

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/KWALITY AGRO/092026

DT: 24-09-2026

COVERING LETTER TO SALE NOTICE

To :

M/s Kwaliti Agro Products
Rep by its Proprietor : Sri K Srinivasa Rao, D. No.1-7-1110, Road No.1, Advocates Colony, HANAMKONDA 506001

Sri K Srinivasa Rao
D. No.1-7-1110, Road No.1, Advocates Colony, HANAMKONDA 506001

Sri KPC Nair, H No.10-11-182,182/1 & 10-11-191/2A
Shivalayam Road, Fish Market, Valmikinagar
Fatesh Nagar, Hyderabad - 500037

Smt K Naga Lakshmi
H No.10-11-182,182/1 & 10-11-191/2A
Shivalayam Road, Fish Market, Valmikinagar
Fatesh Nagar, Hyderabad - 500037

Smt Rajani Nair
H No.10-11-182,182/1 & 10-11-191/2A
Shivalayam Road, Fish Market, Valmikinagar
Fatesh Nagar, Hyderabad - 500037

Smt K Lakshmi, C/o Sri K Srinivasa Rao
D. No.1-7-1110, Road No.1, Advocates Colony, HANAMKONDA 506001

Smt K Shilpa Priya
W/o K Suresh
R/o H No.4-66, Shivapuram Street
NARSIPATNAM - 531116

Shri P Surya
PULMAMIDI Village
KANDUKUR Mandal
Rangareddy District - 501359

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, 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
For CANARA BANK

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

Confidential



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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/KWALITY AGRO/092026

DT: 24-09-2026

Auction Sale Notice for Immovable properties)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS 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, will be sold on "As is where is", "As is what is", and "Whatever there is" on **23-10-2026** for recovery of **Rs. 106,97,77,046/- (Rupees One Hundred Six Crore Ninety Seven Lac Seventy Seven Thousand Forty Six only)** as on 31.8.2026 (plus unapplied interest from 01-09-2026 and Bank charges due to Canara Bank, Stressed Asset Management Branch, Secunderabad, from **M/s KWALITY AGRO PRODUCTS** represented by Proprietor and Guarantors : Sri K SRINIVAS RAO (Prop) , Sri K P C Nair (Gua), Smt K Nagalashmi (Gua), Smt. Rajani Nair (Gua), Smt. K Sri Lakshmi (Gua), Smt. K Shilpa Priya (Gua), Shri P Surya (Gua).

Property No 1 : Reserve Price Rs.21,60,00,000/-

Property No.2 : Reserve Price Rs.8,09,00,000/-

Property No.3 : Reserve Price Rs.72,00,000/-

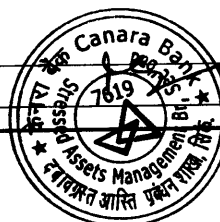
Property No.4 : Reserve Price Rs.1,26,00,000/-

1	Name and Address of the Secured Creditor	Canara Bank, Stressed Assets Management Branch, Secunderabad D 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 Kwaliti Agro Products Rep by its Proprietor : Sri K Srinivasa Rao, D. No.1-7-1110, Road No.1, Advocates Colony, HANAMKONDA 506001</td><td>Sri K Srinivasa Rao (Proprietor) D. No.1-7-1110, Road No.1, Advocates Colon HANAMKONDA 506001</td></tr><tr><td>Sri KPC Nair (Guarantor), H No.10-11-182,182/1 & 10-11-191/2A Shivalayam Road, Fish Market, Valmikinagar Fatesh Nagar, Hyderabad - 500037</td><td>Smt K Naga Lakshmi (Guarantor) H No.10-11-182,182/1 & 10-11-191/2A Shivalayam Road, Fish Market, Valmikinagar Fatesh Nagar, Hyderabad - 500037</td></tr><tr><td>Smt Rajani Nair (Guarantor) H No.10-11-182,182/1 & 10-11-191/2A Shivalayam Road, Fish Market, Valmikinagar Fatesh Nagar, Hyderabad - 500037</td><td>Smt K Lakshmi (Guarantor) C/o Sri K Srinivasa Rao D. No.1-7-1110, Road No.1, Advocates Colon HANAMKONDA 506001</td></tr><tr><td>Smt K Shilpa Priya (Guarantor) W/o K Suresh R/o H No.4-66, Shivapuram Street NARSIPATNAM - 531116</td><td>Shri P Surya (Guarantor) PULMAMIDI Village KANDUKUR Mandal Rangareddy District - 501359</td></tr></table>	M/s Kwaliti Agro Products Rep by its Proprietor : Sri K Srinivasa Rao, D. No.1-7-1110, Road No.1, Advocates Colony, HANAMKONDA 506001	Sri K Srinivasa Rao (Proprietor) D. No.1-7-1110, Road No.1, Advocates Colon HANAMKONDA 506001	Sri KPC Nair (Guarantor), H No.10-11-182,182/1 & 10-11-191/2A Shivalayam Road, Fish Market, Valmikinagar Fatesh Nagar, Hyderabad - 500037	Smt K Naga Lakshmi (Guarantor) H No.10-11-182,182/1 & 10-11-191/2A Shivalayam Road, Fish Market, Valmikinagar Fatesh Nagar, Hyderabad - 500037	Smt Rajani Nair (Guarantor) H No.10-11-182,182/1 & 10-11-191/2A Shivalayam Road, Fish Market, Valmikinagar Fatesh Nagar, Hyderabad - 500037	Smt K Lakshmi (Guarantor) C/o Sri K Srinivasa Rao D. No.1-7-1110, Road No.1, Advocates Colon HANAMKONDA 506001	Smt K Shilpa Priya (Guarantor) W/o K Suresh R/o H No.4-66, Shivapuram Street NARSIPATNAM - 531116	Shri P Surya (Guarantor) PULMAMIDI Village KANDUKUR Mandal Rangareddy District - 501359	
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3	Total liabilities as on 31-08-2026	Rs. 106,97,77,046/- (Rupees One Hundred Six Crore Ninety Seven Lac Seventy Seven Thousand Forty Six only) as on 31.8.2026 (plus unapplied interest w.e.f 01-09-2026 and Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.									



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 23-10-2026 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online (www.baanknet.com)
5 Details of Property/ies	Property No.1 : All the Part and Parcel of Land and Building (Poultry Farm with Sheds) admeasuring Land- Ac 26.13 ½ Gts (Ac 5.14 Gts in Sy No 307/A, Ac 5.00 Gts in Sy No 289/C/1/3, Ac 5.19 Gts in Sy No 290/A/1, Ac 5.00 Gts in Sy No 307/B, Ac 0.07 1/2 Gts in Sy No 289/D/4, Ac 5.00 Gts in Sy No 289/D/3, Ac 0.13 Gts in Sy No 289/C/2 and Sheds with Plinth area- 2,47,306.57 sft (RCC- 2224.38 Sft & LBW- 245082.19 sft) in the name of 1. Smt. Katragadda Srilakshmi W/o Srinivasa Rao 2. Shri K Srinivasa Rao S/o Venkata Subba Rao, Ghanpur V & M, Jangaon District. Document No: 856/2012, 857/2012, 858/2012, 859/2012, 860/2012, 948/2012, 3810/2013 Boundaries as per site for the total land : North : Vaagu, South : Cart way and Rice Mill, East : Agricultural lands belongs to others, West : Agricultural lands belongs to others Property No.2 : All that part and parcel of Land and building bearing MCH no 10-11-182, 10-11-182/1 & 10-11-191/2A in Sy no 132,133,135 admeasuring 1160.42 sq yds being G+1 floor building (having plinth area 7190 sft GF and 6210.00 sft First floor) at Valmiki Nagar, Fateh nagar, Balanagar, Rangareddy dist.Document No: 221/2006, 222/2006, & 223/2006 in the Name of Sri K P C Nair, Smt. Nagalaxmi, Smt. Rajani Nair. Bounded by North : 15' wide Road South -60' wide road East : Neighbors commercial building West - Commercial Building Property No.3 : All that part and parcel of open plot in Sy No :62/U located in residential layout admeasuring Ac 1.00 gts situated in Pulimamidi , Kandukur Mandal, Ranga Reddy dist.Document No. 914/2007 in the name of P Surya S/o Sri Limbaya Bounded By: East: Vendors land West: Land of Krishna Naik North: Land of redya and Valya South: Land of Lacha and School Building Property No.4 : All that part and parcel of Land in Sy No 199/E1 admeasuring 400 Sq yds. Ganesh nagar, Kalvakunta, Sangareddy Mandal, Sangareddy District. In the name of K Srinivasa Rao Doc No : 19777/2013 Bounded By:

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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

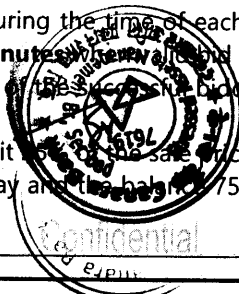
Ref: CB7619/SAMB/SN/KWALITY AGRO/092026

DT: 24-09-2026

		East: H/o Venkata Rama Reddy, West: Road, North: 30' Road, South: Land of M Ganesh Kumar
6	Reserve Price	Property No 1 : Reserve Price Rs.21,60,00,000/- Property No.2 : Reserve Price Rs.8,09,00,000/- Property No.3 : Reserve Price Rs.72,00,000/- Property No.4 : Reserve Price Rs.1,26,00,000/-
7	Earnest Money Deposit	Property No.1 : Rs.2,16,00,000/- Property No.2 : Rs.80,90,000/- Property No.3 : Rs.7,20,000/- Property No.4 : Rs.12,60,000/-
8	Property insp. date and time	On 07-10-2026 10.00 AM and 5.00 PM.

9. Other terms and conditions:

- a. 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 cancellation of auction and refund of bid amount shall not be entertained.
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **07-10-2026** between **10.00 AM** and **5.00 PM**.
- d. 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.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of **Property No.1 : Rs.2,16,00,000/- (Rupees Two Crore Sixteen lac only)**, **Property No.2 : Rs. 80,90,000/- (Rs.Eighty lac Ninety Thousand only)**, **Property No.3 : Rs.7,20,000/- (Rupees Seven Lac Twenty Thousand only)**, **Property No.4 : Rs.12,60,000/- (Twelve lac Sixty 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 **22-10-2026** by **6.00 PM**.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 1,00,000/- (Rupees One 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 One Lakh Only)** and time shall be extended to **5 Minutes** whenever bid received in last minutes.
- h. Sale shall be confirmed in favour of **Best Offer**, 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**

I. 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 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 of 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 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 **07-10-2026** 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.

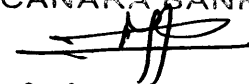
r. At any stage of the auction, the Authorised Officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice.

s. For further details Chief Manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Ph. No. 9441931818 e-mail id: cb7619@canarabank.com 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.**

Place: HYDERABAD

Date: 24-09-2026

कृते Authorised Officer
For CANARA BANK



प्राधिकृत अधिकारी Authorised Officer
दवावग्रस्त आरित प्रबंधन शाखा, सिक्कराबाद
Stressed Assets Management Br, Sec'bad