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Canara Bank

PUBLICATION OF WEB NOTICE

TRANSFER OF STRESSED LOAN EXPOSURES

BY CANARA BANK

**STRESSED ASSET MANAGEMENT BRANCH
2nd FLOOR, 1-7-1, TSR COMPLEX,
SP ROAD, SECUNDERABAD
500003**



Web Notice

TRANSFER OF STRESSED LOAN EXPOSURES BY CANARA BANK

In terms of the Bank's Policy on Transfer of Stressed Loan Exposure, in line with the regulatory guidelines, **Canara Bank** place following account(s) for transfer of **Canara Bank Share** to permitted transferees i.e., Asset Reconstruction Companies (ARCs) registered with the Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 Scheduled Commercial Banks, eligible Non-Banking Finance Companies (NBFCs) including Housing Finance Companies (HFCs) and eligible all India Financial Institutions (NABARD, NHB, EXIM Bank, and SIDBI) hereafter called as bidder/buyer/acquirer, duly licensed by Reserve Bank of India on the terms and conditions indicated thereof.

Brief details of Stressed Loan Exposures showcased on: 24.06.2025
(e-Auction on: 23.07.2025)

(Rs in Crores)							
Sr. No.	Branch Name	Name of the Borrower	Outstanding as on 30.04.2025	Market Value of Primary Security	Market Value of Collateral Security	Reserve Price on Cash basis	Terms (cash/ cash cum SR ratio)
1.	SAM Branch Secunderabad	M/s. Kranthi Edifice Pvt. Ltd	191.91	72.64		80.86	Cash

Including Bank Guarantee Outstanding of Rs.8.59 Crs.

Information for bidders:

1. Any offer below the Reserve Price shall not be eligible for participating in the bidding process. Bid for the above-mentioned asset, successful bidder will be decided based on highest cash component.
2. After completion of e-bidding process, further negotiations with the highest bidder may be done by the Bank, based on which the recommendations for transfer of Stressed Loan Exposure(s) will be put up to the competent authority of the Bank.
3. Canara Bank has absolute and unimpeachable right with respect to all the matters starting from receiving, considering, accepting the bid, or transferring the specific loan exposure and such right without limitation encompasses right not to receive, not to consider, not to accept the bid and decide not to transfer the specific loan exposure. Canara Bank would not entertain any claim from any bidders in this regard.
4. The bidder(s) or any of its employees, consultants, representatives, agents, and such other person ostensibly authorized (authorized persons) to represent them should not without the written consent of Canara Bank, contact, seek or attempt to seek any information regarding the Specific loan exposure from the borrowers/guarantors concerned. Nor should the bidder(s) or its authorized person use the data or information provided by Bank to solicit any business from any person including the borrowers/guarantors.
5. The bidder(s) can conduct due diligence of these loans with immediate effect, after submitting Expression of Interest (Annexure-I) and executing a Non-Disclosure Agreement (NDA) with the Bank, if not already executed, with the concerned branch/ Deputy General Manager, Stressed Assets Management Branch, 1-7-1, TSR Complex, 2nd Floor, S P Road, Secunderabad-500 003 (Mail Id :



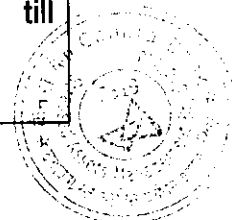
cb7169@canarabank.com). Each page of the Expression of Interest (EOI) must be signed by the authorized signatories of the bidder(s). The bidder(s) and its representatives must agree to comply with the terms of Non-Disclosure Agreement (NDA) executed/to be executed between the Bank. The bidder(s) who submit the Expression of Interest (EOI) (**Annexure-I**) & prescribed undertaking (**Annexure II**) by email and hard copies by post strictly as per web notice, alone can participate in abovementioned E-Auction.

6. Further details of the loan exposure will be sent in the form of PIMs (Preliminary Information Memorandum) on execution of NDA, if not already executed, on the email IDs provided with the Expression of Interest (EOI). The bidder(s) should submit a Resolution of Board of Directors/Power of Attorney (POA) duly supported by the Board Resolution authorizing the signatories for bidding during e-auction along with a letter (format attached as Annexure-II) before the date as per the schedule mentioned at **Sl. No.11** for taking part in the e-bidding process. Bidder(s) are advised to authorize one Person/representative along with an alternate person/representative. However, it may be noted that only one authorized person will be allowed to participate in the e-bidding process. Thereafter, the prospective buyers, will be allotted passwords and conveyed the procedure to submit the financial bid through e-Auction method which will be explained to them.
7. In case of crystallization of non-funded facilities after the transfer of loan exposure, the acquirer of the fund-based loan exposure of the said loan account shall be bound to acquire/purchase that converted portion of non-fund based loan exposure (net of cash margin converted into fund-based exposure, if any) from Bank without any additional sale consideration (already factored in the present Reserve Price), on same terms and conditions of this web-notice and Assignment Deed. A separate supplementary agreement/assignment agreement shall be executed with the acquirer in this regard.
8. Cut-off date denotes the date of assignment the Stressed Loan Exposure (s) i.e., all realization/ recoveries made up to the cut- off date shall be retained by the Bank.
9. Please note that any taxes, stamp duty and registration charges that may be arising out of the transaction shall be payable by the successful bidder.
10. In case of any further clarification, prospective bidder (s) may contact the following officials:

Contact Person	Contact Details	e-mail ID
Mr. V Sandeep Kumar Goud	9885660606	cb7619@canarabank.com
Mr. K V Ramakrishna	9963737045	

11. The time schedule for completion of the transfer process is given below, which may be noted of and adhered to as per following schedule:

Sl	Particulars	Date
1	Last Date Submission of Expression of Interest in the account & Submission of Non-Disclosure Agreement (if not already executed)	01.07.2025
2	Completion of Due Diligence Exercise by interested parties (who submitted EOI & executed NDA)	From 02.07.2025 till 18.07.2025



4	Submission of undertaking for participating in e-auction	21.07.2025
5	Interested parties to submit the documents and informing names of the Authorised Official(s) along with their contact details (mobile number, e-mail ids etc.) to enable us to issue passwords and explaining them the procedure to bid through e-auction portal of the bank.	21.07.2025
6	Allotment of User ID password for e-Bidding	22.07.2025
7	Process of e-bidding for submission of bid	22.07.2025
8	Auction date	23.07.2025
9	Declaration of Successful Bidder Issuance of Letter of Award ("LOA") to Successful Bidder, Subject to approval of the competent authority & payment of 10% of purchase consideration immediately on the same day	24.07.2025
10	Timeframe for receipt of assignment consideration and for execution of Deed of Assignment("DoA") & Payment of Balance 90% of Purchase consideration	Within 7 working days

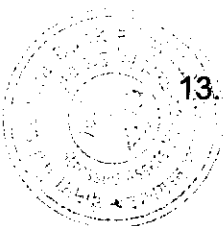
*EOI may also be emailed to us at cb7619@canarabank.com from the authorized designated based mail ids. Please note that hard copy of the same must be submitted by post immediately.

The e-bidding timings will be from 11:30 am to 12.30 noon with unlimited extension of 05 minutes and details of incremental amounts for the loan exposure mentioned above are mentioned below:

(Rs in Crores)		
Sr.No.	Name of asset	Incremental Amount
1	M/s. Kranthi Edifice Pvt. Ltd	0.81

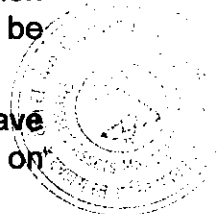
12. The due diligence will be done by the bidder(s) at Bank's branch i.e. SAM Branch, Secunderabad, as mentioned above. In the said exercise, the files containing copies of all relevant loan documents pertaining to the loan exposures in the subject asset, including audited, or non-audited financial statements and other correspondence, Promoter(s) and Guarantor(s) will be made available for perusal. Also, all legal documents including the details pertaining to legal action initiated against the borrower(s)/ guarantor(s) and the status of the suit filed will be open for scrutiny by your due diligence team. Canara Bank's representatives will be present during the due diligence exercise and will respond to queries, if any, of due diligence team. The bidder(s) are also expected to verify at the time of due diligence, the updated position of principal outstanding and total dues as also the updated valuation reports besides others for any changes that might occur in the interregnum.

13. The transfer of loan exposure will be on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis" i.e., with the risk such as credit risk, operational risk, legal or any other type of risks associated with the



Stressed Loan Exposure(s) being transferred to the acquirer and shall not be liable to be revoked for any breach including antecedent breach of any representation and warranty. In the event of non-realization of amount out of assets/securities, the Bank is not liable to refund anything in part or full. Bank reserves right to execute the assignment deed as per Bank's format.

14. The bids and all correspondence should be in their registered legal name only and not under trade or group name. It should be importantly noted that the assignment agreement shall be executed in the name of successful bidder only in their registered legal name and no request to execute the assignment agreement in favour of nominee or group company/Trust/entity/concern will be entertained by the Canara Bank.
15. CANARA BANK, may, at its sole discretion, add amend, vary, modify, delete, any of the conditions, date etc of this web-notice as may be deemed necessary in the light of the facts and circumstances and also issue one or more Agenda, Corrigendum as required without giving any reasons thereto.
16. The e-auction shall be conducted as per the Standard English e-auction, that is, no two bids can have identical price from two different bidders. In other words, there shall never be a "Tie" in bids.
17. Canara Bank reserve the right not to go ahead with the proposed transfer at any stage, without assigning any reason. Canara Bank has absolute and unimpeachable right with respect to all the matters starting from receiving, considering, accepting the bid, or transferring the specific loan exposure and such right without limitation encompasses right to not to receive, not to consider, not to accept the bid and decide not to transfer the specific loan exposure. Canara Bank would not entertain any claim from any acquirer in this regard. The decision of the Canara Bank in this regard shall be final and binding.
18. The Assignment will be done on prescribed format. Any changes in the prescribed format will be accepted only if approved by the Competent Authority of the Bank considering the specific facts of the transaction and any changes in the basic premise of the draft agreement will not be accepted.
19. The reserve price of the stressed loan exposures put on transfer is disclosed as per guidelines of RBI.
20. The Bids submitted by bidder(s) should be unconditional, irrevocable & binding in all respect. Bidder(s) cannot withdraw the bid once submitted & successful bidder has to complete the transaction related to transfer of the loan exposure where they are declared successful bidder in the time bound program as notified in the web-notice. Conditional and contingent bids are liable to be disqualified by the Bank.
21. Under no circumstances successful bidder can refuse to complete the transaction citing any reason or defects/ objection in any loan exposure. If they do so, the matter will be reported to RBI/regulator & their association concerned for taking necessary action. The Bank may also consider not to entertain any future transactions with such bidder(s) in future.
22. The authorized representative on behalf of the eligible bidders shall attend the E-auction with sufficient mandate/authority to improve the bid amount in the E-auction process without any extension of time. Request for extension of time will not be entertained beyond the schedule date & time of bidding.
23. By virtue of submission of the bids, it shall be deemed that the bidder(s) have conducted their own independent due diligence at their own costs without relying on



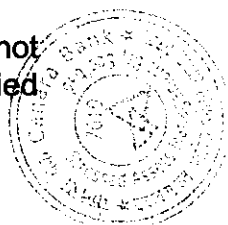
the information provided by the Bank, including verifying available securities/guarantees, various legal proceedings as well as ascertain the known and unknown liabilities, encumbrances and any other dues from concerned authorities or stakeholders to their satisfaction before submitting the bids. Any bid made shall be deemed to have been submitted after complete satisfaction of bidder(s) thereto and or all claims there against and proper inspection and hence the bidder(s) shall not be entitled to make any representation or raise any query/objection to Canara Bank, as to the title or condition of the Secured assets or any part thereof or any liabilities/encumbrances/dues/taxes/levies irrespective as to whether they are disclosed or undisclosed. It should also be noted that Canara Bank does not make any representation as to the correctness, validity or adequacy, sufficiency or otherwise of any such information pertaining to liabilities, encumbrances and statutory dues of the loan exposure(s). The bidder(s) are expected to submit their bids with independent professional, financial and legal advice for studying, assessing and analysing the Stressed Loan Exposure(s) in respect of NPA account and value thereof before submitting their bids. Further, it would also be deemed that by submitting the bid, the bidder(s) have read, understood and have made a complete and careful examination of all information given in this web-notice. Canara Bank as well as its officials shall not be held responsible or liable for any of the consequences arising therein or relating to it.

24. The data room would remain open from 10:00 a.m. to 05:00 p.m. on all working days.
25. The bidder (s) should not have any direct or indirect link/connections/interest/relationship with the promoters/Company/Guarantors and/or any of their related parties, of the stressed loan exposures shown in this web-notice.
26. The proposed acquisition should not be funded and backed by promoters/Company/ Guarantors and/or any of their related parties and bidders shall represent and warrant that the ultimate transferee of the Stressed Loan Exposure is not the borrower/guarantor or its affiliates and also not disqualified under Section 29-A of the IBC, 2016.
27. The bidder(s) shall neither belong to the existing promoter group of such borrower shall not be a subsidiary/associate/related party etc (domestic as well as overseas) of any person belonging to the existing promoter group of such borrower.
28. Transferee shall furnish an undertaking regarding maintenance of all the required documents/records as "Fraud" or "No Fraud". Also the transferee, acknowledges the right of the transferor that on a future date and in case of requirement of Financing documents, the transferee shall immediately provide copies of the said documents to the transferor. Also, the transferee shall be responsible to continue with reporting, monitoring and filing of complaints with enforcement agencies and other statutory authorities. The details of the instances of fraud detected, in the stressed loan account, shall be share with Bidder(s) after execution of NDA with the Bank.
29. Information in the PIM has been given only with a view to have an overview of the stressed loans put on transfer. Maximum care is taken for providing information in the PIM; however, the bidder(s) are requested to collect all the information in respect of any of stressed loans from the records available with the Bank. It is further advised to collect the latest developments & any new cases/information relating to these accounts from their own sources including those available in public domain. Deriving and /or collecting and /or assorting relevant data and information shall be the responsibility of the bidder(s). Details and data reported in the



Preliminary Information Memorandum are not final and subject to confirmation. Further, Canara Bank does not warrant realizations in terms of the valuations of the security reported in the Preliminary Information Memorandum. Further, Canara Bank also does not warrant and represent that the security is enforceable beyond the extent asserted by its advocates. The bidder(s) are therefore advised to have complete due diligence of the account put for transfer. Bank will not entertain, any claim whatsoever, for any deficiency pointed out in future and will not indemnify/make losses good to the successful buyer.

30. It should also be noted that CANARA BANK does not make any representation as to the correctness, validity or adequacy, sufficiency or otherwise of any such information pertaining to liabilities, encumbrances and statutory dues of the loan exposure(s). The bidder(s) are expected to carry out their own due diligence to verify the same. CANARA BANK does not undertake responsibility of adequacy or sufficiency of information and documents related to financial assets in respect of the loan exposure(s). The Bidders should not limit or restrict their due diligence to the documents for assessing the complete risk or ever for evaluation purpose. Further, it would also be deemed that by submitting the bid, the bidder(s) have read, understood and have made a complete and careful examination of all information given in this web-notice. CANARA BANK as well as its officials shall not be held responsible or liable for any of the consequences arising therein or relating to it.
31. Any taxes that may arise because of the transfer of Stressed Assets, shall be borne and payable solely by the successful Bidder(s). In the event, any of the tax is required to be paid by way of tax deduction/tax withholding/advance tax/or any other tax/interest/penalty in relation to the transaction with the Assignee under this Agreement, such tax amount shall be paid/reimbursed by the successful Bidder to the Bank, in addition to the agreed consideration.
32. The Purchaser (bidder) shall be under their own obligation to follow all extant guidelines/notification issued by SEBI/RBI/Gol/other regulators from time to time pertaining to transfer/purchase of stressed loan exposure.
33. The successful bidder will be intimated by the Canara Bank after conducting e-auction. After approval/confirmation of transfer by the Appropriate Authority of the bank, the same will be intimated to the Successful Bidder. The Successful bidder (H1) shall deposit 10% of the purchase consideration on the same day on receipt of final confirmation and the remaining 90% of purchase consideration within 7 working days from the date of e-auction. If bid amount is not remitted to the Bank as prescribed above, the amount already deposited will be forfeited. This shall be without prejudice to the right of the Bank to cancel the bid, forfeit the advance amounts paid and initiate such other claims against the bidder. Further, in such case, Canara Bank shall have every right to retransfer the said Stressed Loan Exposure(s).
34. The details about the execution of the assignment deed and completion of other legal formalities shall be provided through the Stressed Assets Management Branch, Secunderabad of the CANARA BANK. Further, takeover of the security documents and other related documents including documents of suit filed shall be arranged at a mutually convenient date and time at the respective branches wherein such documents are kept, within 45 days from the date of execution of the Assignment Deed including modification of the charges with the concerned RoC, post which Bank will assume no responsibility for any reason whatsoever.
35. Any extension in timelines/modifications in the content of this web notice will not necessarily be carried out through another advertisement but may be notified.



directly on the website and interested bidders should regularly visit the website to keep themselves updated regarding clarifications, modifications, amendments or extensions.

36. Notwithstanding anything contained hereinabove, Bank reserve the right to examine the Eol and accept or reject any or all or some of the Eols at its sole discretion, and neither this notification nor delivery of an Eol nor the consideration thereof by Bank shall be construed as creating any kind of right or interest in any interested party to be considered any further in the process or entitle them to any recourse against the lenders.
37. The following documents need to be collected before assignment of the loan exposure:
- i) CA certificate justifying NOF of ARC
 - ii) Certification by Company Secretary about compliance of governance and conduct rules as per RBI guidelines.
 - iii) Notarized affidavit about compliance with section 29A of IBC.
38. Notwithstanding anything contained in this web-notice, neither Canara Bank, nor its employees or its advisors accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability, under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this PUBLICATION, even if any loss or damage is caused by any act or omission on the part of Canara Bank or its employees or its advisors, whether negligent or otherwise.

Deputy General Manager
Date: 24.06.2025



Annexure-I

Expression of Interest

On ARCs, SCBs, eligible NBFCs including HFCs and eligible All India Financial Institution's Letter Head

Letter No.

Date:

The Deputy General Manager
Canara Bank,
STRESSED ASSET MANAGEMENT BRANCH
2nd FLOOR, 1-7-1, TSR COMPLEX,
SP ROAD, SECUNDERABAD
500003

Sub: Transfer of Stressed Loan Exposure (s) – (Name of the Account)

We refer to CANARA BANK advertisement on website/e-mail dated _____ on transfer of Stressed Loan Exposure(s). We are interested and hereby confirm our intention to proceed with due diligence in your branch premises set up by you by physically visiting your Branch.

We confirm that:

We are eligible and have the financial capacity to conclude the purchase of loan exposure (s) which has been showcased as per the said date in accordance with the applicable laws and regulations of India.

In undertaking this Transaction, we have no conflict of interest with and are not related, directly or indirectly, to CANARA BANK. We have already executed NDA in month of _____ and the same stands valid till _____ (copy of NDA enclosed).

Resolution of Board of Directors/Power of Attorney (POA) duly supported by the Board Resolution authorizing the signatories for submission of Eol is enclosed.

Details of the Contact person/ Authorized signatory with address, contact nos. and Email ID is as under:

Name of the Person & designation	Contact details and email Ids

Kindly arrange to send copy of Preliminary Information Memorandum (PIM) on the above-mentioned email Ids. We shall be in touch with the concerned official as mentioned in the web-notice for due-diligence.

With regards,

<Authorized Signatory>

**Annexure-II
Undertaking**

On ARCs, SCBs, eligible NBFCs including HFCs and eligible all India Financial
Institution's Letter Head

Letter No.

Date:

The Deputy General Manager
Canara Bank,
STRESSED ASSET MANAGEMENT BRANCH
2nd FLOOR, 1-7-1, TSR COMPLEX,
SP ROAD, SECUNDERABAD
500003

TRANSFER OF STRESSED LOAN EXPOSURE (S):

- i) _____ (name of the company) hereby confirm having submitted our EOI for participating in e-auction dated _____ of specific stressed loan exposure (s).
- ii) We also confirm having read the terms of web-notice relating to the E- Auction.
- iii) We hereby undertake and agree to abide by all the terms and conditions stipulated by CANARA BANK in the web-notice for E- Auction.
- iv) We may participate in the on-line auction and may submit our bid. We shall abide by the procedures prescribed for online auction by the auction company.
- v) We are eligible and have the financial capacity to conclude the purchase of loan exposure (s) which has been showcased as per the said date in accordance with the applicable laws and regulations of India.
- vi) We hereby confirm that we will honour the Bids placed by us during the auction process.
- vii) We do not have any direct or indirect link/connections/interest/relationship with the promoters/Company/Guarantors and/or any of their related parties, pertains to stressed loan exposures for which we have submitted our expression of interest vide out letter dated.....
- viii) We are not disqualified under the Section 29 A of IBC, 2016 to submit a resolution plan for said stressed loan exposures.

We including-

- a. any person (including Security Receipts holders) acting jointly or in concert with us or
b. any person who is a connected person (as defined under the provisions of the IBC) with us or any person acting jointly or in concert with us;
- ix) We have not taken any considerations directly or indirectly from the promoters/Company/Guarantors and/or any of their related parties, pertains to stressed

loan exposures for which we have submitted our expression of interest vide out letter dated.....

x) The proposed acquisition is not funded and backed by promoters/Company/Guarantors and/or any of their related parties.

xi) We confirm having nominated Mr./Ms. _____ designated as _____ of our company to participate in the E- Auction on behalf of the company (Resolution of Board of Directors/Power of Attorney (POA) duly supported by the Board Resolution authorizing the signatories for submission of bid and to participate in e-Bidding process (copy enclosed).

xii) We undertake that-the company shall be bound by the bids made by him during the E-Auction.

xiii) We confirm that CANARA BANK and Auction Service Provider shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-auction platform due to Loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.

Signature with Company Seal.

Name:

Designation within Company / Organization.

Address of Company / Organization:

Date:

Name of Authorized Representative:

Signature of Authorized Representative: