

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

(A GOVERNMENT OF INDIA UNDERTAKING)

STRESSED ASSETS MANAGEMENT BRANCH, SECUNDERABAD

E-mail: cb7619@canarabank.com

D No.1-7-1, TSR Complex, SP Road

SECUNDERABAD, - 500 003, Telangana

Ref: CB7619/SAMB/SN/SRIVAY-HYD/2026

DT: 19.09.2026

Auction Sale Notice for Immovable properties)

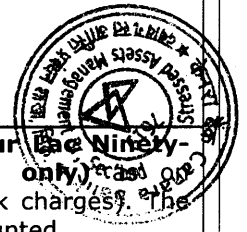
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 Authorized Officer of Stressed Assets Management Branch, Secunderabad, Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **15.10.2026** for recovery of Rs. **Rs.25,64,95,740.80 (Rupees Twenty-Five Crore Sixty-Four Lac Ninety-Five Thousand Seven Hundred Forty and Eight paise only)** (Unapplied interest applicable further, till date of realization) as on 30.07.2026 due to Canara Bank, Stressed Asset Management Branch, Secunderabad, from M/s Srivay Infra Projects Pvt Ltd, Mr Mandava Venkata Raghunath, Ms Vemparala Lohitha, Ms Mandava Lakshmi Nayakamma (names of Borrower(s)/Co borrower(s)s and Guarantor (s).

Reserve Price: Rs. 9,72,00,000/-

1	Name and Address of the Secured Creditor	Canara Bank, Stressed Assets Management Branch, Secunderabad H No.1-7-1, TSR Complex, SP Road SECUNDERABAD, - 500 003, Telangana									
2	Name and Address of the Borrower & Guarantor	<table><tr><td>M/s Srivay Infra Projects Pvt Ltd 101/A,3rd floor, Opp Akshara Books, Journalist Colony Hyderabad-500033</td><td>M/s Srivay Infra Projects Pvt Ltd Flat No 102, Bhanu Valley View Apartments, Plot No 68,Nandagiri Hills, Rear Road, HUDA Enclave, Jubilee Hills, Hyderabad,Telangana-500033</td></tr><tr><td>Mr Mandava Venkata Raghunath (Managing Director & Guarantor) H No 8-3-231/W/42, Lakshmi Homes Road No 2, Jubilee Hills, Hyderabad, Telangana-500033</td><td>Ms Vemparala Lohitha (Director & Guarantor) No 14, Ground Floor, 5th Cross, Balaji Layout Bengaluru, Karnataka-560093</td></tr><tr><td>Ms Mandava Lakshmi Nayakamma (Guarantor) D No 8-294,VKV Bazar Near Harshini Degree College Ongole, Andhra Pradesh-523001</td><td>Ms Mandava Lakshmi Nayakamma (Guarantor) Flat No G2, Ground Floor R S Enclave apartment Chennakesavanagar, Ongole Town, Ongole Municipal Corporation Limits, Andhra Pradesh -523001</td></tr><tr><td>R Srikanth Reddy (Mortgagor) Flat No. 301, Sai's Dream Castle, Nizampet Road, KPHB, Hyderabad 500085</td><td></td></tr></table>	M/s Srivay Infra Projects Pvt Ltd 101/A,3rd floor, Opp Akshara Books, Journalist Colony Hyderabad-500033	M/s Srivay Infra Projects Pvt Ltd Flat No 102, Bhanu Valley View Apartments, Plot No 68,Nandagiri Hills, Rear Road, HUDA Enclave, Jubilee Hills, Hyderabad,Telangana-500033	Mr Mandava Venkata Raghunath (Managing Director & Guarantor) H No 8-3-231/W/42, Lakshmi Homes Road No 2, Jubilee Hills, Hyderabad, Telangana-500033	Ms Vemparala Lohitha (Director & Guarantor) No 14, Ground Floor, 5th Cross, Balaji Layout Bengaluru, Karnataka-560093	Ms Mandava Lakshmi Nayakamma (Guarantor) D No 8-294,VKV Bazar Near Harshini Degree College Ongole, Andhra Pradesh-523001	Ms Mandava Lakshmi Nayakamma (Guarantor) Flat No G2, Ground Floor R S Enclave apartment Chennakesavanagar, Ongole Town, Ongole Municipal Corporation Limits, Andhra Pradesh -523001	R Srikanth Reddy (Mortgagor) Flat No. 301, Sai's Dream Castle, Nizampet Road, KPHB, Hyderabad 500085		
M/s Srivay Infra Projects Pvt Ltd 101/A,3rd floor, Opp Akshara Books, Journalist Colony Hyderabad-500033	M/s Srivay Infra Projects Pvt Ltd Flat No 102, Bhanu Valley View Apartments, Plot No 68,Nandagiri Hills, Rear Road, HUDA Enclave, Jubilee Hills, Hyderabad,Telangana-500033										
Mr Mandava Venkata Raghunath (Managing Director & Guarantor) H No 8-3-231/W/42, Lakshmi Homes Road No 2, Jubilee Hills, Hyderabad, Telangana-500033	Ms Vemparala Lohitha (Director & Guarantor) No 14, Ground Floor, 5th Cross, Balaji Layout Bengaluru, Karnataka-560093										
Ms Mandava Lakshmi Nayakamma (Guarantor) D No 8-294,VKV Bazar Near Harshini Degree College Ongole, Andhra Pradesh-523001	Ms Mandava Lakshmi Nayakamma (Guarantor) Flat No G2, Ground Floor R S Enclave apartment Chennakesavanagar, Ongole Town, Ongole Municipal Corporation Limits, Andhra Pradesh -523001										
R Srikanth Reddy (Mortgagor) Flat No. 301, Sai's Dream Castle, Nizampet Road, KPHB, Hyderabad 500085											
3	Total liabilities as on 31-07-2026	Rs.25,64,95,740.80 (Rupees Twenty-Five Crore Sixty-Four Lacs and Ninety-Five Thousand Seven Hundred Forty and Eight paise only) as on 31.07.2026 (plus unapplied interest w.e.f 01-08-2026 and Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.									



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COVERING LETTER TO SALE NOTICE

To :

1. M/s Srivay Infra Projects Pvt Ltd
101/A,3rd floor,
Opp Akshara BOOKS, JOURNALIST colony
Hyderabad-500033

2. M/s Srivay Infra Projects Pvt Ltd
Flat No 102,Bhanu Valley View apartments,
Plot No 68,Nandagiri Hills, Rear Road,
HUDA Enclave, Jubilee Hills,
Hyderabad,Telangana-500033

3. Mr Mandava Venkata Raghunath
(Managing Director & Guarantor)
H No 8-3-231/W/42,Lakshmi Homes
road No 2,Jubilee Hills,
Hyderabad,Telangana-500033

4. Ms Vemparala Lohitha
(Director & Guarantor)
No 14, Ground Floor, 5th Cross, Balaji Layout
Bengaluru,Karnataka-560093

5. Ms Mandava Lakshmi Nayakamma
(Guarantor)
D No 8-294,VKV Bazar
Near Harshini Degree College
Ongole,Andhra Pradesh-523001

6. Ms Mandava Lakshmi Nayakamma
(Guarantor)
Flat No G2, Ground Floor
R S Enclave Apartment
Chennakesavanagar, Ongole Town,
Ongole Municipal corporation limits,
Andhra Pradesh -523001

R Srikanth Reddy (Mortgagor)
Flat No. 301, Sai's Dream Castle,
Nizampet Road, KPHB,
Hyderabad 500085

Dear Sir/Madam,

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, Stressed Assets Management Branch, Secunderabad 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 Stressed Assets Management Branch, Secunderabad branch of Canara Bank. The undersigned proposes to sell the assets more fully described in the schedule of the 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.

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

[Signature]

AUTHORISED OFFICER
Authorised Officer
CANARA BANK
Stressed Assets Management Br, Sec'bad

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(A GOVERNMENT OF INDIA UNDERTAKING)

STRESSED ASSETS MANAGEMENT BRANCH, SECUNDERABAD

E-mail: cb7619@canarabank.com

D No.1-7-1, TSR Complex, SP Road

SECUNDERABAD, - 500 003, Telangana

Ref: CB7619/SAMB/SN/SRIVAY-HYD/2026

DT: 19.09.2026

4	i) Mode of Auction ii) Details of Auction service provider iii) Date & Time of Auction iv) Place of Auction	E-Auction M/s. PSB Alliance (BAANKNET) Contact Mobile No. 8291220220 E-mail: support.BAANKNET@psballiance.com Website: www.baanknet.com <u>15-10-2026 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)</u> <u>Online (www.baanknet.com)</u>
5	Details of Property/ies	Open Plot in bearing No.: H-No 8-2-293/82/W/91/A/2 (ie 8-2-293/82/W/91/A-Part), forming part of Sy No 403/72, corrected to T.S No.5 Banjara Hills, presently adjacent to Road No.5, Jubilee Hills, Hyderabad, Telangana 500072, with total plot area of 666.66 Sq Yds. East: 40' wide road South: H No8-2-293/82/W/91/A West: H No 8-2-293/82/W/91/A-Part North: H No 8-2-293/82/C/17 Part
6	Reserve Price	Reserve Price Rs.9,72,00,000 /-
7	Earnest Money Deposit	Rs. 97,20,000/-
8	Property insp. date and time	On or before 10-10-2026 between 10.00 AM and 5.00 PM.
	Details of encumbrances	Not known to the Bank
	Details of litigations	S.A. No. 9/2026 before DRT-II, Hyderabad, titled: Alka Sanghi vs. Canara Bank

9. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is", "Without Recourse" condition, including encumbrances if any mentioned in above table at S No.5. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on or before **10-10-2026** between **10.00 AM** and **5.00 PM.**
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-auction platform and further ensure having valid KYC documents like PAN Card & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily. For bidding in the above e-auction from **Baanknet.com** portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com).

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STRESSED ASSETS MANAGEMENT BRANCH, SECUNDERABAD

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- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs. 97,20,000.00 (Rupees Ninety-Seven Lakh Twenty Thousand only)** being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (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 **14-10-2026 by 5.00 PM.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 1,00,000/- (Rupees Two Lakh Only)** mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- g. The incremental amount/price during the time of each extension shall be **Rs. 1,00,000/- (Rupees Two Lakh Only)** and time shall be extended to **5 Minutes** when valid bid received in last minutes.
- h. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- i. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- j. No additions/deletions/amendment of name of the bidders shall be permitted after acceptance of the bid. The name of the Bidder/s) submitted at the time of registration shall only be considered for this purpose.
- k. The above-mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. **209272434** of **Canara Bank, Stressed Assets Management Branch, Secunderabad Branch, IFSC Code CNRB0007619**
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearance or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, Water, maintenance charges, licence fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. For sale proceeds above Rs. 50.00 Lakh (Rupees Fifty lakh), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST is applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. To the best of the knowledge and information of the Authorised Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No. 9 & 10. However, the intending bidders should make their own independent inquiries/due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No.5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction



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E-mail: cb7619@canarabank.com

D No.1-7-1, TSR Complex, SP Road
SECUNDERABAD, - 500 003, Telangana

Ref: CB7619/SAMB/SN/SRIVAY-HYD/2026

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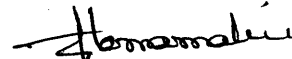
advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

- p. It shall be the responsibility of Bidder to make due-diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before **10-10-2026** between **10.00 AM** and **5.00 PM**.
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction, the Authorised Officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.
- s. For further details Chief manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Ph. No. 9441931818 e-mail id: 7619@canarabank.com may be contacted during office hours on any working day. **The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220 /9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com./ support.ebkray@procure247.com).**"

Place: HYDERABAD

Date: 19-09-2026

कृते केनरा बैंक
For CANARA BANK



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

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