

Ref: 2752/ARMB/MURUGUN/SN/IMMOVABLES/2026-27/KSS

Date: 24-08-2026

To

M/s Murugun Hospitals Borrower Registered Address: H.No.3-13/2, Plot No.6, Mallikarjuna Nagar, Peerzadiguda, Uppal, Medchal- Malkajgiri District, Telangana State 500039	M/s Murugun Hospitals Borrower Earlier Unit Address: D. No. 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, Pillar No. A1122, Erramanzil, Beside NIMS Hospitals, Punjagutta, Somajiguda, Hyderabad 500082
Sri. Aluri Balachandar Managing Partner and Guarantor Plot No 101 Gayatri Nagar, Boduppal, K.V Rangareddy, Telangana, 500092	Smt. Pottabathini Tulasi Partner and Guarantor W/o Sri Pottabathini Purushottam H No 2-108/8/17, B L Nagar, Street No 4, Boduppal, K.V Rangareddy, Telangana, 500092
Smt. Guduguntla Aruna Guarantor and Mortgagor W/o Sri Guduguntla Srinivas H.No. 12-10-63-64/1, Seethaphalmandi, Opp. Arya Samaj Line, Pisolakar Compound, VTC Secunderabad, Hyderabad, Telangana, 500061	Sri. Pottabathini Balarathnam Guarantor and Mortgagor S/o Sri Pottabathini Raghupathi H. No 3-19, Choutuppal Mandalam, Koyyala Gude Nalgonda, Telangana, 508252
Sri. Pottabathini Balarathnam Guarantor and Mortgagor S/o Sri Pottabathini Raghupathi, H No. 5-281/4C/4, Block No. V, Rathna Nagar, Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district- 508252	

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 Specialized Mid Corporate Branch, Somajiguda, 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

[Signature]

प्राधिकृत अधिकारी / AUTHORISED OFFICER

CANARA BANK

ENCLOSURE – SALE NOTICE

Internal



(Auction Sale Notice for Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 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 Lot No.1 property and **Physical Possession** of Lot No.2 Property, which have been taken by the Authorized Officer of Specialized Mid Corporate Branch, Somajiguda of the Canara Bank [Loan Accounts subsequently transferred to Canara Bank Specialized Asset Recovery Management Branch, Hyderabad for recovery follow up will be sold on "As is where is", "As is what is", and " Whatever there is" on **16-09-2026**, for the recovery of **Rs.14,35,35,038.96 (Rupees: Fourteen Crores Thirty Five Lakhs Thirty Five Thousand Thirty Eight and Paise Ninety six Only)** outstanding as on 31-07-2026 to the secured creditor with future interest, penal interest and other Bank Charges with effect from 01-08-2026 from **M/s Murugun Hospitals** represented by its Partners 1) Sri Aluri Balachander, Managing Partner and 2) Smt. Pottabathini Tulasi, Partner (Both of them besides being Guarantors) and Guarantors 1) Smt. Guduguntla Aruna and 2) Sri Pottabathini Balarathnam

Lot No.1: The Reserve Price will be Rs. 1,47,36,000/- and the earnest money deposit will be Rs. 14,73,600/- The Earnest Money Deposit shall be deposited on or before 15-09-2026 by 5:00 P.M.

Lot No.2: The Reserve Price will be Rs. 39,49,000/- and the earnest money deposit will be Rs. 3,94,900/- The Earnest Money Deposit shall be deposited on or before 15-09-2026 by 5:00 P.M.

Details and full description of the Immovable Properties

SL No.	Property Description
1.	(As per mortgage deed Doc No: 2939/2022 dated 31-03-2022) All that piece and parcel of Land and bearing H No. 5-281/4C/4 (Ground + 2upper floors + Penthouse), constructed on Plot no. 57 with Survey No. 326 & 329 admeasuring 180 square yards or 150.48 Square meters situated at Block No. V, Rathna Nagar, Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district, under Choutuppal Municipality, Telangana State standing in the name of Sri. P. Bala Rathnam, Guarantor and bounded by: NORTH: 30' wide Road SOUTH: Plot No.56 EAST: 25' wide Road WEST: Plot No.41 Description as per the two separate Sale deeds: 1)As per Registered Sale deed Document No. 2933 of 2007: All that piece and parcel of Plot No. 57 East Part, bearing admeasuring: 120 Sq. Yards or equivalent to 100.32 Square meters in Sy. No. 326 & 329, Block No. V(E) R.G. Statue to Idgah, Residential Zone, Situated at: Choutuppal Village, Choutuppal Revenue Mandal, Under Choutuppal Grama Panchayat, Nalgonda District, Registration Sub-District: Choutuppal BOUNDARIES AS FOLLOWS: NORTH: 30' Wide Road SOUTH: Plot No. 56 EAST: 25' Wide Road WEST: Plot No. 57 West Part

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	2) As per Registered Sale deed Document No.851 of 2014: All that piece and parcel of Plot No. 57 West Part, bearing admeasuring: 60.00 Sq. Yards or equivalent to 50.16 Square meters in Sy. No. 326 & 329, Block No. V, Rathna Nagar, Residential Zone, Situated at: Choutuppal Village, Choutuppal Mandal BOUNDARIES AS FOLLOWS: NORTH: 30' Wide Road SOUTH: Plot No. 56 EAST: Plot No. 57 East Part WEST: Plot No. 41 CERSAI Security Interest ID: 400059685012 This Property is under the Symbolic Possession of the Bank		
2.	All that piece and Parcel of the Flat bearing H.No. 6-6/106, Flat No.106 on the First Floor, in Block A, admeasuring 1072 Square feet of built-up area and 288 Square feet of Common area together with proportionate undivided share of land to the extent of 44.90 Square yards and a Reserved Double Car Parking Slot No C1 30 & 31 admeasuring about 300 Square feet forming part of the group of residential apartments collectively named as "EMERALD HEIGHTS" situated at Survey No.1106(P), Ghanapur Hamlet of Edulabad Village, Ghanapur Grama panchayath, Ghatkesar Mandal, Medchal Malkajgiri district, Telangana State standing in the name of Sri. Aluri Balachandar and bounded by: <table border="1" data-bbox="271 784 1484 1008"> <tr> <td>Boundaries of flat: NORTH: Open to Sky SOUTH: Open to Sky EAST: Corridor WEST: Open to Sky</td><td>Boundaries of the Building: NORTH: Road SOUTH: Road EAST: Road & Block B WEST: Road</td></tr> </table> (As per Registered Sale deed No: 10971/2019 and Registered MODTD Doc No: 1950/2022) CERSAI Security Interest ID: 400059685006 This Property is under the Physical Possession of the Bank	Boundaries of flat: NORTH: Open to Sky SOUTH: Open to Sky EAST: Corridor WEST: Open to Sky	Boundaries of the Building: NORTH: Road SOUTH: Road EAST: Road & Block B WEST: Road
Boundaries of flat: NORTH: Open to Sky SOUTH: Open to Sky EAST: Corridor WEST: Open to Sky	Boundaries of the Building: NORTH: Road SOUTH: Road EAST: Road & Block B WEST: Road		

Date: 24-08-2026
Place: Hyderabad

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[Signature]

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Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24-08-2026

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
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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
Web-site: www.canarabank.com



2	Names 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 TELANGANA STATE 500039	2)M/S MURUGUN HOSPITALS (BORROWER) Earlier 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 (MANAGING PARTNER AND GUARANTOR) H NO. PLOT NO 101 GAYATHRINAGAR, BODUPPAL, K.V. RANGAREDDY DISTRICT, TELANGANA, 500092	4)MRS. POTTABATHINI TULASI (PARTNER AND 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.GUDUGUNTALA ARUNA (GUARANTOR AND MORTGAGOR) W/O GUDUGUNTALA 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 AND MORTGAGOR) S/o POTTABATHINI RAGHUPATHI H.NO.3-19, CHOUTUPPAL MANDALAM, KOYYALA GUDE NALGONDA, TELANGANA-508252
	7) MR. POTTABATHINI BALARATHNAM (GUARANTOR AND MORTGAGOR) S/o POTTABATHINI RAGHUPATHI H No. 5-281/4C/4, Block No. V, Rathna Nagar, Opp. Choutuppal SRO, Choutuppal Town & mandal, Yadadri-Bhuvanagiri district- 508252	
3	Total Liabilities as on 31-07-2026	Rs.14,35,35,038.96 (Rupees: Fourteen Crores Thirty Five Lakhs Thirty Five Thousand Thirty Eight and Paise Ninety six 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) 16-09-2026 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 No.1: The Reserve Price will be Rs. 1,47,36,000/- Lot No.2: The Reserve Price will be Rs. 39,49,000/-

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6	Earnest Money Deposit	Lot No.1: The earnest money deposit will be Rs. 14,73,600/- Lot No.2: The earnest money deposit will be Rs. 3,94,900/-
7	The Property can be inspected Date & Time	11-09-2026 Between 11.30 A.M to 4.30 P.M
8	Details of Encumbrance*	Not known to us
9	Details of Litigation*	Not known to us

*No Encumbrances Known to Knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.

Other terms and conditions:

- The property/ies 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 the deposit of the Earnest Money Deposit (EMD) referred to in point (e) below). After deposit of EMD, if bidder has participated in the e-auction, Subsequent claim/request regarding Cancellation of e-auction and refund of bid amount shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 11-09-2026 Between 11.30 A.M to 4.30 P.M
- 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.
- The intending bidders shall deposit Earnest Money Deposit (EMD) as above 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 15-09-2026 by 5.00 P.M
- 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.
- 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.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.

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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, IFSC Code: CNRB0002752

k. All the charges for conveyance, stamp duty and registration, GST as applicable shall be borne by the successful bidder only. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said properties in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

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/ies specification before submitting the bid. No claim subsequent to 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 11-09-2026 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 Varaganti Sandeep Kumar Goud (Name of Nodal Officer & its team CO/RO/Branch, Mobile No: **98856 60606 / 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.

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Authorised Officer

Canara Bank

Place: Hyderabad

Date: 24-08-2026

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