

HO : BENGALURU
(A GOVERNMENT OF INDIA UNDERTAKING)
BRANCH OFFICE: MEHDIPATNAM HYDERABAD

SALE NOTICE

Ref: RO HYD II/REC/01/0844/2024-25

Date: 28-08-2024

To

1 Sri QAMAR AHMED QURESHI S/o IQBAL AHMED QUERSHI 9-4-87/1/1B FLAT NO 304 TOLICHOWKI AL KAREEM COLONY GOLCONDA HYDERABAD 500008 (BORROWER)	2 Sri AFTAB AHMED QURESHI S/o IQBAL AHMED QUERSHI 13-6-437/7/2/B BAHADUR YAR JUNG COLONY GOLCONDA HYDERABAD 500008 (GPA HOLDER and GUARANTOR)
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Dear Sir/Madam

Sub: Notice under Section 13(4) of the Securitization 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, MEHDIPATNAM branch 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 Hyderabad SULTAN BAZAR branch of Canara Bank.

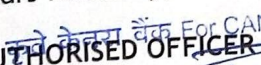
The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

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,

 **AUTHORISED OFFICER**
For CANARA BANK

 **प्राधिकृत अधिकारी Authorized Officer**
CANARA BANK

Internal

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s) and other Parties 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 Mehdipatnam Branch, Hyderabad of Canara Bank, will be sold on "As is where is", on **25-09-2024** for recovery of **Rs 3,79,06,121.36/- (Rupees Three Crores Seventy Nine Lakhs Six thousand One hundred and Twenty One and Thirty Six paise) (Total Dues for 5 Housing Loans)**, and bank charges there on, due to the Mehdipatnam Branch, Hyderabad of Canara Bank from **1 Sri QAMAR AHMED QURESHI (Borrower) and 2 Sri AFTAB AHMED QURESHI (GPA Holder)**

Details and full description of the immovable property:

The Reserve Price for Property will be **Rs.55,89,000/- (Rupees Fifty Five Lakhs Eighty Nine Thousand Only)** and the earnest money deposit will be **Rs 5,58,900/- (Rupees Five lakhs Fifty Eight Thousand Nine Hundred Only)**.

The Earnest Money Deposit shall be deposited on or before **23-09-2024** at 5.00 p.m.

1. All that the Flat bearing No.5-1-434,497,498/Flat No. **401/4F**, in Fourth Floor, in "ABHINANDAN TOWER", with a built up area of 1000 Sq. Feet (including common areas with one car parking), along with an undivided share of land admeasuring 27.4 Sq.yds, out of total land admeasuring 928.04 Sq.yds, in the premises bearing Municipal Nos. 5-1-497, 5-1-497/1, 5-1-497/2, 5-1-498, 5-1-498/1, 5-1-498/2, 5-1-498/3, 5-1-498/5, 5-1-434, 5-1-434/1 and 5-1-434/2, Situated at Putlibowli, Hyderabad, Telangana State, and bounded by: **(PTIN No. 1140526274)**

<i>Boundaries Of The Flat</i>	<i>Boundaries Of The Apartment</i>
<i>North: Corridor and Flat no 402</i>	<i>NORTH: Mulgies Belong To Madhumati.</i>
<i>South: Open to Sky</i>	<i>SOUTH: Public Road Leading To Jam Bagh.</i>
<i>East: Stair Case</i>	<i>EAST: Mulgies Of Raja Dhanraj Giri.</i>
<i>West: Open to Sky</i>	<i>WEST: Mulgies And Double Storey Of G.Narsimhloo & Others.</i>

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The Reserve Price for Property will be Rs.56,45,000/- (Rupees Fifty Six Lakhs Forty Five Thousand Only) and the earnest money deposit will be Rs 5,64,500/- (Rupees Five lakhs Sixty Four Thousand Five Hundred Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

2. All that the Flat bearing No.5-1-434,497,498/Flat No. 405/4F, in Fourth Floor, in "ABHINANDAN TOWER", with a built up area of 1200 Sq. Feet (including common areas with one car parking), along with an undivided share of land admeasuring 27.4 Sq.yds, out of total land admeasuring 928.00 Sq.yds, in the premises bearing Municipal Nos. 5-1-497, 5-1-497/1, 5-1-497/2, 5-1-498, 5-1-498/1, 5-1-498/2, 5-1-498/3, 5-1-498/5, 5-1-434, 5-1-434/1 and 5-1-434/2, Situated at Putlibowli, Hyderabad, Telangana State, and bounded by: (PTIN No. 1140526278)

Boundaries Of The Flat	Boundaries Of The Apartment
North: Open To Sky. South: Flat No. 404 & Corridor. East: Corridor West: Open To Sky.	NORTH: Mulgies Belong To Madhumati. SOUTH: Public Road Leading To Jam Bagh. EAST: Mulgies Of Raja Dhanraj Giri. WEST: Mulgies And Double Storey Of G.Narsimhloo & Others.

The Reserve Price for Property will be Rs.36,29,000/- (Rupees Thirty Six Lakhs Twenty Nine Thousand Only) and the earnest money deposit will be Rs 3,62,900/- (Rupees Three lakhs Sixty Two Thousand Nine Hundred Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

3. All that the Flat bearing No.5-1-434,497,498/Flat No. 406/4F, in Fourth Floor, in "ABHINANDAN TOWER", with a built up area of 1000 Sq. Feet (including common areas with one car parking), along with an undivided share of land admeasuring 27.4 Sq.yds, out of total land admeasuring 928.00 Sq.yds, in the premises bearing Municipal Nos. 5-1-497, 5-1-497/1, 5-1-497/2, 5-1-498, 5-1-498/1, 5-1-498/2, 5-1-498/3, 5-1-498/5, 5-1-434, 5-1-434/1 and 5-1-434/2, Situated at Putlibowli, Hyderabad, Telangana State, and bounded by: (PTIN No. 1140526279)

Boundaries Of The Flat	Boundaries Of The Apartment
North: Open to Sky South: Corridor East: Flat No 407 West: Flat No 405	NORTH: Mulgies Belong To Madhumati. SOUTH: Public Road Leading To Jam Bagh. EAST: Mulgies Of Raja Dhanraj Giri. WEST: Mulgies And Double Storey Of G.Narsimhloo & Others.

The Reserve Price for Property will be Rs.58,10,000/- (Rupees Fifty Eight Lakhs Ten Thousand Only) and the earnest money deposit will be Rs 5,81,000/- (Rupees Five lakhs Eighty One Thousand Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

4. All that the Flat bearing No.5-1-434,497,498/Flat No. 407/4F, in Fourth Floor, in "ABHINANDAN TOWER", with a built up area of 1000 Sq. Feet (including common areas with one car parking), along with an undivided share of land admeasuring 27.4 Sq.yds, out of total land admeasuring 928.00 Sq.yds, in the premises bearing Municipal Nos. 5-1-497, 5-1-497/1, 5-1-497/2, 5-1-498, 5-1-498/1, 5-1-498/2, 5-1-498/3, 5-1-498/5, 5-1-434, 5-1-434/1 and 5-1-434/2, Situated at Putlibowli, Hyderabad, Telangana State, and bounded by: (PTIN No. 1140526280)

Boundaries Of The Flat	Boundaries Of The Apartment
North: Open To Sky. South: Corridor East: Flat no 408 West: Flat no 406	NORTH: Mulgies Belong To Madhumati. SOUTH: Public Road Leading To Jam Bagh. EAST: Mulgies Of Raja Dhanraj Giri. WEST: Mulgies And Double Storey Of G.Narsimhloo & Others.

The Reserve Price for Property will be Rs.54,44,000/- (Rupees Fifty four Lakhs Forty four Thousand Only) and the earnest money deposit will be Rs 5,44,400/- (Rupees Five lakhs Forty Four Thousand Four Hundred Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

5. All that the Flat bearing No.5-1-434,497,498/Flat No. 408/4F, in Fourth Floor, in "ABHINANDAN TOWER", with a built up area of 1000 Sq. Feet (including common areas with one car parking), along with an undivided share of land admeasuring 27.4 Sq.yds, out of total land admeasuring 928.00 Sq.yds, in the premises bearing Municipal Nos. 5-1-497, 5-1-497/1, 5-1-497/2, 5-1-498, 5-1-498/1, 5-1-498/2, 5-1-498/3, 5-1-498/5, 5-1-434, 5-1-434/1 and 5-1-434/2, Situated at Putlibowli, Hyderabad, Telangana State, and bounded by: (PTIN No. 1140526281)

Boundaries Of The Flat	Boundaries Of The Apartment
North: Open to Sky South: Corridor East: Flat No 409 West: Flat No 407	NORTH: Mulgies Belong To Madhumati. SOUTH: Public Road Leading To Jam Bagh. EAST: Mulgies Of Raja Dhanraj Giri. WEST: Mulgies And Double Storey Of G.Narsimhloo & Others.

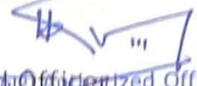
For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Manager, Mr.Sandeep, SENIOR MANAGER

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BRANCH OFFICE: MEHDIPATNAM HYDERABAD

Canara Bank ,Hyderabad Mehdipatnam Branch, Hyderabad,040-23438711, 7382932279 during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

Date: Hyderabad.
Place: 24-07-2024


Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28-08-2024

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE			
I	Name and Address of the Secured Creditor:	CANARA BANK MEHDIPATNAM BRANCH 10-3-3A, MEHDIPATNAM, 500028	Branch 040-23438711, 7382932279, 9966666465 Regional Office: 94404 92936
II	Name and Address of the Borrower (s)/ Guarantors (s):	1. 1 Sri QAMAR AHMED QURESHI S/o IQBAL AHMED QUERSHI 9-4-87/1/1B FLAT NO 304 TOLICHOWKI AL KAREEM COLONY GOLCONDA HYDERABAD 500008	(BORROWER)
		2 2 Sri AFTAB AHMED QURESHI S/o IQBAL AHMED QUERSHI 13-6-437/7/2/B BAHADUR YAR JUNG COLONY GOLCONDA HYDERABAD 500008	(GPA HOLDER and GUARANTOR)
III	Total liabilities as on 31-07-2024	Rs 3,79,06,121.36/- (Rupees Three Crores Seventy Nine Lakhs Six thousand One hundred and Twenty One and Thirty Six paise), plus unapplied interest from 01-08-2024 and bank charges there on.	
IV AUCTION DETAILS			
1.	Mode of Auction:	Online Electronic Bidding	
2.	Date & Time of Auction	25-09-2024 & 11.30 a.m. to 12:30 p.m.	
3.	Details of Auction service provider:	M/s PSB Alliance (Ebkray) Contact:8291220220 E-mail: support.ebkray@psballiance.com Website : https://ebkray.in	
4.	Reserve Price for Property and EMD	<u>Property 1</u> The Reserve Price for Property will be Rs.55,89,000/- (Rupees Fifty Five Lakhs Eighty Nine Thousand Only) and the earnest money deposit will be Rs 5,58,900/- (Rupees Five lakhs Fifty Eight Thousand Nine Hundred Only). The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.	
		<u>Property 2</u>	

Internal

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The Reserve Price for Property will be Rs.56,45,000/-(Rupees Fifty Six Lakhs Forty Five Thousand Only) and the earnest money deposit will be Rs 5,64,500/- (Rupees Five lakhs Sixty Four Thousand Five Hundred Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

Property 3

The Reserve Price for Property will be Rs.36,29,000/-(Rupees Thirty Six Lakhs Twenty Nine Thousand Only) and the earnest money deposit will be Rs 3,62,900/- (Rupees Three lakhs Sixty Two Thousand Nine Hundred Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

Property 4

The Reserve Price for Property will be Rs.58,10,000/-(Rupees Fifty Eight Lakhs Ten Thousand Only) and the earnest money deposit will be Rs 5,81,000/- (Rupees Five lakhs Eighty One Thousand Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

Property 5

The Reserve Price for Property will be Rs.54,44,000/-(Rupees Fifty four Lakhs Forty four Thousand Only) and the earnest money deposit will be Rs 5,44,400/- (Rupees Five lakhs Forty Four Thousand Four Hundred Only).

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m.

Note : The property will be sold for the price which is more than the Reserve Price in the multiples of Rs 1,00,000 and the participating bidders may improve their offer further during auction process.

5. Earnest Money Deposit (EMD)

Mentioned as Above

The Earnest Money Deposit shall be deposited on or before 23-09-2024 at 5.00 p.m..
Property Can be inspected with Prior Appointment with Authorized Officer on 23.09.2024 before 5: 00 PM

Other terms and conditions:

Bidding Process

- (a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://ebkray.in>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- (b) Bidder has to register in the portal and go through E KYC (Digi Locker KYC, Selfie KYC and Penny Drop KYC). Bank Account Details are to be registered in the Portal itself.
- (c) EMD amount of 10% of the Reserve Price is to be deposited through the Wallet Provided in the Ebkray Portal Only
- (d) Before starting the Bidding Process, Buyers to Ensure the following documents are readily available
1. Email ID
 2. Mobile Number
 3. Aadhar and PAN Saved in Digi Locker
 4. Aadhar KYC
 5. Valid Bank Account with online Credentials.
- (e) The intending bidders should register their names at portal and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider.

M/s PSB Alliance(Ebkray)
Contact: 8291220220
E-mail: support.ebkray@psballiance.com
Website : <https://ebkray.in>

General Guidelines

- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- ii) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies as **mentioned above**. 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 favor of the successful bidder, subject to confirmation of the same by the secured creditor.
- iii) 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

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BRANCH OFFICE: MEHDIPATNAM HYDERABAD

- iv) For sale proceeds of ₹.50, 00,000/- (Rupees Fifty lac only) and above, TDS shall be payable at the rate 1% of the sale amount, which shall be payable separately by the successful buyer.
- v) All charges for conveyance, stamp duty/GST, registration charges, etc. as applicable shall be borne by the successful bidder only.
- vi) For further details contact Branch (Details given in the notice) or Service Provider

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.

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी Authorized Officer

**AUTHORISED OFFICER
CANARA BANK**

Place: Hyderabad
Date: 28-08-2024