, Musheerabad, Hyderabad-500020

3. **Total Contractual liabilities as on (31.03.2024) : Rs.1,53,02,26,233.28 (Rupees One Hundred Fifty Three Crores Two Lakhs Twenty six Thousand Two Hundred and Thirty Three paisa Twenty Eight only) plus unapplied interest w.e.f 01.04.2024 and bank charges . 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: 82912 20220
 Email: support.baanknet@psballiance.com
 Website: <https://baanknet.com/>

(c) **Date & Time of Auction**

: 15.07.2025, 11:30 A.M to 12:30 P.M.
 (With unlimited extension of 5 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.19,51,00,000/-**
(Rupees Nineteen Crores Fifty One Lakhs Only)
For LOT.2 **Rs. 58,45,00,000/-**
(Rupees Fifty Eight Crores Forty-Five Lakhs Only)
For LOT.3 **Rs. 3,49,00,000/-**
(Rupees Three Crores Forty-Nine Lakhs Only)

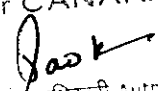
Other terms and conditions:

- 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.
- The property can be inspected, with Prior Appointment with Authorised Officer, on 11.07.2025 between 11:00AM and 4:00PM.
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited through E-Wallet of M/s PSB Alliance Pvt Ltd (Baanknet.com) 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 14.07.2025, 05:00 PM. For further details/registration the intended bidders shall contact the service provider M/s PSB Alliance Pvt Ltd (Baanknet.com) Web site: <https://baanknet.com/> Contact number: 8291220220 and E-mail: support.baanknet@psballiance.com
- EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-** for Lot No.1 & 2 and **Rs.50,000/-** for Lot No.3. 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.
- 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.
- 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.
- 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.
- Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- Lot 1 & Lot 2 will be sold together, and property type of site are referred as Manufacturing & commercial/residential Zone. The Physical possession of Lot 1 & Lot 2 has been taken by Authorized Officer.

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: 24.06.2025

कुले केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी Authorised Officer
दयावारास अफिसर, सिकंदराबाद
Stressed Assets Management of Secbad
Canara Bank