



Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: DEVARA/18/ARMB/VSKP

Date: 18.11.2025

To the Borrower/Guarantors/Mortgagor:

Borrower	Guarantors
M/s. Devara Innovations Pvt.Ltd Rep by its Directors 1 Sri. Devara Venkata Kasi Nooka Raju 2 Smt. Devara Naga Sunanda Devi 3 Sri. Golagani Ashok Kumar Door No. 9-13-17/10, Flat No. TF-1, Rajeswari Enclave, New Resapuvani Palem, Visakhapatnam, Andhra Pradesh- 530013.	Sri. Devara Venkata Kasi Nooka Raju S/o D. Apparao, Door No. 9-13-17/10, Flat No. TF-1, Rajeswari Enclave, New Resapuvani Palem, Visakhapatnam, Andhra Pradesh- 530013. Smt. Devara Naga Sunanda Devi W/o D. Venkata Kasi Nooka Raju Door No. 9-13-17/10, Flat No. TF-1, Rajeswari Enclave, New Resapuvani Palem, Visakhapatnam, Andhra Pradesh- 530013. Sri. Golagani Ashok Kumar S/o Late G. Ramarao D.No. 8-12-5/1, Netaji street, China Waltair, Visakhapatnam, Andhra Pradesh- 530017.

Dear Sir/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, ARM Branch Visakhapatnam** 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 ARM Branch Visakhapatnam of Canara Bank.

The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

Confidential



Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

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.

For CANARA BANK


Authorised Officer
ARMB, Visakhapatnam

Yours faithfully,
Authorised Officer, Canara Bank

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
 Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

(Auction Sale Notice for Sale of Immovable Property(ies))

CANARA BANK
 (A GOVERNMENT OF INDIA UNDERTAKING)

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 RULES 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and " Whatever there is" on **24.12.2025**, for recovery of **Rs.1702.26 Lakhs as on 31.10.2025 + Future interest + Other Charges (if any) due to the Secured Creditor from M/s. South Central Shopping Mall.** The reserve price will be **Rs.124.76 Lakhs** and the earnest money deposit will be **Rs.12.48 Lakhs**.

1. Name and Address of the Secured Creditor: **Canara Bank**

**Asset Recovery Management Branch,
 D.No. 28-14-1, First Floor,
 Opposite: Melody Cinema Theatre,
 Suryabagh, Visakhapatnam-530020**

2. Name and Address of the Borrower & Guarantor : **M/s.South Central Shopping Mall**

To the Borrower/Guarantors/Mortgagor:

Borrower	Guarantors
M/s. Devara Innovations Pvt.Ltd Rep by its Directors 1 Sri. Devara Venkata Kasi Nooka Raju 2 Smt. Devara Naga Sunanda Devi 3 Sri. Golagani Ashok Kumar Door No. 9-13-17/10, Flat No. TF-1, Rajeswari Enclave, New Resapuvani Palem, Visakhapatnam, Andhra Pradesh- 530013.	Sri. Devara Venkata Kasi Nooka Raju S/o D. Apparao, Door No. 9-13-17/10, Flat No. TF-1, Rajeswari Enclave, New Resapuvani Palem, Visakhapatnam, Andhra Pradesh- 530013. Smt. Devara Naga Sunanda Devi W/o D. Venkata Kasi Nooka Raju Door No. 9-13-17/10, Flat No. TF-1, Rajeswari Enclave, New Resapuvani Palem, Visakhapatnam, Andhra Pradesh- 530013.

**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
 Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

Sri. Golagani Ashok Kumar
 S/o Late G. Ramarao
 D.No. 8-12-5/1, Netaji street,
 China Waltair, Visakhapatnam,
 Andhra Pradesh- 530017.

3. Total liabilities as on **31.10.2025**. : **Rs.1702.26 Lakhs + Future interest + Other Charges (if any).**
4. (a) Mode of Auction : Online(E-auction)
 (b) Details of Auction service provide : PSB Alliance Baanknet
 (c) Date & Time of Auction : **24.12.2025**, from 01.00 PM to 02:00 PM
 (Within unlimited extension of 5 minutes
 Duration each till the conclusion of sale)
 (d) Place of Auction : <https://baanknet.com>

5. Details of the property(ies):-

Details description of the immovable properties with boundaries	Reserve Price (Rs. in Lakhs)	EMD (Rs.in Lakhs)
All that site measuring 6599.31 sq.yds, or 5517.86 sq.mts situated at Plot Nos. 68, 69, 70, 73, 74, 88, 90, 91, 92, 93, 94, 100, 101, 108, 109, 110, 111, 115, 128, 132, 133, 186, 193 and 215 of the Director of Town and Country Planning, Hyderabad approved layout vide L.P.No. 33/2007/VI, dt. 11-06-2007 the layout name and style as Sri Gruhajyothi Valley, covered by S.Nos.94/6, 97/1, 98/Part, 99/Part, 100/1 Part 116 Part and 120/2 Part of Kondagupam Village & Panchayat, Nellimarla Mandal, Vizianagaram District and Nellimarla Sub Registration District (Pincode- 535217) and bounded as under the following plots:		
Plot No.68, measuring 222 sq.yds. bounded by: East : 55.4 feet or 16.88 mts- Plot No.67 South : 36.0 feet or 10.97 mts- 33 Feet wide Layout Road West : 55.4 feet or 16.88 mts- Plot No. 69 North : 36.0 feet or 10.97 mts- Plot No.62	4.20	0.42
Plot No.69 measuring 221.6 sq.yds. bounded by: East : 55.4 feet or 16.88 mts- Plot No.68	4.19	0.41

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
 Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

<p>South: 36.0 feet or 10.97 mts- 33 Feet wide Layout Road West : 55.4 feet or 16.88 mts- Plot No. 70 North: 36.0 feet or 10.97 mts- Plot No.61</p> <p>Plot No.70 measuring 221.6 sq.yds. bounded by:</p> <p>East : 55.4 feet or 16.88 mts- Plot No.69 South: 36.0 feet or 10.97 mts- 33 Feet wide Layout Road West : 55.4 feet or 16.88 mts- Plot No. 71 North: 36.0 feet or 10.97 mts- Plot No.60</p> <p>Plot No.73, measuring 307.38 sq.yds. bounded by:</p> <p>East : 55.0 feet or 16.76 mts- Plot No.72 South: 50.3 feet or 15.33 mts- 33 Feet wide Layout Road West : 55.0 feet or 16.76 mts- Canal North: 50.3 feet or 15.33 mts- Plot No. 56 & 57.</p> <p>Plot No.74, measuring 110 sq.yds. bounded by:</p> <p>East : 52.0 feet or 15.84 mts- Plot No.75 South: 19.0 feet or 05.70 mts- Plot No.90 West : 52.0 feet or 15.84 mts- Gedda North: 19.0 feet or 05.70 mts- 33 Feet wide Layout Road</p> <p>Plot No.88, measuring 208 sq.yds. bounded by:</p> <p>East : 52.0 feet or 15.84 mts- Plot No.87 South: 36.0 feet or 10.97 mts- 33 Feet wide Layout Road West : 52.0 feet or 15.84 mts- Plot No.89 North: 36.0 feet or 10.97 mts- Plot No.76</p> <p>Plot No.90, measuring 202.22 sq.yds. bounded by:</p> <p>East : 52.0 feet or 15.84 mts- Plot No.89 South: 35.0 feet or 10.66 mts- 33 Feet wide Layout Road West : 52.0 feet or 15.84 mts- Canal North: 35.0 feet or 10.66 mts- Plot No.74</p> <p>Plot No.91, measuring 365 sq.yds. bounded by:</p> <p>East : 50.0 feet or 15.24 mts- Plot No.101 South: 73.0 feet or 22.25 mts- Plot No.92 West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 73.0 feet or 22.25 mts- Others Land</p>	<p>4.19</p> <p>5.81</p> <p>2.08</p> <p>3.93</p> <p>3.82</p> <p>6.90</p>	<p>0.41</p> <p>0.58</p> <p>0.20</p> <p>0.39</p> <p>0.38</p> <p>0.69</p>
--	---	---

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
 Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

<p>Plot No.92, measuring 324.4 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.100 South: 73.0 feet or 22.25 mts- Plot No.93 West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 73.0 feet or 22.25 mts- Plot No.91</p>	6.13	0.61
<p>Plot No.93, measuring 324.4 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.99 South: 73.0 feet or 22.25 mts- Plot No.94 West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 73.0 feet or 22.25 mts- Plot No.92</p>	6.13	0.61
<p>Plot No.94, measuring 324.4 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.98 South: 73.0 feet or 22.25 mts- Plot Nos.95 & 96 Part West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 73.0 feet or 22.25 mts- Plot No.93</p>	6.13	0.61
<p>Plot Nos.100 measuring 370 sq.yds. bounded by:</p> <p>East : 45.0 feet or 13.716 mts- 33 Feet wide Layout Road South: 74.0 feet or 22.55 mts- Plot No.99 West : 45.0 feet or 13.716 mts- Plot No.92 North: 75.0 feet or 22.25 mts- Others Land</p>	6.99	0.69
<p>Plot No. 101 measuring 375 sq.yds. bounded by:</p> <p>East : 45.0 feet or 13.716 mts- 33 Feet wide Layout Road South: 74.0 feet or 22.55 mts- Plot No.100 West : 45.0 feet or 13.716 mts- Plot No.91 North: 75.0 feet or 22.25 mts- Others Land</p>	7.09	0.70
<p>Plot No.108 measuring 254 sq.yds. bounded by:</p> <p>East : 38.0 feet or 11.58 mts- Plot No.109 South: 60.0 feet or 18.28 mts- 33 Feet wide Layout Road West : 38.0 feet or 11.58 mts- Plot No.107 North: 60.0 feet or 18.28 mts- Others Land</p>	4.80	0.48



Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
 Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

<p>Plot No.109 measuring 254 sq.yds. bounded by:</p> <p>East : 38.0 feet or 11.58 mts- Plot No.110 South: 60.0 feet or 18.28 mts- 33 Feet wide Layout Road West : 38.0 feet or 11.58 mts- Plot No.108 North: 60.0 feet or 18.28 mts- Others Land</p>	4.80	0.48
<p>Plot No.110 measuring 254 sq.yds. bounded by:</p> <p>East : 38.0 feet or 11.58 mts- Plot No.111 South: 60.0 feet or 18.28 mts- 33 Feet wide Layout Road West : 38.0 feet or 11.58 mts- Plot No.109 North: 60.0 feet or 18.28 mts- Others Land</p>	4.80	0.48
<p>Plot No.111 measuring 259.77 sq.yds. bounded by:</p> <p>East : 61.0 feet or 18.59 mts- Plot No.112 & 113 South: 38.0 feet or 11.58 mts- 33 Feet wide Layout Road West : 60.0 feet or 18.28 mts- Plot No.110 North: 38.0 feet or 11.58 mts- Others Land</p>	4.91	0.50
<p>Plot No.115, measuring 267 sq.yds. bounded by:</p> <p>East : 60.0 feet or 18.28 mts- Plot No.114 South: 40.0 feet or 12.19 mts- Plot No.130 West : 60.0 feet or 18.28 mts- Plot No.116 North: 40.0 feet or 12.19 mts- 33 Feet wide Layout Road</p>	5.05	0.51
<p>Plot No.128, measuring 267 sq.yds. bounded by:</p> <p>East : 60.0 feet or 18.28 mts- Plot No.129 South: 40.0 feet or 12.19 mts- 60 feet wide Layout Road West : 60.0 feet or 18.28 mts- Plot No.127 North: 40.0 feet or 12.19 mts- Plot No.117</p>	5.05	0.51
<p>Plot No.132 measuring 324.44 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.142 South: 73.0 feet or 22.25 mts- Plot No.131 West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 73.0 feet or 22.25 mts- Plot No.133</p>	6.14	0.62
<p>Plot No. 133 measuring 324.44 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.142 South: 73.0 feet or 22.25 mts- Plot No.131</p>	6.14	0.62

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
 Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

<p>West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 73.0 feet or 22.25 mts- Plot No.133</p> <p>Plot No.186 measuring 286.66 sq.yds. bounded by:</p> <p>East : 65.0 feet or 19.81 mts- Plot No.187 South: 40.0 feet or 12.19 mts- Plot No.179 West : 64.0 feet or 19.50 mts- Plot No.185 North: 40.0 feet or 12.19 mts- 33 Feet wide Layout Road</p> <p>Plot No.193, measuring 265 sq.yds. bounded by:</p> <p>East : 53.0 feet or 16.15 mts- Plot No.194 South: 45.0 feet or 13.71 mts- 60 Feet wide Layout Road West : 53.0 feet or 16.15 mts- 40 Feet wide Layout Road North: 45.0 feet or 13.71 mts- Plot No.207</p> <p>Plot No.215, measuring 267 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.222 South: 60.0 feet or 18.28 mts- Plot No.212 West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 60.0 feet or 18.28 mts- Plot No.214</p>	5.42	0.55
<p>Plot No.193, measuring 265 sq.yds. bounded by:</p> <p>East : 53.0 feet or 16.15 mts- Plot No.194 South: 45.0 feet or 13.71 mts- 60 Feet wide Layout Road West : 53.0 feet or 16.15 mts- 40 Feet wide Layout Road North: 45.0 feet or 13.71 mts- Plot No.207</p>	5.01	0.51
<p>Plot No.215, measuring 267 sq.yds. bounded by:</p> <p>East : 40.0 feet or 12.19 mts- Plot No.222 South: 60.0 feet or 18.28 mts- Plot No.212 West : 40.0 feet or 12.19 mts- 33 Feet wide Layout Road North: 60.0 feet or 18.28 mts- Plot No.214</p>	5.05	0.51

6. The property can be inspected on **: 15.12.2025 Between 10:00 AM to 4:00 PM**

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 Chief Manager, ARMB -Visakhapatnam, Canara Bank, Ph. No. 7095199455 & Ph.8332956773 during office hours on any working day.

Date: 18.11.2025
 Place: Visakhapatnam

For CANARA BANK

 Authorised Officer
 ARMB, Visakhapatnam
Authorised Officer
CANARA BANK

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

7. OTHER TERMS AND CONDITIONS:

- a) 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 encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- b) The property/ies will be sold above the Reserve Price.
- c) The property can be inspected on **15.12.2025 between 10:00 AM and 4:00 PM.**
- 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 & Adhaar and Adhaar linked with latest Mobile number and also register with digilocker 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 8291220220, Email: support.baanknet@psballiance.com).
- e) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.12.48 Lakhs** being of 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 **23.12.2025 at 6:00 PM.**
- f) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.10,000/-** for reserve price upto 25 lakhs, in multiplies of **Rs.25,000/-** for reserve price above 25 lakhs and upto 100 lakhs and in multiplies of **Rs.50,000/-** for reserve price above 100 lakhs (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 in multiplies of **Rs.10,000/-** for reserve price upto 25 lakhs, in multiplies of **Rs.25,000/-** for reserve price above 25 lakhs and upto 100 lakhs and in multiplies of **Rs.50,000/-** for reserve price above 100 lakhs and time shall be extended to **Five** (minutes) when valid bid received in last minutes.

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

- 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 property 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, ARM Branch Visakhapatnam, IFSC Code CNRB0013591.**
- k) All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- l) For sale proceeds above Rs.50.00 lakhs (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 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 **15.12.2025 from 10:00 AM to 4:00 PM.**
- 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, Chief Manager, Canara Bank, ARM Visakhapatnam Branch, (Mob No. 8332956773 & Mob. 7095199455) e-mail id: cb13591@canarabank.com 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



Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

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.

For CANARA BANK


Authorised Officer
ARMB, Visakhapatnam
Authorised Officer
Canara Bank

Place: Visakhapatnam

Date: 18.11.2025

