

ANNEXURE-III
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref:

Date:19.12.2025

To

1.) M/s SRI SATHYANARAYANA SWAMY AGENCIES
H NO 6 166 7 A, UTHKOOR,
DANDEPALLE
LUXETTIPET,
MANCHERIAL, TELANGANA
504215, PH NO 9177887007

2.) VENKATESHAM GOUD GARREPELLI
S/O MALLAGOUD, H NO 2 33/2 UTUKUR
DANDEPALLE, LUXETTIPET, MANCHERIAL
504215

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 Luxettipet 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 Luxettipet 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 For Canara Bank


Authorised Officer
REGIONAL OFFICE
Canara Bank, ARANGAL

आदेशानुसार प्रेषित



[Appendix – IV-A]
[See provision to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets 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 Symbolic Possession of which has been taken by the Authorised Officer of CANARA BANK Regional Office Warangal (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 28/01/2026 (mention date of the sale), for recovery of Rs. 1,22,98,344.74(One Crore Twenty Two Lakhs Ninety Eight Thousand Three Hundred Forty Four and paisa Seventy Four) due to the CANARA BANK LUXETTIPET (Secured Creditor) from Mr VENKATESHAM GOUD GARREPELLI Prop of M/s SRI SATHYANARAYANA SWAMY AGENCIES c/o H NO 6 166 7 A UTHKOOR, LUXETTIPET, MANCHERIAL, TELANGANA 504215. The reserve price will be Rs.1,25,26,200(One Crore Twenty Five Lakhs Twenty Six Thousand Two Hundred Only) and the earnest money deposit will be Rs.12,52,620(Twelve Lakh Fifty Two Thousand Six Hundred Twenty only)

Details of Immovable Property

All the part and parcel of the two storey building bearing no 2-33/2 of RCC roof plinth area 1030.59 sqfts(Ground Floor) & 1030.59 sqfts (First Floor) in Survey No 442 to an extent of 254 Sq Yards situated at Uthkur Village of Luxettipet Municipality and Mandal, Dist Mancherial

Boundaries of the total plot:-

North : Land of Sama Ravindar.
South : Road.
East : Land of Sama Damodar.
West : Road

CERSAI Security Interest ID: 400062827170

Asset ID: 200063615787

*For detailed terms and conditions of the sale, please refer to the link provided In Secured Creditor's website i.e. www.canarabank.bank.in

कृते केनरा बैंक For Canara Bank


Authorised Officer
वित्त प्रबंधक Divisional Manager
केनरीय कार्यालय-वरंगल (6936)
REGIONAL OFFICE WARANGAL

Date:19.12.2025

Place:WARANGAL

Internal



CANARA BANK
 (A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 (s) and Guarantor (S) that the below described immovable property mortgaged/ charged to the secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 28.01.2026, for recovery of Rs. 1,22,98,344.74(One Crore Twenty Two Lakhs Ninety Eight Thousand Three Hundred Forty Four and paisa Seventy Four) due to the 'CANARA BANK LUXETTIPET' (Secured Creditor) from Mr VENKATESHAM GOUD GARREPELLI Prop of M/s SRI SATHYANARAYANA SWAMY AGENCIES C/O H NO 6 166 7 A UTHKOOR, LUXETTIPET, MANCHERIAL, TELANGANA 504215. The reserve price will be Rs.1,25,26,200(One Crore Twenty Five Lakhs Twenty Six Thousand Two Hundred Only) and the earnest money deposit will be Rs.12,52,620(Twelve Lakh Fifty Two Thousand Six Hundred Twenty only).

1	Name and Address of the Secured Creditor	CANARA BANK LUXETTIPET
2	Name and Address of the Borrower & Guarantor	Mr VENKATESHAM GOUD GARREPELLI C/O H NO 6 166 7 A UTHKOOR, LUXETTIPET, MANCHERIAL, TELANGANA 504215
3	Total liabilities as on	Rs.1,22,98,344.74(One Crore Twenty Two Lakhs Ninety Eight Thousand Three Hundred Forty Four and paisa Seventy Four)
4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) 28.01.2026 (11.30AM to 12.30PM) Online
5	Details of Property/ies	All the part and parcel of the two storey House building bearing no 2- 33/2 of RCC roof plinth area 1030.59 sfts(Ground Floor) & 1030.59 sfts (First Floor) in Survey No 442 to an extent of 254 Sq Yards situated at Uthkur Village of Luxettipet Municipality and Mandal, Dist Mancherial Boundaries of the total plot:- North : Land of Sama Ravindar. South : Road. East : Land of Sama Damodar. West : Road
6	Reserve Price (Rupees _____)	Rs.1,25,26,200(One Crore Twenty Five Lakhs Twenty Six Thousand Two Hundred Only)
7	Earnest Money Deposit	Rs.12,52,620(Twelve Lakh Fifty

		Two Thousand Six Hundred Twenty only)
8	The property can be inspected Date & Time	26.12.2025 to 27.01.2026 (10.00AM to 5.00PM)

9 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 on 10.00AM to 05.00PM between 26.12.2025 and 27.01.2026.
- 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 & addhaar and addhaar 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).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.12,52,620(Twelve Lakh Fifty Two Thousand Six Hundred Twenty 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" Canara Bank on or before 27.07.2026 at 5.00PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.20,000/- (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.

- The incremental amount/price during the time of each extension shall be Rs.20,000 (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- 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, LUXETTIPET Name of Branch, IFSC Code CNRB0006153(Branch IFSC Code).
- All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- 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.



- m. 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.
- n. 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 27.01.2026 from 10.00a.m to 04.00 P.M.
- 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 Mr Mylarappa Divisional Manager (Regional Office Warangal, Mobile 9448117115) 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)

Place:WARANGAL

Date:19.12.2025

कृते केनरा बैंक For Canara Bank


Authorised Officer
Regional Office Warangal
केनरा बैंक
क्षेत्र कार्यालय-वरंगल (6936)
Warangal

Internal



