Ref: HYD/ARM/TKMUR/2025-26/10/MAV | Date: 14.11.2025

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) & 9(1) 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 to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **Canara Bank, Miryalaguda** , of the Canara Bank presently with ARM Branch, Hyderabad for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" on **24.12.2025** for recovery of **Rs.2,14,53,478/- (Rupees Two croes fourteen lakhs fifty three thousand four hundred and seventy eight only)** (Contractual dues as on **31.10.2025**) along with further interest, charges, expenses and costs from 01.11.2025 due to **Miryalaguda Branch , of Canara Bank from M/s MSR Air Filters Pvt Ltd Represented by its directors: Smt Meenakshi Ramavath & Smt Munavath Anitha Regd Office at Industrial Plot No.37 situated in Sy No.63/2 of Venkatadripalem Village ,Miryalaguda Mandal, Nalgonda-508207**

The reserve price will be **Rs.1,87,77,600/-** and the earnest money deposit will be **Rs.18,77,760/-**

The Earnest Money Deposit shall be deposited on or before **22.12.2025** at **5:00 pm**.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that Land & Building at Industrial Plot No.37 measuring plot area of 1025.62 Sq Mts (1226.26 Sq Yards) situated in Sy No.63/2 of Venkatadripalem Village and Revenue limits and Miryalaguda Mandal, Nalgonda-508207 and bounded by

North : Plot No.36
South : Plot No.38
East : Plot No.44
West : 40" feet wide Road

*No Known Encumbrances to the Knowledge of the Bank. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of the properties put for auction and claims /rights/dues/affecting the property, prior to submitting their bid.

Internal

Canara Bank, ARM Branch
MCH No. 10-3-163 & 10-3-163/A 040- 27725283, 27725285
Plot No. 85, Sy. No. 628,
Beside Rail Nilayam,
cb2752@canarabank.com
Secunderabad– 500026

Email

Canara Bank 2752 A.R.M. Br, Hyderabad-500026

Ref: HYD/ARM/MSR/2025-26/10/MAV

Dt:14.11.2025

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 Authorized Officer, ARM Branch, Canara Bank, Ph. No. **040-27725283/260/259** during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी/Authorised Officer, आरएम शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Date: 14.11.2025
Place: Hyderabad

Authorised Officer
Canara Bank

Canara Bank 2752 A.R.M. Br, Hyderabad-500026

Canara Bank, ARM Branch
MCH No. 10-3-163 & 10-3-163/A 040- 27725283, 27725285
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Dt:14.11.2025

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 14.11.2025

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Ground Floor, Circle Office Building, MCH No:10-3-163 & 10-3-163/A, Plot No.85, Survey No.625, Beside Rail Nilyam, Secunderabad – 500 026.
2. Name and Address of the Borrower(s)/ Guarantor(s):

M/s Msr Air Filters India Private Limited Plot No 37 Industrial Park Venkatadri Palem Miryalaguda Nalgonda, Telangana-508207	Smt. Meenakshi Ramavath (Director) Villa No 14 28 Vaibhav Green Homes Opp Nalla Narsimha Reddy Pharmacy College Narapally Ghatkesar Rangareddy, Telangana-501301
Smt. Munavath Anitha (Director) D/O Sakru Munavath H No 18-1611 Hanuman Pet, Miryalaguda Telangana-508207	Sri.Ramavath Ravichandra (Guarantor) S/o Balaiah H No.18-1611 Hanuman Peta, Miryalaguda Telangana -508207

3). Total Contractual liabilities **Rs.2,14,53,478/- (Rupees Two croes fourteen lakhs fifty three thousand four hundred and seventy eight only)** as on 31.10.2025 : plus, unapplied interest w. e. f. 01.11.2025 and Bank charges, cost etc. 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 (Baanknet)**
Website: https://baanknet.com/
Contact Numbers –8291220220
E-mail: support.baanknet@psballiance.com,

(c) Date & Time of Auction : **24.12.2025 11.30 A.M. to 12.30 P.M.**
(With unlimited extension of 10 minutes duration each till the conclusion of the sale)

(d) Place of Auction : Canara Bank, ARM Branch
Ground Floor, Circle Office Building,
MCH No: 10-3-163 & 10-3-163/A,
Beside Rail Nilayam, Secunderabad- 500 026

5). Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website https://baanknet.com/ Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The property can be inspected, with Prior Appointment with Authorized Officer, on 19.12.2025 between 11:00AM and 4:00PM.

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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 in E-Wallet of M/s PSB Alliance Pvt Ltd (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 **5:00 pm of 22.12.2025**. For further details/registration the intended bidders shall contact the service provider **M/s PSB Alliance Pvt Ltd (Baanknet)** Web site: **https://baanknet.com/** Contact number 8160205051 and E-mail: support.baanknet@psballiance.com .

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

f) The intending bidders should contact e-Auction Service Provider M/s PSB Alliance Pvt Ltd (baanknet) Web site: https://baanknet.com/ Contact numbers 8160205051 And E-mail: support.baanknet@psballiance.com

g) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 1,00,000/-** 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.

h) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e on same day or not later than next working day 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 amount remitted by him/her shall be forfeited to the secured creditor and the property shall be re-sold and he/she shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

i) **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.**

j) 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.

k) 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

Place:Hyderabad
Date:14.11.2025

Canara Bank 2752 A.R.M. Br, Hyderabad-500026

Authorised Officer (DP: 2752)
Canara Bank
प्राधिकृत अधिकारी, ए.आर.एम. शाखा, हैदराबाद
Authorised Officer, ARM Br, Hyderabad-26

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