केनरा बैंक Canara Bank
सिंडिकेट Syndicate

A Government of India Undertaking

Ref: 2752/MAIWIR ENGG PVT LTD/SN CL/2026-2027/KSS **Date: 04-02-2026**

To

M/S. MAIWIR ENGINEERING PVT LTD (BORROWER)		
Registered Address	**Office Address (Hyderabad)**	**Operational Address**
1ST Floor, ASR Creast Plot No 42 and 43, Image Garden Road Madhapur, Hyderabad Telangana State -500081	#Flat No. 608, 6th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034	7th Floor, Basappa Complex 40/1A, Lavelle road, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka State-560001

Sri Sarath Chandra Parupalli (Director/Guarantor) S/o Sri Veera Bhadra Rao Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad – 500 032	**Sri Veera Bhadra Rao Parupalli (Director/Guarantor/Mortgagor)** S/o Sri Radha Krishnaiah Parupalli, H.No 6-1-23(Old), New House No.15-11-23, near SR-BGNR Collage, KMM VDOS Colony, Khanapuram Haveli, Khammam, Telangana State -507002.
Smt Vaishnavi Nalagampalli Papudesi (Guarantor) W/O Sri Sarath Chandra Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad – 500 032	**Sri Parupalli Ramu (Guarantor/Mortgagor)** S/o Sri Radha Krishnaiah Parupalli, H. No 6-3-154/B/G7/G8, BANK COLONY, NSP ROAD, KHAMMAM URBAN, KHANAPURAM HAVELI (RURAL), KHAMMAM, TELANGANA – 507002

Dear Sir/ Respected Madam,

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, **The Authorised Officer of the Specialised Asset Recovery Management Branch, Hyderabad of Canara Bank** 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 Specialised Asset Recovery Management Branch, Hyderabad 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 containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक For CANARA BANK

प्राधीकृत अधिकारी, ए.आर.एम. शाखा, हैद. (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26.

AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE

Internal

Ref: 2752/MAIWIR ENGG PVT LTD/SN/2026-2027/KSS | Date: 04-02-2026

(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 **Symbolic possession** of which has been taken by the Authorized Officer of Specialized Asset Recovery Management Branch, Hyderabad of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **13-03-2026**, for recovery of **Rs. 24,39,23,798.08/-(Rupees: Twenty Four Crores Thirty Nine Lakhs Twenty Three Thousand Seven Ninety Eight and paise eight only)** due to the secured creditor with future interest from 01-02-2026 from: **1) M/s. MAIWIR ENGINEERING PVT LTD (Borrower),** 1ST Floor, ASR Creast, Plot No 42 and 43, Image Garden Road Madhapur, Hyderabad, Telangana State -500081 **2) M/s. MAIWIR ENGINEERING PVT LTD (Borrower)** #Flat No. 608, 6th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034 **3) M/s. MAIWIR ENGINEERING PVT LTD (Borrower),** 7th Floor, Basappa Complex 40/1A, Lavelle Road, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka State-560001 **4) Sri Sarath Chandra Parupalli (Director/Guarantor),** S/o Sri Veera Bhadra Rao Parupalli, Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist. Gachibowli, Hyderabad – 500032 **5) Sri Veera Bhadra Rao Parupalli (Director/Guarantor/Mortgagor),** S/o Sri Radha Krishnaiah Parupalli, H. No: 6-1-23(Old), New House No.15-11-23, near SR-BGNR Collage, KMM VDOS Colony, Khanapuram Haveli, Khammam, Telangana State -507002 **6) Mrs Vaishnavi Nalagampalli Papudesi (Guarantor),** W/o Sri Sarath Chandra Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad – 500032 **7) Mr Parupalli Ramu (Guarantor/Mortgagor)** S/o Sri Radha Krishnaiah Parupalli, H. No,6-3-154/B/G7/G8, Bank Colony, NSP Road, Khammam Urban, Khanapuram Haveli (Rural), Khammam-507002

Lot 1: The Reserve Price will be Rs.7,29,00,000/-and the Earnest money deposit will be Rs.72,90,000/-

Lot 2: The Reserve Price will be Rs.4,90,00,000/-and the Earnest money deposit will be Rs.49,00,000/-

The Earnest Money Deposit shall be deposited on or before 12-03-2026 before 5:00 P.M.

Details and full description of the Immovable Properties

SL No.	Property Description
Lot 1.	All that part and parcel of vacant site on dismantled M G T roof house with open site with Municipal House No. 8-3-59 & 8-3-59/1 to an extent of 850.00 Sq.yds=710.71 Sq-mts with a Built-up area of 216.00 square feet situated at Nijampet area of Khamman town and district with the following boundaries: North: Building of Dr. Muvva Lakshmi Rajeswari, House of Bhuma Hanumantha Rao & Bhuma Krishna Murthy South: Vacant site and house of Ponnamma, Chikkulla Muttaiah, Chinthala Bhagyamma and Chintala Mangaiah East: Municipal Road & Municipal Galli West: Masjid of Nizampet
Lot 2.	All that part and parcel of the RCC roofed residential House with New Municipal H.No 15-11-23 (Old House No: 6-1-9/1) along with Ground and First Floor situated in plot bearing No. 10 and 11/B to an extant of 672.00 Yards or 561.80 Square meters in and out of Sy.No.:230 of Khanapuram Haveli revenue, Khammam Municipal Corporation area, Khammam District with the following boundaries: North: House of Giridhar Reddy South: House of Chava Shankar Rao East: 30'.0" road West: 30.0" road

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Canara Bank, ARM Branch (2752)
Ground Floor, Circle Office Building
Beside Rail Nilayam, Secunderabad -500026

Tel No : 040 –27725283,260,259
Email: cb2752@canarabank.com
Website: www.canarabank.com

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:	
	M/S. MAIWIR ENGINEERING PVT LTD (BORROWER) 1ST Floor, ASR Creast, Plot No 42 and 43, Image Garden Road Madhapur, Hyderabad Telangana State -500081	**M/S. MAIWIR ENGINEERING PVT LTD (BORROWER)** #Flat No. 608, 6th Floor, Shangri La Plaza, Banjara Hills, Hyderabad, Telangana State-500034
	M/S. MAIWIR ENGINEERING PVT LTD (BORROWER) 7th Floor, Basappa Complex 40/1A, Lavelle Road, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka State-560001	**Sri Sarath Chandra Parupalli (Director/Guarantor)** S/o Sri Veera Bhadra Rao Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad – 500 032
	Sri Veera Bhadra Rao Parupalli (Director/Guarantor/Mortgagor) S/o Sri Radha Krishnaiah Parupalli, H. No: 6-1-23(Old), New House No.15-11-23, Near SR-BGNR Collage, KMM VDOS Colony, Khanapuram Haveli, Khammam, Telangana State -507002	**Mrs Vaishnavi Nalagampalli Papudesi (Guarantor)** W/O Sri Sarath Chandra Parupalli Villa No. 30, Sy. No. 338, Ektha Highland Park Residential Welfare Association, Financial Dist., Gachibowli, Hyderabad – 500 032
	Mr Parupalli Ramu (Guarantor/Mortgagor) S/o Radha Krishnaiah Parupalli, H. No,6-3-154/B/G7/G8, Bank Colony, NSP Road, Khammam Urban, Khanapuram Haveli (Rural), Khammam-507002	

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3	Total Liabilities as on 31-01-2026	**Rs. 24,39,23,798.08/-(Rupees: Twenty Four Crores Thirty Nine Lakhs Twenty Three Thousand Seven Ninety Eight and paise eight 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) **13-03-2026 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**	**Lot 1: The Reserve Price will be Rs.7,29,00,000/-** **Lot 2: The Reserve Price will be Rs.4,90,00,000/-**
6	**Earnest Money Deposit**	**Lot 1: The Earnest money deposit will be Rs.72,90,000/-** **Lot 2: The Earnest money deposit will be Rs.49,00,000/-**
7	**The Properties can be inspected (Date & Time)**	**06-03-2026 Between 11.30 A.M to 4.30 P.M**

Other terms and conditions:

a. The Properties 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 Properties will be sold above the Reserve Price.

c. The properties can be inspected on 06-03-2026 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) 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 12-03-2026 before 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.1,00,000/-(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 properties shall forthwith be put up for sale again.

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 properties affecting the security interest. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances, title of properties put on auction and claims / rights / dues affecting the properties, prior to submitting their

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bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The properties are 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 properties and satisfy themselves about the Properties specification before submitting the bid. No claim subsequent to the submission of bid shall be entertained by the bank. The inspection of properties put on auction will be permitted to interested bidders at site on 06-03-2026 Between 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 V. Sandeep Kumar Goud (Name of Nodal Officer & its team CO/RO/Branch, Mobile No: 9885660606 / 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

प्राधीकृत अधिकारी, ए.आर.एम. शाखा, हैद. (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26.

Place: Hyderabad
Date: 04-02-2026

Authorised Officer
Canara Bank

Canara Bank 500026-Hyderabad A.R.M. Br. 2752 ए.आर.एम. शाखा

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