Ref: 7619-NAOLIN-SALE NOTICE 01.2024	Date:27.09.2024

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 provision to Rule 8(6) and 6(2) 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 possession of which has been taken by the Authorised Officer of **Canara Bank, Specialised Mid Corporate Branch ,Somajiguda, Hyderabad** on-behalf of consortium of lenders, subsequently transferred to SAM Secunderabad Branch, will be sold by holding E Auction on **"As is where is", "As is what is" "As is How is "and "Whatever there is"** basis on **30.10.2024**, for recovery of **Rs.250,81,12,463/- (Rupees Two Hundred and Fifty Crores Eighty One Lakhs Twelve Thousand Four Hundred and Sixty Three only)** (Contractual dues as on 04.06.2024) plus unapplied interest w.e.f 05.06.2024 towards the outstanding dues of consortium lenders (including CANARA BANK) in respect of the loans taken by **M/s.NAOLIN INFRASTRUCTURE PVT LTD (Company under CIRP**(Corporate Insolvency Resolution Process)) Regd. Office / Administrative Office : H.No.6-3- 1090/1/1, 3rd Floor, Uma Hyderabad House,Raj Bhavan Road, Somajiguda, Hyderabad - 500082,Telangana., **Sri Prabhakar Reddy Nallapu** (Guarantor) ,2-2-18/19 Flat No.102,Sai Annapurna Apartments,D D Colony, Bagh Amberpet, Hyderabad - 500013, Telangana. **Ms.Shylaja Nallapu** (Guarantor),H.No.2-2-18/19, Flat No.102,Sai Annapurna Apartments,D D Colony, Bagh Amberpet, Hyderabad - 500013, Telangana. **M/s.Naolin Projects Private Limited** (Corporate Guarantor),H.No.6-3- 1090/1/1, 3rd Floor,Uma Hyderabad House,Raj Bhavan Road, Somajiguda,Hyderabad - 500082,Telangana.

The reserve price for Lot.No.1 will be **Rs.5,60,00,000/-** and the earnest money deposit will be Rs.**56,00,000/-**
The reserve price for Lot.No.2 will be **Rs.1,59,00,000/-** and the earnest money deposit will be **Rs.15,90,000/-**
The reserve price for Lot.No.3 will be **Rs.38,00,000/-** and the earnest money deposit will be **Rs.3,80,000/-**
The reserve price for Lot.No.4 will be **Rs.69,00,000/-** and the earnest money deposit will be **Rs.6,90,000/-**
The reserve price for Lot.No.5 will be **Rs.1,74,00,000/-** and the earnest money deposit will be **Rs.17,40,000/-**
The reserve price for Lot.No.6 will be **Rs.38,00,000/-** and the earnest money deposit will be **Rs.3,80,000/-**
The reserve price for Lot.No.7 will be **Rs.33,00,000/-** and the earnest money deposit will be **Rs.3,30,000/-**
The reserve price for Lot.No.8 will be **Rs.80,00,000/-** and the earnest money deposit will be **Rs.8,00,000/-**
The reserve price for Lot.No.9 will be **Rs.5,25,00,000/-** and the earnest money deposit will be **Rs.52,50,000/-**
The reserve price for Lot.No.10 will be **Rs.8,29,00,000/-** and the earnest money deposit will be **Rs.82,90,000/-**
The reserve price for Lot.No.11 will be **Rs.1,70,00,000/-** and the earnest money deposit will be **Rs.17,00,000/-**
The reserve price for Lot.No.12 will be **Rs.3,11,00,000/-** and the earnest money deposit will be Rs.**31,10,000/-**
The reserve price for Lot.No.13 will be **Rs.3,03,00,000/-** and the earnest money deposit will be **Rs.30,30,000/-**
The reserve price for Lot.No.14 will be **Rs.3,03,00,000/-** and the earnest money deposit will be **Rs.30,30,000/-**
The reserve price for Lot.No.15 will be **Rs.3,59,00,000/-** and the earnest money deposit will be **Rs.35,90,000/-**
The reserve price for Lot.No.16 will be **Rs.6,80,00,000/-** and the earnest money deposit will be **Rs.68,00,000/-**
The reserve price for Lot.No.17 will be **Rs.5,25,00,000/-** and the earnest money deposit will be **Rs.52,50,000/-**
The reserve price for Lot.No.18 will be **Rs.79,00,000/-** and the earnest money deposit will be **Rs.7,90,000/-**

The Earnest Money Deposit shall be deposited on or before **28.10.2024 by 5:00PM**.

	Details and full description of the immovable property
Lot No.1.	All that open plot of land admeasuring 6352.5 Sq. Yards located in survey No 270/A, 270B/1, 270/D situated at Peddakandukuru village, Yadagirigutta (M), Yadagiri - Bhuvanagiri District standing in the name of **Sri. Nallapu Prabhakar Reddy** and bounded by North: Land Belongs to N. Shailaja; South: Land of Muddasani Jothi; East: Land in Sy.No.270; West: National Highway No.202 Road
Lot No.2.	All that open plot of land admeasuring 1936 Sq. Yards Located in survey No 270/F, in Peddakandukuru village, Yadagirigutta (M), Yadadri Bhuvanagiri District standing in the name of **Sri. Nallapu Prabhakar Reddy** and bounded by North: Agri.Land Of N.Prabhakar Reddy; South: Land of Sahodar Reddy&9'-2'' wide road; East : Neighbours Land; West : Agri.Land Of N.Prabhakar Reddy
Lot No.3.	All that open Plot No 23 (from out of the sanction layout plan LP No 5/93) admeasuring 300 Sq. yds situated at Bheemaram village and Gram panchayat, Hasanparthy Mandal, Warangal Dist Standing in the name of **Smt. Nallapu Shylaja** W/o Sri Nallapu Prabhakar Reddy and bounded by North : Plot No.24; South: Plot No.22 ; East : 40' wide road; West: Plot of others
Lot No.4.	All that open plot No. 8, eastern part in Sy. Nos 808 & 809 of Balaji Enclave, admeasuring 140 Sq. Yds situated at Uppal Village & Mandal, Rangareddy District standing in the name of **Sri Nallapu Prabhakar Reddy** S/o N venkat Reddy and bounded by North : 30'Wide Road; South: Plot No.7; East : 40'Wide Road; West : Plot No.8 Western Part
Lot No.5.	All that part and parcel of Residential Flat bearing No 102 1st floor (above stilt parking floor) admeasuring 3014 SFT (including common areas) along with double car parking stilt floor together with UDS of land admeasuring 87.1 Sq Yds out of 871 Sq Yds of Sai Annapoorna Apartments, D. No 2-2-18/19, DD Colony, Bagh Amberpet, Hyderabad standing in the name of **Sri Nallapu Prabhakar Reddy** S/o N venkat Reddy and bounded by North: Open to Sky & 40'Wide Road; South: Lobby, Lift, Stair case & Flat 101; East :Open to Sky & Neighbours house on Plot No.2; West : Open to Sky& 30'Wide Road
Lot No.6.	All that open Plot No 22 (from out of the sanction layout plan LP no 5/93) admeasuring 300 Sq.yds situated at Bheemaram village and Gram panchayat, Hasanparthy Mandal, Warangal Dist standing in the name of **Smt. Nallapu Shylaja** and bounded by North: Plot No.24; South: Plot No.22 ; East : 40' wide road; West : Plot of others
Lot No.7.	All that open Plot No. 284 in Sy No 265, 266 part & 267 admeasuring 305 Sq. Yds at Rampally Village, Keesara Mandal standing in the name of **Smt. Nallapu Shylaja** and bounded by North: Plot No.283; South: Neighbours Plots in Sy.No.266/2; East : Plot No.285; West: Road
Lot No.8.	All that open Plot bearing No 122 (residential zone), in the Sy No 357/Part admeasuring area of 633 Sq Yds or equivalent to 529.26 Sq Mtrs situated at Space Valley County, Gudur Village, Bibinagar Mandal, Nalgonda District Standing in the name of **Sri. Nallapu Prabhakar Reddy** S/o Sri N Venkat Reddy and bounded by North : Plot No.121; South : Plot No.123; East :40' wide road; West :Plot Nos.119,118 & 117
Lot No.9.	All that part and parcel of Residential Plot/ Villa No 298 in sector B admeasuring 350. Sq. Yards with built-up area 4146 SFT (GF - 1572 SFT, First Floor - 1474 SFT and SF - 1100 SFT) in the gated community layout of plots with villas known as "My Home Ankura" out of totally admeasuring AC 75 -18 Gts in Sy No 206/P, 207, 208, 209/P, 210/P, 211, 212, 213, 214/P, 215/P, 238/P, 239/P, 240, 241/P, 242/P, 243/P at Tellapur Village, and Sy No's 476/P, 477/P at Manmole Village both the villages in Ramachandrapuram Mandal, Sangareddy District. Telangana in the name of **Sri. Nallapu Prabhakar Reddy** and bounded by

	North : Villa No.297; South : Villa No.299; East:Road; West:Villa No.287
Lot No.10.	All that open land admeasuring 9680 Sq Yds or Ac 2-00 Gts in SY No 271/ B situated at Peddhakandukur Village, Yadagirigutta Mandal, Yadadri Bhongir District Telangana State standing in the name of **M/s Naolin Projects Private Limited** (Non Agricultural Converted Land) and bounded by North: Land belongs to Rajarajeshwari Developers& land Belongs to Naolin Infrastructure Private Limited; South : Land in Survey No.271; East :Land in Survey No.245; West :Land Belongs to Naoline Infrastructure Private Limited
Lot No.11.	All that part and parcel of Flat no. 508, 5th floor, "Kadiris Apurupa Urban", in Sy. No. 196, Kondapur Village, Serilingampally Mandal, RR District in GHMC Circle admeasuring 2050 sft. With undivided share of land of 55 sq. yds in the name of Managing Director **Mr. N Prabhakar Reddy** and bounded by North: OPEN TO sky; SOUTH: OPEN TO sky; East: Corridor & Staircase; West: OPEN TO sky. **Boundaries of Apartment** North : Owners Land; South: 120' Wide Road; East : 60' Wide Road; West:Neighbour's Land
Lot No.12.	All that part and parcel Residential & Commercial land at Hyderabad - Warangal National Highway near Yadadri Temple Part A in S. No. 272 of Peddakandukur Village, Yadagirigutta Mandal, Nalgonda Dist to the extent of 3798.70 sq. yds. Out of 11198.70 sq. yds. Standing in the name of **M/s Naolin Projects Private Limited** and bounded by North : Part"B" land in Sy no .272/A; South : 15' Internal Road& land of NCVPL and NIPL; East : Road & Neighbour's Land in S.No. 243; West : Land belongs to Raja Rajeshwari Developers
Lot No.13.	All that part and parcel Residential & Commercial land at Hyderabad - Warangal National Highway near Yadadri Temple Part B in S. No. 272 of Peddakandukur Village, Yadagirigutta Mandal, Nalgonda Dist to the extent of 3700 sq. yds. Out of 11198.70 sq. yds. Standing in the name of **M/s Naolin Projects Private Limited** and bounded by North : Part "c" land in Survey No.272/A; South : Part "A" land in Survey No.272/A; East : Road & Neighbour's Land in S.No. 243; West : Land belongs to Raja Rajeshwari Developers
Lot No.14.	All that part and parcel Residential & Commercial land at Hyderabad - Warangal National Highway near Yadadri Temple Part C in S. No. 272 of Peddakandukur Village, Yadagirigutta Mandal, Nalgonda Dist to the extent of 3700 sq. yds. Out of 11198.70 sq. yds. Standing in the name of **M/s Naolin Projects Private Limited** and bounded by North : Vagu& Road; South : Part "B" land in Survey No.272/A; East : Road & Neighbour's Land in S.No. 243; West : Land belongs to Raja Rajeshwari Developers
Lot No.15.	All that part and parcel of Commercial Unit situated at 3rd Floor, Uma Hyderabad House, D No 6-3-1090/1/1/3 with undivided share of land admeasuring 129.43 Sq Yds with two car parkings at Rajbhavan Road, Somajiguda, Hyderabad, Telangana standing in the name of **Smt. Nallapu Shylaja** and bounded by North :Open to Sky and Neighbours's Property; South: Raj Bhavan Main Road; East : Open to Sky; West : Corridor and Lift.
Lot No.16.	All that Residential Vacant Land (Non-Agriculture) admeasuring 5394.20 Sq Yds (excluding area identified for internal roads out of total land area of 7706 sq. yd.) situated at Sy No 271/AA (i.e., 271/ఆ (As per Sale Deed)), Pedda Kandukur Village, Yadagirigutta Mandal, Nalgonda District, Telangana standing in the name of **M/s Naolin Projects Private Limited** and bounded by North :Open Land Belongs to Nallapu Technologies Pvt Ltd; South :25'-0'' wide Road; East :Open Area(Belongs to NIPL); West : NIPL Area
Lot No.17.	All that Non agricultural vacant land admeasuring Ac. 1 - 12.5 Gts out of total admeasuring Ac 5-00 Gts in Sy No 270/A, 270/AA/1, 270/EE situated at Peddha Kandukur Village, Yadagirigutta Mandal, Nalgonda District, Telangana standing in the name of **Smt Nallapu Shylaja** and bounded by North : Land belonging to Rajarajeshwara Developers; South : Land Belongs to Nallapu Prabhakar Reddy East :Land Belongs to Naolin Infrastructure Pvt.Ltd.,& Land in Sy.No.270; West :National Highway 202 Road
Lot No.18.	All that Residential vacant land admeasuring 630.50 Sq. Yds. situated at Plot No 2 Sy No 358 & 359, Space Valley, Gudur Village, Bibi Nagar Mandal, Nalgonda District, Telangana standing in the name of **Sri Nallapu Prabhakar Reddy** and bounded by North : 40' Wide Road; South :Plot No.1; East :60' Wide Road; West :Neighbours Land

* No Known Encumbrances to the Knowledge 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) or may contact Mr.K.Sivanadh Chief Manager/ Mr.KV Rama Krishna Sr. Manager, Canara Bank, Stressed Assets Management Branch, Secunderabad Phone. **Mobile No: 9848174804/9963737045** during office hours on any working day

कृते केनरा बैंक
For CANARA BANK

Authorised Officer
Canara Bank

प्राधीकृत अधिकारी/Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, सिकंदराबाद
Stressed Assets Management Br, Sec'bad

Date: 27.09.2024
Place: Hyderabad

Detailed Terms and Conditions of the Sale Notice Dated 26.09.2024

1. Name and Address of the Secured Creditor :Canara Bank, Stressed Assets Management Branch, Secunderabad, TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad 500003.Mobile No: **9848174804** Email :cb7619@canarabank.com

2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s.Naolin Infrastructure Private Limited (Borrower) H.No.6-3- 1090/1/1, 3rd Floor UMA HYDERABAD HOUSE Raj Bhavan Road, Somajiguda HYDERABAD - 500082 TELANGANA	Sri Prabhakar Reddy Nallapu (Guarantor) 2-2-18/19 Flat No.102 Sai Annapurna Apartments D D Colony, Bagh Amberpet HYDERABAD - 500013 TELANGANA
Ms.Shylaja Nallapu (Guarantor) H.No.2-2-18/19, Flat No.102 Sai Annapurna Apartments D D Colony, Bagh Amberpet HYDERABAD - 500013 TELANGANA	M/s.Naolin Projects Private Limited (Corporate Guarantor) H.No.6-3- 1090/1/1, 3rd Floor UMA HYDERABAD HOUSE Raj Bhavan Road, Somajiguda HYDERABAD - 500082 TELANGANA

3. Total Contractual dues as on (04/06/2024): **Rs.250,81,12,463/- (Rupees Two Hundred and Fifty Crores Eighty One Lakhs Twelve Thousand Four Hundred and Sixty Three only)** plus unapplied interest w.e.f 05.06.2024 towards the outstanding dues of consortium lenders (including CANARA BANK). The amounts remitted after issuance of Demand notice are duly accounted.

4. (a) Mode of Auction : **Online Electronic Bidding**

(b) Details of Auction service provider : **M/s PSB Alliance Pvt. Ltd**
Contact: 7046612345/6354910172/ 8291220220/9892219848/ 8160205051
Email: support.ebkray@psballiance.com/ support.ebkray@procure247.com
Website: https://ebkray.in/

(c) Date & Time of Auction : **30.10.2024, 11:30 A.M to 12:30 P.M.**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)

(d) Place of Auction : Canara Bank, Stressed Assets Management Branch, Secunderabad, TSR Complex, 2nd Floor, 1-7-1, SP Road, Secunderabad 500003

5. Reserve Price : For Lot.No.1 will be **Rs.5,60,00,000/-** (Rupees Five Crore Sixty lakhs Only)
For Lot.No.2 will be **Rs.1,59,00,000/-** (Rupees One Crore Fifty Nine Lakhs Only)
For Lot.No.3 will be **Rs.38,00,000/-** (Rupees Thirty Eight Lakhs Only)
For Lot.No.4 will be **Rs.69,00,000/-** (Rupees Sixty Nine Lakhs Only)
For Lot.No.5 will be **Rs.1,74,00,000/-** (Rupees One Crore Seventy Four Lakhs Only)
For Lot.No.6 will be **Rs.38,00,000/-** (Rupees Thirty Eight Lakhs Only)
For Lot.No.7 will be **Rs.33,00,000/-** (Rupees Thirty Three Lakhs Only)
For Lot.No.8 will be **Rs.80,00,000/-** (Rupees Eighty Lakhs Only)
For Lot.No.9 will be **Rs.5,25,00,000/-** (Rupees Five Crores twenty Five Lakhs Only)
For Lot.No.10 will be **Rs.8,29,00,000/-** (Rupees Eight Crores Twenty Nine Lakhs Only)
For Lot.No.11 will be **Rs.1,70,00,000/-** (Rupees One Crore Seventy Lakhs Only)
For Lot.No.12 will be **Rs.3,11,00,000/-** (Rupees Three Crores Eleven Lakhs Only)
For Lot.No.13 will be **Rs.3,03,00,000/-** (Rupees Three Crores Three Lakhs Only)
For Lot.No.14 will be **Rs.3,03,00,000/-** (Rupees Three Crores Three Lakhs Only)
For Lot.No.15 will be **Rs.3,59,00,000/-** (Rupees Three Crores Fifty Nine Lakhs Only)
For Lot.No.16 will be **Rs.6,80,00,000/-** (Rupees Six Crores Eighty Lakhs Only)
For Lot.No.17 will be **Rs.5,25,00,000/-** (Rupees Five Crores Twenty Five Lakhs Only)
For Lot.No.18 will be **Rs.79,00,000/-** (Rupees Seventy Nine Lakhs Only)

Other terms and conditions:

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) The property can be inspected, with Prior Appointment with Authorised Officer, on 28.10.2024 between**11:00AM and 4:00PM**.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of **Authorized Officer, Canara Bank, Stressed Asset Management Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Stressed Assets Management Branch, Secunderabad, Secunderabad A/c No 209272434 IFSC Code: **CNRB0007619** on or before **28.10.2024, 5:00 PM**

e) Intending bidders shall hold a valid digital signature certificate and e-mail address.

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28.10.2024, 5:00 PM**, to Canara Bank, Stressed Assets Management Branch, Secunderabad Branch by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
iii) Bidders Name. Contact No. Address, E Mail Id.
iv) Bidder's A/c details for online refund of EMD.

g) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

h) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.1,00,000/-** for properties in lot nos 1,9,10,16,17 and in multiplies of **Rs.50,000/-**for properties in lot nos 2,3,4,5,6,7,8,11,12,13,14,15,18. 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 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 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

j) For sale proceeds of Rs. 50.00 Lacs (Rupees Fifty lacs) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

k) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful Bidder shall also bear the statutory/Non-statutory dues, taxes, rates., etc if any.

l) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

m) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Stressed Assets Management Branch, Secunderabad, who, as a facilitating centre, shall make necessary arrangements.

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

Authorised Officer
Canara Bank

प्राधीकृत अधिकारी/Authorised Officer
दबावग्रस्त आस्ति प्रबंधन शाखा, सिकंदराबाद
Stressed Assets Management Br, Sec'bad

Place: Secunderabad
Date: 27.09.2024