

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 12.10.2026

1. Name and Address of the Secured Creditor: Can Fin Homes Ltd, Ramachandrapuram Branch,
Phone No:08455 280777 Mobile No: 7625079184
Email : ramachandrapuram@canfinhomes.com

2. Name and Address of the Borrower(s)/Guarantor(s) :

- 1. Borrower :** All Legal Heirs of Late. Mr. Eadha Aravind S/o Eedha Saidulu
Block No 43/12, Rajeev Gruhakalpa, Annojiguda, Pocharam,
Ghatkesar, Medchal – Malkajgiri Telangana -501301.
- 2. Co – Borrower:** Mr. Eadha Saidulu S/o Eedha Rangaiah
Block No 43/12, Rajeev Gruhakalpa, Annojiguda, Pocharam,
Ghatkesar, Medchal – Malkajgiri Telangana -501301
- 3. Borrower :** All Legal Heirs of Late. Mr. Eadha Aravind S/o Eedha Saidulu
Plot no.65 western part, in Survey nos. 44 part & 45 Annojiguda village,
under Pocharam Municipality, Ghatkesar Mandal, Medchal – Malkajgiri
District Telangana - 501301
- 4. Co – Borrower :** Mr. Eadha Saidulu S/o Eedha Rangaiah
Plot no.65 western part, in Survey nos. 44 part & 45 Annojiguda
village, under Pocharam Municipality, Ghatkesar Mandal, Medchal -
Malkajgiri District Telangana - 501301
- 5. Total Contractual liabilities as on (11.10.2026):** Rs. 36,97,152/- (Rupees Thirty six lakh ninety seven thousand one hundred and fifty two only) together with further interest and other charges thereon.
- 6. (a) Mode of Auction :** Online Electronic Bidding
(b) Details of Auction service provider : M/s 4 Closure
Web site: <https://bankauctions.in>
Ph. No. : +91 8142000066
+91 8142000064
Landline Office Number: 040-23736405
Mail ID info@bankauctions.in
(c) Date & Time of Auction : 12.11.2026, 11:30 A.M to 12.30 P.M
(With unlimited extension of 10 minutes duration each till the Conclusion of sale)
(d) Place of Auction : <https://bankauctions.in>



(e) Property Address : Residential House on Plot no.65 western part, Survey nos. 44 part and 45 Admeasuring 100 sq. Yards or 83.6 Sq Mtrs having plinth area 915 Sq Feet.,Consisting of ground floor of rcc roofing situated at Annojiguda village under Pocharam Municipality, Ghatkesar Mandal, Medchal – Malkajgiri Telangana state.

7. Reserve Price : Rs. 41,77,000/-
(Rupees Fourty one lakh seventy seven thousand Only)

8. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website : <https://bankauctions.in> Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The Property can be inspected, with Prior Appointment with Authorised officer.
- 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 by way of Demand draft in favour of Authorized Officer, Can Fin Homes Ltd Ramachandrapuram Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Chanda Nagar Branch, Can Fin Homes Ltd, Account No 3327201000090, IFSC Code CNRB0003327 on or before 11/11/2026 at 5.00pm
- e) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 11/11/2026 5.00pm to Can Fin Homes Ltd, Ramachandrapuarm Branch, by hand or by email.
 - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Branch at the time of making payment of balance amount of 25% of bid amount.
 - iii) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's A/c details for online refund of EMD.

The intending bidders should contact e-Auction service providers **M/s 4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 5000382.** Dedicated Help desk Contact Details (For Bank Personnel & Bidders) Primary Contact Person: **Mr. Jaya Prakash Reddy.** Mobile Number: **+91 8142000064** Email: info@bankauctions.in



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

- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs 10,000/-**. 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.
- g) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately 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 deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- h) 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.
- i) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- j) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Branch and facilitating centre, shall make necessary arrangements.

For further details contact **Branch Manager**, Can Fin Homes Ltd, Ramachandrapuram Branch, Contact No. _ 7625079184 Mail ID.: ramachandrapuram@canfinhomes.com OR service provider **M/s 4 Closure, #605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 5000382**.Dedicated Help desk Contact Details (For Bank Personnel & Bidders)Primary Contact Person: **Mr. Jaya Prakash Reddy**. Mobile Number: **+91 8142000064** Email: info@bankauctions.in

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SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Can Fin Homes Ltd 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: Ramachandrapuram
Date: 12.10.2026


AUTHORISED OFFICER
Can Fin Homes Ltd