

**NARAYANAGUDA BRANCH**

**Ref:01/2024/SANAA/NRG/0649**

**Date: 12.09.2024**

To,

|                                                                                                                                                                                            |                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Borrower(s):-</b><br><b>1. M/s SANAA AUDIO VISUAL PRODUCTIONS PVT LTD</b><br>D NO. 2-6-7-JC/544, JANACHAITANYA COLONY, RAJENDRANAGAR, RANGAREDDY (DIST.) – 500030. TELANGANA            | <b>Director:-</b><br><b>2. SRI. MOHAMMED SHANAWAZ</b><br>S/O SK MUMTAZ SUTAHAT, BACKSIDE OF BAPTIST CHURCH, CUTTACK SADAR ,CUTTACK - 753001 ODISSA   |
| <b>Director</b><br><b>3. SMT. BOZAI MOMINA</b><br>W/O KAMMAR MOHAMMED, SDAGATULLAH TABAZ,, 9-2585/C, PLOT NO. 501 KHADER RESIDENCY, ROAD NO. 10 BANJARAHILLS, HYDERABAD - 500034 TELANGANA | <b>Director</b><br><b>4. SMT. SHAZIA PARVEEN</b><br>W/O MOHISIN KHAN BUNGALOW NO. 08, MINISTERS QUARTERS, KUNDANBAGH, HYDERABAD – 500 016. TELANGANA |

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, **NARAYANAGUDA Hyderabad 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 **NARAYANAGUDA Hyderabad 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 there under, I am herewith sending the Sale Notice (e-auction 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 15 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  
CANARA BANK  
ENCLOSURE – SALE NOTICE**

Internal

**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 NARAYANAGUDA **Hyderabad Branch** of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.09.2024**, for recovery of **Rs.2,36,37,488.21** (Contractual dues as on **12.09.2024**) due to the **Narayanaguda , Hyderabad Branch** of Canara Bank from **M/s SANAA AUDIO VISUAL PRODUCTIONS PVT LTD.**

The reserve price will be **Rs.1,33,12,000/- (Rupees One Crore Thirty Three Lakhs Twelve Thousand Only)** and the earnest money deposit will be **Rs.13,31,200/- (Rupees Thirteen Lakhs Thirty One Thousand Two Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **27.09.2024** at **5:00 pm**.

**Details and full description of the property.**

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                               |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. | <p>All that the Residential Flat No.104 (i.e., Flat No. 104-A &amp; 104-B), in First Floor of "HARMONEY PRESTIGE" apartment consist of Cellar+Stilt+5 floors. The built up area of the flat is 2142 Sft (including common areas) along with 2 car parking spaces admeasuring 200 Sft, along with an undivided share of loand admeasuring 65 Sq. Yds., out of 12404 Sq. Yds. Premises bearing New Municipal No. 10-3-314, and Property bearing Part of Municipal No. 10-3-316/2, on Portion of Plot No. 1 (Old part of premises NO. 10-3-314) situated at Masabtank, Hyderabad, Telangana State.</p> <p><b>BOUNDARIES:</b><br/>North : Lift &amp; Open to Sky<br/>South : Open to Sky<br/>East :Corridor<br/>West : Open to Sky</p> | <p><b>Smt. Shazia Parveen</b></p> <p>Covered Sale Deed No:<br/>3759/2010 Dated 07.10.2010</p> |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|

\* No Known Encumbrances to the Knowledge of the Bank.

\* **The Property is under Symbolic possession of the bank.**

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Mr. Sri B E Phani Kumar, Chief Manager, Narayanaguda Hyderabad Branch, Canara Bank, Ph. No73829 32232, 88797 64119, 73961 46065, during office hours on any working day.

Date: 12.09.2024  
Place: Hyderabad

Authorised Officer  
Canara Bank

**NARAYANAGUDA BRANCH**

**Detailed Terms And Conditions Of The Sale Notice Dated 12.09.2024**

1. Name and Address of the Secured Creditor :Canara Bank, Narayanaguda branch, Hyderabad
2. Name and Address of the Borrower(s)/ Guarantor(s) :

|                                                                                                                                                                                                           |                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Borrower(s):-</b><br><b>1. M/s Sanaa Audio Visual Productions Pvt Ltd</b><br>D NO. 2-6-7-JC/544, Janachaitanya Colony, Rajendranagar, Rangareddy (DIST.)- 500030.<br>Telangana                         | <b>Director:-</b><br><b>2. Sri. Mohammed Shanawaz</b><br>S/O Sk Mumtaz Sutahat,<br>Backside of baptist church, Cuttack Sadar ,Cuttack - 753001<br>Odissa         |
| <b>Director</b><br><b>3. SMT. Bozai Momina</b><br>W/O Kammar Mohammed,<br>Sdagatullah Tabaz,,<br>9-2585/C, PLOT NO. 501<br>Khader Residency, ROAD NO. 10<br>Banjarahills, Hyderabad - 500034<br>Telangana | <b>Director</b><br><b>4. SMT. Shazia Parveen</b><br>W/O Mohisin Khan<br>Bungalow No. 08, Ministers Quarters,<br>Kundanbagh,<br>hyderabad – 500 016.<br>Telangana |

|            |                                           |                                                                                                                                                                                                                                                  |
|------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>III</b> | <b>Total liabilities as on 12.09.2024</b> | <b>Total liabilities as on 12.09.2024 is Rs.2,36,37,488.21/- (Rupees Two Crore Thirty Six Lakhs Thirty Seven Thousand Four Hundred Eighty Eight and Paise Twenty One only) plus unapplied interest from 01.09.2024 and bank charges there on</b> |
|------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**IV AUCTION DETAILS**

|           |                                      |                                                                                                                                                                                                                                                                                                       |
|-----------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | Mode of Auction:                     | <b>Online Electronic Bidding</b>                                                                                                                                                                                                                                                                      |
| <b>2.</b> | Date & Time of Auction               | <b><u>30-09-2024 &amp; 11.30 a.m. to 12:30 p.m.</u></b>                                                                                                                                                                                                                                               |
| <b>3.</b> | Details of Auction service provider: | <b>M/s PSB Alliance(Ebkray)</b><br>Contact:8291220220<br>E-mail: <a href="mailto:support.ebkroy@psballiance.com">support.ebkroy@psballiance.com</a> , <a href="mailto:support.ebkroy@procure247.com">support.ebkroy@procure247.com</a><br>Website : <a href="https://ebkroy.in">https://ebkroy.in</a> |
| <b>4.</b> | Reserve Price for Property           | <b><u>Rs.1,33,12,000/- (Rupees One Crore Thirty Three Lakhs Twelve Thousand Only)</u></b> The property will be sold for the price which is more than the Reserve Price in the multiples of <b>Rs 100,000</b> and the participating bidders may improve their offer further during auction process.    |
| <b>5.</b> | Earnest Money Deposit (EMD)          | <b><u>Rs.13,31,200/- (Rupees Thirteen Lakhs Thirty One Thousand Two Hundred Only)</u></b> The Earnest Money Deposit shall be deposited on or before<br><br><b>27-09-2024 at 5.00 p.m.</b>                                                                                                             |

**NARAYANAGUDA BRANCH**

|  |                                                                                                               |
|--|---------------------------------------------------------------------------------------------------------------|
|  | <b>Property Can be inspected with Prior Appointment with Authorized Officer on 27.09.2024 before 5: 00 PM</b> |
|--|---------------------------------------------------------------------------------------------------------------|

**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.
- (h) 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](mailto: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

**NARAYANAGUDA BRANCH**

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.

- 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.

Place: Hyderabad

**AUTHORISED OFFICER**

Date: 12-09-2024

**CANARA BANK**