केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

HO : BENGALURU

BRANCH OFFICE: ARM BRANCH (2752) HYDERABAD.

Ref: 2752/SN/GOSHEN/10/2026	Date: 19.10.2026

To,

M/s GOSHEN EXIM (BORROWER) REGD OFFICE ADDRESS: # SY NO. 55, BPR COLONY, BODUPPAL BOLIGUDEM ROAD, MEDCHAL MALKAJGIRI DISTRICT - 500092	M/s GOSHEN EXIM (BORROWER) UNIT ADDRESS: # SY NO. 55, BPR COLONY, BODUPPAL BOLIGUDEM ROAD, MEDHCAL MALKAJGIRI DISTRICT - 500092
SRI.BOMMAK RAMESH S/o BOMMAK POCHAIAH HNO: 1-4, OPP AMBEDKAR STATUE BODUPPAL VILLAGE, MEDIPALLY MANDAL MEDCHAL MALKAJGIRI DISTRICT - 500092 (PARTNER – 1 & MORTGAGOR)	SRI.DHARMENDER TULASIDAS S/o D. TULASIDAS HNO: 1-4-101 KANDIGUDA NEAR S.T. JAMES CHURCH SECUNDERABAD, SANIKIPURI HYDERABAD – 500094 (PARTNER – 2)
SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA HNO: 1-5-288, KAMAN ROAD KARIM NAGAR – 505001 (GUARANTOR & MORTGAGOR)	

Dear Sir,

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, SECUNDERABAD MAREDPALLY branch 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 SECUNDERABAD MAREDPALLY branch, 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 there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

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/AUTHORISED OFFICER

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

HO : BENGALURU

BRANCH OFFICE: ARM BRANCH (2752) HYDERABAD.

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) , Guarantor (s) and other Parties that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Hyderabad **SECUNDERABAD MAREDPALLY** Branch, Hyderabad of Canara Bank, presently with **ARM Branch Hyderabad** for follow up, will be sold on "As is where is", on **11.11.2026** for recovery of **Rs. 7,21,04,914.30/- (Rupees Seven Crore Twenty One Lakh Four Thousand Nine Hundred Fourteen and Paise Thirty Only) as on** 30.09.2026 **and** bank charges there on, due to **SECUNDERABAD MAREDPALLY** Branch Canara Bank from M/s **GOSHEN EXIM**

Property 1: The reserve price will be **Rs.99,71,000/-(Rupees Ninety Nine Lakh Seventy One Thousand Only) and the earnest money deposit will be Rs.9,97,100/-(Rupees Nine Lakh Ninety Seven Thousand One Hundred only).** The Earnest Money Deposit shall be deposited on or before **10.11.2026 before 5:00pm**.

S.NO	DESCRIPTION OF PROPERTY	PROPERTY OWNER
1	**All that the Residential Flat No' 502 in fifth floor having Plinth Area 1612 Sq ft Including Common Areas 160 sq ft and 2 Car Parking along with undivided share of land 50.72 SqYards out of 1564 Sq Yards in Premises Bearing Municipal No.1-4-445 (PIIN No 1155501273) building Known as Krishna Kunj Situated at Kavadiguda' Hyderabad' Telangana State' and bounded by:** **North: Open to Sky** **South: corridor** **East: Open to Sky** **West: Flat No. 503**	**SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA**

Property 2: The reserve price will be **Rs.91,78,000/-(Rupees Ninety One Lakh Seventy Eight Thousand Only) and the earnest money deposit will be Rs.9,17,800/- (Rupees Nine Lakh Seventeen Thousand Eight Hundred only).** The Earnest Money Deposit shall be deposited on or before **10.11.2026 before 5:00pm.**

DESCRIPTION OF PROPERTY	PROPERTY OWNER
All that the Residential Flat No' 503 in fifth floor having Plinth Area 1479 Sq ft Including Common Areas 160 sq. ft and 2 Car Parking along with undivided share of land 46.54 SqYards out of 1564 Sq. Yards in Premises Bearing Municipal No.1-4-445 (PTIN No 1155500932) building Known as Krishna Kunj Situated at Kavadiguda ' Hyderabad' Telangana State' and bounded by: **North: Open to Sky** **South: Flat No.505** **East : Flat No.502** **West: Open to Sky**	**SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA**

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BRANCH OFFICE: ARM BRANCH (2752) HYDERABAD.

Property 3: The reserve price will be **Rs.1,20,40, 000/-(Rupees One Crore Twenty Lakh Forty Thousand Only) and the earnest money deposit will be Rs.12,04,000/- (Rupees Twelve Lakh Four Thousand only).** The Earnest Money Deposit shall be deposited on or before **10.11.2026 before 5:00pm**

DESCRIPTION OF PROPERTY	PROPERTY OWNER
All that the Residential Flat No. 505, in fifth floor having plinth Area 1959 Sq ft Including Common Areas 160 sq ft and 2 Car parking along with undivided Share of Land 61.30 Sq yards out of 1564 Sq Yards in premises Bearing Municipal No.1-4-445 (PTIN No.1155501274) building known as (Krishna Kunj) Situated at Kavadiguda Hyderabad, Telangana State, and bounded by: **North : Flat No. 503 & Corridor** **South: Open to Sky.** **East: Flat No. 504** **West: Open to Sky.**	**SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA**

* 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. V Sandeep Kumar CHIEF MANAGER, ARM Branch Hyderabad, , Ph. No 919885660606, during office hours on any working day.

कृते केनरा बैंक For CANARA BANK

Date: 19.10.2026
Place: Hyderabad

Authorised Officer
प्राधीकृत अधिकारी/AUTHORISED OFFICER
CANARA BANK

केनरा बैंक Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

HO : BENGALURU

BRANCH OFFICE: ARM BRANCH (2752) HYDERABAD.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 19.10.2026

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 GOSHEN EXIM (BORROWER) **REGD OFFICE ADDRESS:** **# SY NO. 55, BPR COLONY, BODUPPAL** **BOLIGUDEM ROAD,** **MEDCHAL MALKAJGIRI DISTRICT - 500092**	**M/s GOSHEN EXIM (BORROWER)** **UNIT ADDRESS:** **# SY NO. 55, BPR COLONY, BODUPPAL** **BOLIGUDEM ROAD,** **MEDHCAL MALKAJGIRI DISTRICT - 500092**
SRI.BOMMAK RAMESH S/o BOMMAK POCHAIAH **HNO: 1-4, OPP AMBEDKAR STATUE** **BODUPPAL VILLAGE, MEDIPALLY MANDAL** **MEDCHAL MALKAJGIRI DISTRICT - 500092** **(PARTNER – 1 & MORTGAGOR)**	**SRI.DHARMENDER TULASIDAS S/o D. TULASIDAS** **HNO: 1-4-101 KANDIGUDA NEAR S.T. JAMES CHURCH** **SECUNDERABAD, SANIKIPURI** **HYDERABAD – 500094** **(PARTNER – 2)**
SRI. VIJAY OJHA S/o GOVIND GOPAL OJHA **HNO: 1-5-288, KAMAN ROAD** **KARIM NAGAR – 505001** **(GUARANTOR & MORTGAGOR)**	

3). Total Contractual liabilities of **Rs. 7,21,04,914.30/- (Rupees Seven Crore Twenty One Lakh Four Thousand Nine Hundred Fourteen and Paise Thirty Only) as on** 30.09.2026 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 : 11.11.2026 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 **09.11.2026** 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 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 10.11.2026**. 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 for Property-1 Rs.50,000/-,for Property-2 Rs. 50,000/- for Property-3 Rs. 50,000/-.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.

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HO : BENGALURU

BRANCH OFFICE: ARM BRANCH (2752) HYDERABAD.

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.

Place: Hyderabad
Date:19.10.2026

कृते केनरा बैंक/For CANARA BANK
Authorised Officer
Canara Bank
प्राधीकृत अधिकारी/AUTHORISED OFFICER