

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, Specialised Mid Corporate Branch, Somajiguda, Hyderabad** on-behalf of consortium of lenders, subsequently transferred to **SAM Secunderabad Branch**, 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 **31.10.2025**, 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 towards the outstanding dues of consortium lenders (including CANARA BANK) and any other Bank charges w.r.t loans availed by:

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.,

1. 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.

2. 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.

3. 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 Lot.No.1 will be **Rs.5,22,00,000/-** and the earnest money deposit will be **Rs.52,20,000/-**

The reserve price for Lot.No.2 will be **Rs.1,48,00,000/-** and the earnest money deposit will be **Rs.14,80,000/-**

The reserve price for Lot.No.3 will be **Rs.66,00,000/-** and the earnest money deposit will be **Rs.6,60,000/-**

The reserve price for Lot.No.4 will be **Rs.61,00,000/-** and the earnest money deposit will be **Rs.6,10,000/-**

The reserve price for Lot.No.5 will be **Rs.7,19,00,000/-** and the earnest money deposit will be **Rs.71,90,000/-**

The reserve price for Lot.No.6 will be **Rs.1,54,00,000/-** and the earnest money deposit will be **Rs.15,40,000/-**

The reserve price for Lot.No.7 will be **Rs.2,91,00,000/-** and the earnest money deposit will be **Rs.29,10,000/-**

The reserve price for Lot.No.8 will be **Rs.2,83,00,000/-** and the earnest money deposit will be **Rs.28,30,000/-**

The reserve price for Lot.No.9 will be **Rs.2,83,00,000/-** and the earnest money deposit will be **Rs.28,30,000/-**

The reserve price for Lot.No.10 will be **Rs.3,42,00,000/-** and the earnest money deposit will be **Rs.34,20,000/-**

The reserve price for Lot.No.11 will be **Rs.5,68,00,000/-** and the earnest money deposit will be **Rs.56,80,000/-**

The reserve price for Lot.No.12 will be **Rs.4,33,00,000/-** and the earnest money deposit will be **Rs.43,30,000/-**

The reserve price for Lot.No.13 will be **Rs.61,00,000/-** and the earnest money deposit will be **Rs.6,10,000/-**

The Earnest Money Deposit shall be deposited on or before **30.10.2025 by 05:00PM.**

Details and full description of the immovable property	
Lot No.1.	All that open plot of land 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
Lot No.2.	All that open plot of land 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
Lot No.3.	All that open plot No. 8, eastern part in Sy. Nos 808 & 809 of Balaji Enclave, admeasuring 140 Sq. Yds situated at Uppal Village & Mandal, Rangareddy District standing in the name of Sri Nallapu Prabhakar Reddy and bounded by North : 30'Wide Road; South: Plot No.7; East : 40'Wide Road; West : Plot No.8 Western Part
Lot No.4.	All that 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
Lot No.5.	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
Lot No.6.	All that part and parcel of Flat no. 508, 5th floor, "Kadiris Apurupa Urban", in Sy. No. 196, Kondapur Village, Serilingampally Mandal, RR District in GHMC Circle admeasuring 2050 sft. With undivided share of land of 55 sq. yds in the name of Mr. N Prabhakar Reddy and bounded by North: OPEN TO sky; SOUTH: OPEN TO sky; East: Corridor & Staircase; West: OPEN TO sky. <u>Boundaries of Apartment</u>

	North : Owners Land; South: 120' Wide Road; East : 60' Wide Road; West: Neighbor's Land
Lot No.7.	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
Lot No.8.	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
Lot No.9.	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
Lot No.10	All that one Commercial Unit on 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.
Lot No.11	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., 271/౯ (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
Lot No.12	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
Lot No.13	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

* 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.

*The sale is subject to outcome of the SA No 444/2023, 439/2024, 420/2024.

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.K V Rama Krishna Sr. Manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Mobile No: **9885660606/9963737045**, during office hours on any working day

Date: 09.10.2025
Place: Secunderabad

Authorised Officer
Canara Bank

Detailed Terms and Conditions of the Sale Notice Dated 09.10.2025

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.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 Contractual dues 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 towards the outstanding dues of consortium lenders (including CANARA BANK). 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** : **31.10.2025, 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.No.1 will be **Rs.5,22,00,000/- (Rupees Five Crore Twenty Two lakhs Only)**
 - For Lot.No.2 will be **Rs.1,48,00,000/- (Rupees One Crore Forty Eight Lakhs Only)**
 - For Lot.No.3 will be **Rs.66,00,000/- (Rupees Sixty Six Lakhs Only)**
 - For Lot.No.4 will be **Rs.61,00,000/- (Rupees Sixty One Lakhs Only)**
 - For Lot.No.5 will be **Rs.7,19,00,000/- (Rupees Seven Crore Nineteen Lakhs Only)**
 - For Lot.No.6 will be **Rs.1,54,00,000/- (Rupees One Crore Fifty Four Lakhs Only)**
 - For Lot.No.7 will be **Rs.2,91,00,000/- (Rupees Two Crore Ninety One Lakhs Only)**
 - For Lot.No.8 will be **Rs.2,83,00,000/- (Rupees Two Crore Eighty Three Lakhs Only)**
 - For Lot.No.9 will be **Rs.2,83,00,000/- (Rupees Two Crore Eighty Three Lakhs Only)**
 - For Lot.No.10 will be **Rs.3,42,00,000/- (Rupees Three Crore Forty Two Lakhs Only)**
 - For Lot.No.11 will be **Rs.5,68,00,000/- (Rupees Five Crore Sixty Eight Lakhs Only)**
 - For Lot.No.12 will be **Rs.4,33,00,000/- (Rupees Four Crore Thirty Three Lakhs Only)**
 - For Lot.No.13 will be **Rs.61,00,000/- (Rupees Sixty One Lakhs Only)**

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) The property can be inspected, with Prior Appointment with Authorized Officer, on 27.10.2025 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 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 **30.10.2025, 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
- 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 multiplies of **Rs.1,00,000/-** for properties in lot nos 1,5,11 and in multiplies of **Rs.50,000/-** for properties in lot nos 2,3,4,6,7,8,9,10,12,13. 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 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.
- h) 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.
- 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., 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: 09.10.2025

Authorised Officer
Canara Bank