

**ASSET RECOVERY MANAGEMENT BRANCH
HYDERABAD (DP CODE: 2752)**

HYDERABAD CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD, SECUNDERABAD - 500026
E-mail: cb2752@canarabank.com

Ref:2752/ARMB/SN/SAHITHIENT/08102026**DT: 08-10-2026****COVERING LETTER TO SALE NOTICE**

To

M/S. SAHITHI ENTERPRISES (BORROWER)**Address 1:**

H.No.11-13-431, Plot No. 111, Road No. 14,
Alkapuri, L B Nagar, Ranga Reddy,
Hyderabad-500035

Address2:

H. No. 1-11-256/K/3, New No.12, B.G. Nagar,
Old Airport Road, Bhayanthpuram, Begumpet,
Balanagar, Medchal Malkajgiri District,
Telangana-500016

Mr. KARASAM NAVEEN KUMAR (PARTNER)

Address1: 5-6-318/3, Plot. No. 531, Vaidehi Nagar,
Road No. 10, Vanasthalipuram, K V Ranga Reddy
Telangana-500070

Address 2: Flat No: 202, JVR pride Apartment Plot
No: 145 & 146, Road No:6, Vijayapuri Colony Phase-I,
Hyderabad -500070

**Mr. ARCOT KANNABIRAN RAMESH (PARTNER)
AND (MORTGAGOR)**

Address: H. No. 1-11-252/49, Motilal Nagar, Behind
ICICI Bank, Begumpet, Secunderabad, Hyderabad-
500016

Dear Sir,

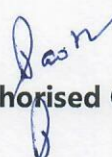
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank Khairtabad Branch Hyderabad (File now being transferred to Asset Recovery Management Hyderabad Branch for recovery follow up) have taken possession of the assets described in Schedule of Sale Notice annexed here to in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our Asset Recovery Management Hyderabad, Branch of Canara Bank. The undersigned proposes to sell the assets 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.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,


Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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(A GOVERNMENT OF INDIA UNDERTAKING)

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Ref:2752/ARMB/SN/SAHITHIENT/08102026

DT: 08-10-2026

(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/ Physical possession of which has been taken by the Authorized Officer of Khairtabad Branch Hyderabad, presently with Asset Recovery Management Branch Hyderabad for follow up, Canara Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **31-10-2026** for recovery of **Rs. 2,41,74,884.97/- (Rupees Two Crore Forty-One Lakh Seventy-Four Thousand Eight Hundred Eighty-Four and Paise Ninety-Seven Only)** as on 30-09-2026 plus unapplied interest w.e.f 01-10-2026 and Bank charges, costs there on, due to the **Asset Recovery Management Hyderabad Branch of Canara Bank** from **M/s SAHITHI ENTERPRISES** Represented by its partners **Mr. NAVEEN KUMAR KASARAM(Partner)** and **Mr. RAMESH KANNABIRAN ARCOT(Partner)**.

The Reserve Price will be **Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only)** and the Earnest Money Deposit will be **Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only)**. The Earnest Money Deposit shall be deposited on or before **30-10-2026** by **5:00 pm**.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 08-10-2026:

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad
2	Name and Address of the Borrower & Guarantor	Borrower: M/S. SAHITHI ENTERPRISES (BORROWER) Address 1: H.No.11-13-431, Plot No. 111, Road No. 14, Alkapuri, L B Nagar, Ranga Reddy, Hyderabad-500035. Address 2: H.No. 1-11-256/K/3, New No.12, B.G. Nagar, Old Airport Road, Bhayanthpuram, Begumpet, Balanagar, Medchal Malkajgiri District, Telangana-500016. Mr. KARASAM NAVEEN KUMAR (PARTNER) Address 1: 5-6-318/3, Plot. No. 531, Vaidehi Nagar, Road No. 10, Vanasthalipuram, K V Ranga Reddy Telangana-500070. Address 2: Flat No: 202, JVR pride Apartment Plot No: 145 & 146, Road No:6, Vijayapuri Colony Phase-I, Hyderabad -500070. Mr. ARCOT KANNABIRAN RAMESH (PARTNER) AND (MORTGAGOR) Address: H. No. 1-11-252/49, Motilal Nagar, Behind ICICI Bank, Begumpet, Secunderabad, Hyderabad-500016.
3	Total liabilities as on 30-09-2026	Rs. 2,41,74,884.97/- (Rupees Two Crore Forty-One Lakh Seventy-Four Thousand Eight Hundred Eighty-Four and Paise Ninety-Seven Only)



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		(plus unapplied interest w.e.f 01-10-2026 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 31-10-2026, 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	All that part and parcel on premises Bearing No. 1-11-256/K/3, New No.102, Adm 400.00 Sq. yards, built up area 1500.00 Sq. feet with ACC Sheets situated B.G. Nagar, Begumpet Paigah [V], Balanagar [M], Medchal Malkajgiri Dist. Telangana -500016 and Property bounded by: NORTH: Property belongs to Mr. Kannabiran SOUTH: H.No. 1-11-256/K/2 & Mr. A.K. Ramesh EAST: 34' Wide Road WEST: H.No.1-11-252/47 [Jawahar] Property in the name of Mr. ARCOT KANNABIRAN RAMESH SALE DEED: 49/1999, 50/1999 Dtd. 07-01-1999. MODTD: 2276/2023 Dtd. 28-04-2023. CERSAI ID: 400072255040
6	Reserve Price	Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only)
7	Earnest Money Deposit	Rs. 45,00,000/- (Rupees Forty-Five Lakhs Only) to be deposited on or before 30-10-2026 by 5:00 pm
8	The property can be inspected Date & Time	On 28-10-2026 between 10.00 AM and 5.00 PM.
9	Details of encumbrance	Encumbrance detail / Not known
10	Detail of litigation	Details of litigation / Not known

***No Encumbrances Known to 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. ***

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 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11(s) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on **28-10-2026** between **10.00 AM** and **5.00 PM.** by prior confirmation from authorised officer.
- 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-

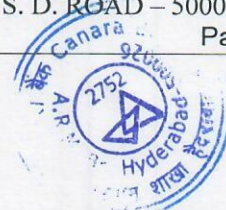
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representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. No claim whatsoever nature will be entertained after submission of the online bid regarding secured 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 **28-10-2026** between **10.00 AM** and **5.00 PM**. by prior confirmation from authorised officer.

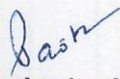
q. The particulars specified in the e-auction published in the newspaper have been stated to the best of the information of the authorised officer.

r. At any stage of 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 Mr. V Sandeep Kumar (Name of Nodal Officer & its team ARM Branch, Hyderabad Ph. No: 040-27725283/260 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**

Place: HYDERABAD

Date: 08-10-2026


Authorised Officer
Canara Bank 



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