

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: Ms Dwaraka Nursery/Rajahmundry J N Road/SN/Jan 2026

Date: 05-01-2026

To
Ms Dwaraka Nursery, R S No 276/4C, Near Durga Temple, Burrilanka, Kadiyam 533126.

Proprietor: Shri Tadala Venkatesh, S/o T Nageswara Rao, 5-38, Vinayakagudi Veedhi, Burrilanka, Kadiyam 533126.

Guarantor: Shri Pathamsetti Srinivasa Ganesh, S/o Pathamsetti Satyanarayana, 4-61, Ramalayam Veedhi, Burrilanka, Kadiyapulanka, 533126.

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 **Rajahmundry J N Road** Branch have taken Symbolic 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 **Rajahmundry J N Road** Branch of Canara Bank.

The undersigned proposes to sell the assets 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]

Authorised Officer, अधिकृत अधिकारी/Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE

(A GOVERNMENT OF INDIA UNDERTAKING)

<p>Property 3: [Security Interest ID: 400092904961] Item (A): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:</p> <p>East: 58-02 feet-House and site of Kannuri Sridevi in this plot.</p> <p>South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.</p> <p>West: 58-00 feet-30 feet width of layout Road.</p> <p>North: 37-03 feet-Road.</p> <p>Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in Second floor Southern side portion bearing Door No.79-23-3/9 admeasuring an extent of 905 sft plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.</p> <p>Item(B): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:</p> <p>East: 58-00 feet-House portion of Kannuri Sridevi in this number.</p> <p>South: 06-03 feet - Plot No.39 site adjacent of this compound wall site.</p> <p>West: 58-00 feet-House bearing Door No.79-23-3/1.</p> <p>North: 06-03 feet - Road.</p> <p>Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.</p> <p>Property 4: [Security Interest ID: 400093627219] Item (A): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:</p> <p>East: 58-02 feet-House and site of Kannuri Sridevi in this plot.</p>	<p>Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only).</p> <p>Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only).</p>	<p>Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only).</p> <p>Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only).</p>
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<p>South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.</p> <p>West: 58-00 feet-30 feet width of layout Road.</p> <p>North: 37-03 feet-Road.</p> <p>Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in First floor Northern side portion bearing Door No.79-23-3/4 admeasuring an extent of 905 sft plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.</p> <p>Item(B):</p> <p>East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:</p> <p>East: 58-00 feet-House portion of Kannuri Sridevi in this number.</p> <p>South: 06-03 feet - Plot No.39 site adjacent of this compound wall site.</p> <p>West: 58-00 feet-House bearing Door No.79-23-3/1.</p> <p>North: 06-03 feet - Road.</p> <p>Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.</p> <p>Property 5: [Security Interest ID: 400092903522]</p> <p>Item (A):</p> <p>East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:</p> <p>East: 58-02 feet-House and site of Kannuri Sridevi in this plot.</p> <p>South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.</p> <p>West: 58-00 feet-30 feet width of layout Road.</p> <p>North: 37-03 feet-Road.</p> <p>Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in Ground floor Southern side portion bearing Door No.79-23-3/2 admeasuring an extent of 905 sft plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.</p> <p>Item(B):</p> <p>East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in</p>	<p>Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only).</p>	<p>Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only).</p>
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(A GOVERNMENT OF INDIA UNDERTAKING)

(Auction Sale Notice for Sale of Immovable Properties)
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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **Rajahmundry J N Road** branch of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **27-01-2026** for recovery of **Rs. 3,72,62,243.53 (Rupees Three Crores Seventy Two Lakhs Sixty Two Thousand Two Hundred Forty Three and Fifty Three paise Only)** as on **31-12-2025 + interest and costs** is due to the **Rajahmundry J N Road** branch of **Canara Bank** from Ms Dwaraka Nursery, R S No 276/4C, Near Durga Temple, Burrilanka, Kadiyam 533126. **Proprietor:** Shri Tadala Venkatesh, S/o T Nageswara Rao, 5-38, Vinayakagudi Veedhi, Burrilanka, Kadiyam 533126. **Guarantor:** Shri Pathamsetti Srinivasa Ganesh, S/o Pathamsetti Satyanarayana, 4-61, Ramalayam Veedhi, Burrilanka, Kadiyapulanka, 533126.

The reserve price for Property 1 will be **Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only)**, The reserve price for Property 2 will be **Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only)**, The reserve price for Property 3 will be **Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only)**, The reserve price for Property 4 will be **Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only)**, The reserve price for Property 5 will be **Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only)**, The reserve price for Property 6 will be **Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only)**.

Earnest money deposit for Property 1 will be **Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 2 will be **Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 3 will be **Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 4 will be **Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 5 will be **Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 6 will be **Rs.3,99,700 /- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**.

1. Name and Address of the Secured Creditor:	CANARA BANK, Rajahmundry J N Road BRANCH
2. Name and Address of the Borrowers and Guarantor:	Ms Dwaraka Nursery, R S No 276/4C, Near Durga Temple, Burrilanka, Kadiyam 533126. Proprietor: Shri Tadala Venkatesh, S/o T Nageswara Rao, 5-38, Vinayakagudi Veedhi, Burrilanka, Kadiyam 533126. Guarantor: Shri Pathamsetti Srinivasa Ganesh, S/o Pathamsetti Satyanarayana, 4-61, Ramalayam Veedhi, Burrilanka, Kadiyapulanka, 533126.
3. Total liabilities as on 31-12-2025.	Rs.3,72,62,243.53 (Rupees Three Crores Seventy Two Lakhs Sixty Two Thousand Two Hundred Forty Three and Fifty Three paise Only).
4 (a) Mode of Auction (b) Details of Auction Service Provider. (c) Date and Time of Auction (d) Portal of Auction	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) Date: 27-01-2026; Time 02:00 PM -04:00 PM . (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online Auction in www.baanknet.com .

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5. Details of Property/ies:

Property 1: [Security Interest ID: 400092915338]

Item (A):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:

East: 58-02 feet-House and site of Kannuri Sridevi in this plot.

South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-30 feet width of layout Road.

North: 37-03 feet-Road.

Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in **Ground floor northern side portion bearing Door No.79-23-3/1 admeasuring an extent of 905 sft** plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.

Item(B):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:

East: 58-00 feet-House portion of Kannuri Sridevi in this number.
South: 06-03 feet - Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-House bearing Door No.79-23-3/1.

North: 06-03 feet - Road.

Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.

Property 2: [Security Interest ID: 400092915420]

Item (A):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:

East: 58-02 feet-House and site of Kannuri Sridevi in this plot.

South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-30 feet width of layout Road.

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	<p>North: 37-03 feet-Road.</p> <p>Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in Third floor Southern side portion bearing Door No.79-23-3/13 admeasuring an extent of 905 sft plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.</p> <p>Item(B): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:</p> <p>East: 58-00 feet-House portion of Kannuri Sridevi in this number. South: 06-03 feet - Plot No.39 site adjacent of this compound wall site. West: 58-00 feet-House bearing Door No.79-23-3/1. North: 06-03 feet - Road.</p> <p>Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e., 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.</p> <p>Property 3: [Security Interest ID: 400092904961]</p> <p>Item (A): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:</p> <p>East: 58-02 feet-House and site of Kannuri Sridevi in this plot. South: 37-03 feet-Plot No.39 site adjacent of this compound wall site. West: 58-00 feet-30 feet width of layout Road. North: 37-03 feet-Road.</p> <p>Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in Second floor Southern side portion bearing Door No.79-23-3/9 admeasuring an extent of 905 sft plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.</p> <p>Item(B): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door</p>
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No.79-23-3 G+3 RCC up stair steps site bounded on the:

East: 58-00 feet-House portion of Kannuri Sridevi in this number.
South: 06-03 feet - Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-House bearing Door No.79-23-3/1.
North: 06-03 feet - Road.

Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.

Property 4: [Security Interest ID: 400093627219]

Item (A):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:

East: 58-02 feet-House and site of Kannuri Sridevi in this plot.
South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.
West: 58-00 feet-30 feet width of layout Road.
North: 37-03 feet-Road.

Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in **First floor Northern side portion bearing Door No.79-23-3/4 admeasuring an extent of 905 sft** plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.

Item(B):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:

East: 58-00 feet-House portion of Kannuri Sridevi in this number.
South: 06-03 feet - Plot No.39 site adjacent of this compound wall site.
West: 58-00 feet-House bearing Door No.79-23-3/1.
North: 06-03 feet - Road.

Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.

Property 5: [Security Interest ID: 400092903522]

(A GOVERNMENT OF INDIA UNDERTAKING)

Item (A):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:

East: 58-02 feet-House and site of Kannuri Sridevi in this plot.

South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-30 feet width of layout Road.

North: 37-03 feet-Road.

Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in **Ground floor Southern side portion bearing Door No.79-23-3/2 admeasuring an extent of 905 sft** plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.

Item(B):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:

East: 58-00 feet-House portion of Kannuri Sridevi in this number.

South: 06-03 feet - Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-House bearing Door No.79-23-3/1.

North: 06-03 feet - Road.

Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.

Property 6: [Security Interest ID: 400092915222]

Item (A):

East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents In Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq yards in western side 240.05 sq. yards together with G+3 upper floors residential building bearing Door Nos. 79-23-1,2,4,5,8,9,12,13 bounded on the:

East: 58-02 feet-House and site of Kannuri Sridevi in this plot.

South: 37-03 feet-Plot No.39 site adjacent of this compound wall site.

West: 58-00 feet-30 feet width of layout Road.

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	<p>North: 37-03 feet-Road.</p> <p>Out of it Undivided and unspecified proportionate joint 1/8th share i.e., 30 sq. yards of site in total G+ 3 building in Third floor Northern side portion bearing Door No.79-23-3/12 admeasuring an extent of 905 sft plinth area with balcony, joint way, steps, corridor, common areas with all easmentray rights.</p> <p>Item(B): East Godavari District, Rajamahendravaram Sub-Registry, Rajamahendra-varam Municipal Corporation area, Rajamahendravaram Town, in Mallina Nagar, in R.S.No.288/2 pura ac.6.92 cents in Northern side ac.3.00 cents made a layout, in layout plan plot No.38 an extent of 538.10 sq. yards in eastern side Door No.79-23-3 G+3 RCC up stair steps site bounded on the:</p> <p>East: 58-00 feet-House portion of Kannuri Sridevi in this number. South: 06-03 feet - Plot No.39 site adjacent of this compound wall site. West: 58-00 feet-House bearing Door No.79-23-3/1. North: 06-03 feet - Road.</p> <p>Within the boundaries an extent of 40.27 sq. yards together with G+3 RCC up stair steps out of it undivided and unspecified proportionate joint 1/4th share i.e. 10.06 sq. yards in 1/2th of undivided share right s i.e., 5.03 sq yards of site with all easmentray rights.</p>
6. Reserve Price:	<p>The reserve price for Property 1 will be Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only), The reserve price for Property 2 will be Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only), The reserve price for Property 3 will be Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only), The reserve price for Property 4 will be Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only), The reserve price for Property 5 will be Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only), The reserve price for Property 6 will be Rs. 39,97,000/- (Rupees Thirty Nine Lakhs Ninety Seven Thousand Only).</p>
7. Last date of Deposit of EMD Amount:	on or before 12:00 P.M., 27-01-2026
8. The property can be inspected Date and Time	The properties could be inspected from 06-01-2026 to 26-01-2026 during 10:00AM to 05:00 PM.

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 encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 9(e) below).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected from 06-01-2026 to 26-01-2026 during 10:00AM to 05:00 PM.
- Prospective bidders are advised to visit website <https://baanknet.com/> and register yourself on the e-

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auction platform and further ensure having valid KYC documents like PAN Card & aadhaar and aadhaar 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.

- e. The intending bidders shall deposit **Earnest** money deposit for Property 1 will be **Rs.3,99,700/- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 2 will be **Rs.3,99,700/- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 3 will be **Rs.3,99,700/- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 4 will be **Rs.3,99,700/- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 5 will be **Rs.3,99,700/- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, Earnest money deposit for Property 6 will be **Rs.3,99,700/- (Rupees Three Lakhs Ninety Nine Thousand Seven Hundred Only)**, 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" 209272434 on or before 27-01-2026 at 12:00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 25,000/- (Incremental amount/price) for all the properties 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 Rs.25,000/- (incremental price) for all the properties and time shall be extended to 5 minutes when valid bid received in last minutes.
- h. Sale shall be confirmed in favor 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 Authorized 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, **Rajahmundry J N Road** Branch, IFSC Code CNRB0006604.
- 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 Lakh (Rupees Fifty lakh), 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.

(A GOVERNMENT OF INDIA UNDERTAKING)

- 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 from 06-01-2026 to 26-01-2026 during 10:00AM to 05:00 PM.
- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

P. For further details contact: **The Chief Manager, Canara Bank, Rajahmundry J N Road Branch**, Mobile No: 91-8331015663) e-mail id: cb6604@canarabank.com ; OR the service provider for Andhra Pradesh Region Company M/S PSB Alliance (Baanknet), Help Desk Number: 8291220220 Email: support.baanknet@psballiance.com Website: <https://www.baanknet.in>.

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.

कृते केनरा बैंक
For CANARA BANK

Francis
अधिकृत अधिकारी/Authorised Officer

Place: Bhimavaram

Date: 05-01-2026

Authorised Officer

Canara Bank