

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: Mr Mareedu Pratap/Chataparru/SN/Jan 2026

Date: 05-01-2026

To

Borrower: Sri Pratap Mareedu, S/o Sitharamaiah Mareedu, 5-179, Near ZP High School, Penamaluru, Andhra Pradesh-521139

Legal Heirs of the Guarantor (Late Jangam Siva Kumar):

- 1) Jangam Nagamani, W/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana.
- 2) Jangam Chandra Sekhar, S/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana.
- 3) Jangam Manikanta, S/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana.
- 4) Jangam Balanalini, D/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana.

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 **Chataparru** 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 **Chataparru** 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

Authorised Officer, अधिकृत अधिकारी/Authorised Officer
Canara Bank

ENCLOSURE – SALE NOTICE

(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 **Chataparru** 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. 43,85,472.55/- (Rupees Forty Three Lakhs Eighty Five Thousand Four Hundred Seventy Two and Fifty Five Paise Only)** as on **10-11-2025 + interest and costs** is due to the **Chataparru** branch of **Canara Bank** from **Borrower: Sri Pratap Mareedu, S/o Sitharamaiah Mareedu, 5-179, Near ZP High School, Penamaluru, Andhra Pradesh-521139 Legal Heirs of the Guarantor (Late Jangam Siva Kumar):** 1) Jangam Nagamani, W/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana. 2) Jangam Chandra Sekhar, S/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana. 3) Jangam Manikanta, S/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana. 4) Jangam Balanalini, D/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana.


The reserve price for Property will be **Rs.56,54,000/- (Rupees Fifty Six Lakhs Fifty Four Thousand Only)** and the earnest money deposit for Property will be **Rs.5,65,400 /- (Rupees Five Lakhs Sixty Five Thousand Four Hundred Only)**. The Earnest Money Deposit shall be deposited on or before 12 PM, 27-01-2026.

Details and full description of the immovable property with known encumbrances, if any.

Details of Property	Reserve Price	EMD Amount
All that part and parcel of RCC roofed Ground and first floored residential building in 168.77 sq. yds. with D.No.5-179 in R.S.No.224/3 , Old R S No 7/1 situated in Penamaluru Village, Penamaluru Grama Panchayathi, Penamaluru Mandal , Kankipadu SRO bounded by East : Properties of Mareedu Subbarao and Mareedu Srinivasa Rao 30-6ft South : Properties of Chaganti Ramachandra Rao 49ft West : Properties of Tadepalli SambaRao and Venkataswamy 31-6ft North : Property of Mareedu Prabhakara Rao 49ft	Rs.56,54,000/- (Rupees Fifty Six Lakhs Fifty Four Thousand Only)	Rs.5,65,400 /- (Rupees Five Lakhs Sixty Five Thousand Four Hundred Only)

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 Manager, Chataparru Branch Canara Bank, Mobile No: 91- 8331015651 during office hours on any working day.

Place: Bhimavaram
Date: 05-01-2026

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी/Authorised Officer
Canara Bank

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1. Name and Address of the Secured Creditor:	CANARA BANK, CHATAPARRU BRANCH
2. Name and Address of the Borrowers and Guarantor:	Borrower: Sri Pratap Mareedu, Sitharamaiah Mareedu, 5-179, Near ZP High School, Penamaluru, Andhra Pradesh-521139 Legal Heirs of the Guarantor (Late Jangam Siva Kumar): 1) Jangam Nagamani, W/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana . 2) Jangam Chandra Sekhar, S/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana . 3) Jangam Manikanta, S/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana . 4) Jangam Balanalini, D/o Late Jangam Siva Kumar 1-162-11, Gothulomillu Street, Pedana.
3. Total liabilities as on 10-11-2025.	Rs. 43,85,472.55/- (Rupees Forty Three Lakhs Eighty Five Thousand Four Hundred Seventy Two and Fifty Five 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
5. Details of Property/ies:	All that part and parcel of RCC roofed Ground and first floored residential building in 168.77 sq. yds. with D.No.5-179 in R.S.No.224/3 , Old R S No 7/1 situated in Penamaluru Village, Penamaluru Grama Panchayathi, Penamaluru Mandal , Kankipadu SRO bounded by East : Properties of Mareedu Subbarao and

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	Mareedu Srinivasa Rao 30-6ft South : Properties of Chaganti Ramachandra Rao 49ft West : Properties of Tadepalli Samba Rao and Venkataswamy 31-6ft North : Property of Mareedu Prabhakara Rao 49ft
6. Reserve Price:	Rs.56,54,000/- (Rupees Fifty Six Lakhs Fifty Four Thousand Only)
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 between 10:00 AM to 05:00 PM.
- 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 sup
- The intending bidders shall deposit Earnest money deposit for Property will be **Rs.5,65,400 /- (Rupees Five Lakhs Sixty Five Thousand Four 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.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 25,000/- (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.25,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
- Sale shall be confirmed in favor 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.

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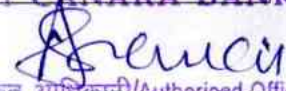
- j. The above mentioned balance sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, **Chataparru** Branch, IFSC Code CNRB0001330.
- k. All charges for conveyance, stamp duty and registration, GST etc., as applicable 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.
- 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 19-11-2025 to 28-12-2025 from 10 A.M. to 5 P.M.
- 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, Chataparru Branch**, Mobile No: 91-8331015651) e-mail id: **cb1330@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://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.

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For CANARA BANK


अधिकृत आधिकारी/Authorized Officer

Canara Bank

Place: Bhimavaram

Date: 05-01-2026