



**A Government of India Undertaking
KUNTLOOR BRANCH (13308),**

Plot No. 32-3, Sy. Nos. 21 & 22, Kuntloor Village, Peddamberpet,
Ranga Reddy District, Telangana State – 501 505.

Tel+918431922550 / +919701097098, IFSC / RTGS / NEFT Code CNRB0013308

Ref: Kuntloor/ 3308.140.2772/2022-2023

Date : 16.09.2022

To :

M/s. Sai Baba Groups Prop. Sri Pinnapuralla Kalyan 4-8-131, Siddivinayaka Nagar, Poultry Complex, Kuntloor, Hayathnagar, Ranga Reddy District, Telangana State – 501 505.	Sri Pinnapuralla Kalyan – Proprietor/Borrower s/o Pinnapuralla Gopi H. No. 5-1-86, A.P.H.B. Colony, Bhonglir, Yadadri, Bhuvanagiri District, Telangana State – 508 116.
Sri Pinnapuralla Kalyan – Proprietor/Borrower s/o Pinnapuralla Gopi H. No. 4-8-131, Siddivinayaka Nagar, Kuntloor, Hayathnagar, Ranga Reddy District, Telangana State – 501 505.	Sri Pinnapuralla Gopi - Guarantor Plot No. 43, Padmavathi Colony, Hayathnagar, Ranga Reddy District, Telangana State – 501 505.

Dear Sir,

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, **Kuntloor Branch [13308]** 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 **Kuntloor Branch [13308]** 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 thereunder, I am herewith sending the Sale 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,

कृते केनरा बैंक For CANARA BANK

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE



**A Government of India Undertaking
KUNTLOOR BRANCH (13308),**

Plot No. 32-3, Sy. Nos. 21 & 22, Kuntloor Village, Peddamberpet,
Ranga Reddy District, Telangana State – 501 505.
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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) 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 **Kuntloor Branch**, of the Canara Bank, will be sold on "As is where is", "As is what is" and "Whatever there is" on **31st. October, 2022** for recovery of **Rs. 14,94,375/- (Rupees Fourteen Lakhs Ninety Four Thousand Three Hundred Seventy Five only)** plus unapplied interest from **01.09.2022** and bank charges there on, due to the **Kuntloor Branch [13308]** of Canara Bank from **M/s. Sai Baba Groups Prop.** Sri Pinnapuralla Kalyan 4-8-131, Siddivinayaka Nagar, Poultry Complex, Kuntloor, Hayathnagar, Ranga Reddy District, Telangana State 501505, Sri Pinnapuralla Kalyan **[Proprietor/Borrower]** s/o Pinnapuralla Gopi H. No. 5-1-86, A.P.H.B. Colony, Bhongir, Yadadri, Bhuvanagiri District, Telangana State 508116 & H. No. 4-8-131, Siddivinayaka Nagar, Kuntloor, Hayathnagar, Ranga Reddy District, Telangana State 501505 **and** Sri Pinnapuralla Gopi **[Guarantor]** Plot No. 43, Padmavathi Colony, Hayathnagar, Ranga Reddy District, Telangana State 501505.

The reserve price will be **Rs. 7,00,000/- (Rupees Seven Lakhs only)** and the earnest money deposit will be **Rs. 70,000/- (Rupees Seventy Thousand only)**. The Earnest Money Deposit shall be deposited on or before **29th. October, 2022** at **5.00 p.m.**

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

All that part & parcel of Plot No. 4 (Block-D) admeasuring 220 sq. yds. equivalent to 183.94 sq. mtrs. situated at "GREEN VALLEY – BLOCK-D", T.L.P. No. 69/2018/HRO/H1, Sy. Nos. 209, 210, 211, 212, 213, 214 & 215, Bahupet Gram Panchayat h/o Masaipet Rev. Village, Yadagirigutta Mandal, Yadadri Bhuvanagiri District, Telangana State 508115 in the name of Sri Pinnapuralla Kalyan s/o Pinnapuralla Gopi and bounded on the :

North : Neighbour's Land.

South : 40' Wide Road.

East : Plot No. 5

West : Plot No. 3

Registration SRO Yadagirigutta (Document 35428/2019)

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 **Manager, Kuntloor [13308]** of Canara Bank, Ph. No. **+918431922550** Mobile : **+919701097098** during office hours on any working day.

Date : 16.09.2022

Place : Kuntloor

कृते केनरा बैंक For CANARA BANK
Authorised Officer

Authorised Office
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.09.2022.

1. **Name and Address of the Secured Creditor:** Canara Bank, Kuntloor Branch [13308], Plot No. 32-3, Sy. Nos. 21 & 22, Kuntloor Village, Peddamberpet, Ranga Reddy District, Telangana State – 501505. **Email :** cb13308@canarabank.com
2. **Name and Address of the Borrower (s)/ Guarantors (s) :** **M/s. Sai Baba Groups Prop.** Sri Pinnapuralla Kalyan 4-8-131, Siddivinayaka Nagar, Poultry Complex, Kuntloor, Hayathnagar, Ranga Reddy District, Telangana State 501505, Sri Pinnapuralla Kalyan **[Proprietor/Borrower]** s/o Pinnapuralla Gopi H. No. 5-1-86, A.P.H.B. Colony, Bhongir, Yadadri, Bhuvanagiri District, Telangana State 508116 & H. No. 4-8-131, Siddivinayaka Nagar, Kuntloor, Hayathnagar, Ranga Reddy District, Telangana State 501505 **and** Sri Pinnapuralla Gopi **[Guarantor]** Plot No. 43, Padmavathi Colony, Hayathnagar, Ranga Reddy District, Telangana State 501505.
3. **Total liabilities as on :** **Rs. 14,94,375/- (Rupees Fourteen Lakhs Ninety Four Thousand Three Hundred Seventy Five only)** plus unapplied interest from 01/09/2022 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;
Contact No +91 080 2346 9661, Mobile:
9444805621, 8553643144,
E-mail: eauction@ccsl.co.in
(c) Date & Time of Auction : **31st. October, 2022 from 11.30 a.m. to 12.30 p.m.**
(d) Place of Auction : Online.
5. Reserve Price : **Rs. 7,00,000/- (Rupees Seven Lakhs only)**
6. Other terms and conditions :
 - (a) Auction / bidding shall be only through “Online Electronic Bidding” through the website **<https://indianbankseuction.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 **27/10/2022- 28/10/2022** between **11.00AM** and **3.00PM**.
 - (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, **Kuntloor Branch [13308]**
OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Kuntloor, A/c No 0133080209272434**
IFSC Code **CNRB0013308** on or before **29th October, 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;
E-mail: eauction@ccsl.co.in
Contact No +91 080 2346 9661, Mobile: 8898418010, 8553643144

- (f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29th October, 2022, 5.00 PM** to Canara Bank, **Kuntloor Branch [13308]**, by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- (g) The intending bidders should register their names at portal <https://indianbankseauction.com/> and get their User ID and password free of cost.
- (h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- (i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-**. 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. 50,00,000/- (Rupees Fifty lakhs only)** and above, the successful bidder will have to deduct TDS at the rate 1% of 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.
 - Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
 - 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 **Kuntloor [13308]** branch who, as a facilitating centre, shall make necessary arrangements.



- (o) For further details contact **Mr. V. Surendar, Manager**, Canara Bank,
Kuntloor Branch [13308], (Ph. No. **+919701097098** Mobile : **+918431922550**)
E-mail Id **cb13308@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**
Contact No +91 080 2346 9661, Mobile: 8898418010, 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.

Date : 16.09.2022

Place : Kuntloor

कृते केनरा बैंक For CANARA BANK
Authorised Officer

CANARA BANK
आधीकृत अधिकारी Authorized Officer