Ref: 2752/MURUGUN/SN/3/2025-26/KSS

Date: 01-12-2025

(Auction Sale Notice for Immovable Properties)

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 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 properties mortgaged /charged to the Secured Creditor, the Physical possession of which has been taken by the Authorized Officer of Mid Corporate Branch, Somajiguda of the Canara Bank, subsequently transferred to Canara Bank Specialized Asset Recovery Management Branch, Hyderabad for follow up will be sold on "As is where is", "As is what is", and " Whatever there is" on **13-01-2026**, for recovery of **Rs. 13,03,99,494.01/- (Rupees Thirteen Crore Three Lakh Ninety Nine Thousand Four Hundred Ninety Four and Paise One Only)** due to the secured creditor with future interest from 01-10-2025 from **M/s Murugun Hospitals** which was situated 6-3-540/9,6-3-540/9A,6-3-540/10,6-3-540/2,540/3, 540/4, 540/8/1,540/6,540/5, 540/8,540/7, PUNJAGUTTA,SOMAJIGUDA, HYDERABAD-500082 represented by its Partners/Guarantors a) Managing Partner a) Sri Aluri Balachander, b) Smt Pottabathini Tulasi c) Smt. Guduguntla Aruna and d) Sri Pottabathini Balarathnam

The Reserve Price will be Rs. 1,54,92,000/- and the Earnest money deposit will be Rs. 15,49,200/-
The Earnest Money Deposit shall be deposited on or before 12-01-2026 by 5:00 P.M.

Details and full description of the Immovable Property

SL No.	Property Description
1.	All that piece and parcel of Land and bearing H No. 5-281/4C/4 (Ground + 2 upper floors+ Penthouse), constructed on Plot No. 57 within Survey No. 326 & 329 admeasuring 180 square yards or 150.48 Sq meters situated at Block No V, Rathna Nagar, Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district, under Choutuppal Municipality, Telangana state and bounded by: East: 25 feet wide Road West: Plot No 41 North: 30 Feet Wide Road South: Plot No 56

1	Name and Address of the Secured Creditor	Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026, Phone No: 040- 27725283,260,259 E-mail: cb2752@canarabank.com
2	Name and Address of the Borrowers & Guarantors:	
	1)M/S MURUGUN HOSPITALS (BORROWER) Registered add: H.NO.3-13/2, PLOT NO.6, MALLIKARJUNA NAGAR, PEERZADIGUDA, UPPAL, MEDCHAL MALKAJGIRI DISTRICT, and TELANGANA STATE 500039	**2)M/S MURUGUN HOSPITALS (BORROWER)** Previous Unit address: 6-3-540/9,6-3-540/9A,6-3-540/10,6-3-540/2,540/3,540/4, 540/8/1,540/6,540/5, 540/8,540/7, PUNJAGUTTA, SOMAJIGUDA, HYDERABAD 500082
	3)MR. ALURI BALACHANDAR (GUARANTOR) H NO. PLOT NO 101 GAYATHRI NAGAR , BODUPPAL,K.V.RANGAREDDY DISTRICT,TELANGANA, 500092	**4)MRS. POTTABATHINI TULASI (GUARANTOR)** W/O POTTABATHENI PURUSHOTHAM H NO 2-108/8/17 , B L NAGAR ,STREET NO 4, BODUPPAL, K.V.RANGAREDDY DISTRICT, TELANGANA, 500092

	5)MRS.GUDUGUNTLA ARUNA (GUARANTOR) W/O GUDUGUNTLA SRINIVAS H.NO. 12-10-63-64/1, SEETHAFALMANDI, OPP ARYA SAMAJ LINE ,PISOLAKAR COMPOUND,VTC SECUNDERABAD, HYDERABAD, TELANGANA, 500061	**6)MR. POTTABATHINI BALARATHNAM (GUARANTOR)** S/o POTTABATHINI RAGHUPATHI H.NO.3-19,CHOUTUPPAL MANDALAM, KOYYALA GUDE NALGONDA, TELANGANA, 508252
3	Total Liabilities as on 30-09-2025	**Rs. 13,18,45,295.18 (Rupees: Thirteen Crores Eighteen Lakhs Forty Five Thousand Two Hundred Ninety Five Rupees and Paise Eighteen Only)**
4	e) Mode of Auction f) Details of Auction Service Provider g) **Date & Time of Auction** h) Place of Auction	E-Auction M/s PSB Alliance (BAANKNET) **13-01-2026 11.30 AM TO 12.30 PM** Canara Bank, Specialised Asset Recovery Management Branch, Ground Floor, Circle Office Building, MCH No 10-3-163 and 10-3-163/A, Plot No 85, Sy No 625, Beside Rail Nilayam, Secunderabad 500026
5	**Reserve Price**	**Rs. 1,54,92,000/- (Rupees One Crore Fifty Four Lakh Ninety Two Thousand Only)**
6	**Earnest Money Deposit**	**Rs. 15,49,200/- (Fifteen Lakh Forty Nine Thousand Two Hundred Only)**
7	**The Property can be inspected Date & Time**	**12-01-2026 Between 11.30 A.M to 4.30 P.M**

Other terms and conditions:

a. The Property will be sold in AS is where is", As is what is", and Whatever there is" condition, including encumbrances if any. There are no encumbrances to the knowledge of the Bank. For details of encumbrances if any, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in point (e) below).

b. The Property will be sold above the Reserve Price.

c. **The property can be inspected on 12-01-2026 between 11.30 A.M to 4.30 P.M**

d. 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-auction from Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details:7046612345/6354910172/ 8291220220/9892219848/8160205051.Email: support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.3,48,600/- being the 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (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 23-10-2025 by 5.00 P.M

f. **Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 1,00,000/- (Incremental amount/price) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Even if there is only one bidder who has submitted EMD against particular property, the said bidder has to bid at least one increment above the Reserve Price in order to become successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.**

g. The incremental amount/price during the time of each extension shall be Rs.50,000/- (incremental price) and time shall be extended to 5.00 (minutes) when valid bid received in last minutes.

h. 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 same day and or not later than next working day and the balance 75% amount of sale price to be deposited within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.

केनरा बैंक Canara Bank A.R.M. Br. 2752 Hyderabad-500026 ए.आर.एम. शाखा, हैदराबाद

j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, Specialised Asset Recovery Management Branch, Hyderabad IFSC Code: CNRB0002752

k. All the charges for conveyance, Stamp duty and registration along with GST, Dues to the local Authority like Water dues, Sewerage dues, Electricity dues & Property Tax dues shall be borne by the successful bidder only. Maintenance dues with the Society and any other statutory dues as applicable shall be borne by the successful bidder only.

l. For sale proceeds above Rs. 50.00 Lakhs (Rupees: Fifty lakhs), TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per the Government guidelines.

m. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of property put on auction and claims / rights / dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

n. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the Property specification before submitting the bid. No claim subsequent to the submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on 15-10-2025 from 11.30 A.M. to 4.30 P.M.

o. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. For further details: Sri Dattatrey Bajpayee (Name of Nodal Officer & its team CO/RO/Branch, Mobile No: **9110370518** 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./ support.ebkray@procure247.com)."

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
प्राधिकृत अधिकारी, ए.आर.एम. शाखा, हैदराबाद.
Authorised Officer, ARM Branch, Hyderabad.

Place: Hyderabad
Date: 01-12-2025