

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 Property(ies) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) 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, Symbolic 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 **24.09.2025**, for recovery of **Rs.2416.99 Lakhs as on 31.08.2025 + Future interest + Other Charges (if any) due to Canara Bank.**

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 of the Borrower

: **M/s M S Ramayya Constructions Pvt Ltd**

|                                                                                                                                                                                                          |                                                                                                                                                                                                                                |
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| <b>M/s M.S.Ramayya Constructions(p) Ltd.,</b><br>Rep by Sri MoggaSitaRamayya<br>(Managing Director),<br>"SUNIRMITT", D.No.5-42/6,<br>Purushottapuram Colony,<br>Purushottapuram, Visakhapatnam - 531055. | <b>Sri Mogga Sitaramayya (Managing Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>S/o Sri VenkataRamana<br>9-102, Senathivanipalem, Vepagunta<br>Visakhapatnam - 530047.                                            |
| <b>Sri Gummudu Ramesh (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>S/o Ramu Naidu<br>2-77/A Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047.                                         | <b>Mrs Mogga Dakshayani (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>D/o Sri SeethaRamayya<br>9-102/1 Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047.                                                     |
| <b>Sri/smt Mogga GeetaSankar (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>S/o SeethaRamayya<br>5-51 Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047.                                 | <b>Late Sri Mogga Manikanta (Director),</b><br>S/o SeethaRamayya, Represented by his Legal Heirs:<br>Smt Mogga Naga Vara Lakshmi,<br>W/o Sri M Seetharamayya 9-102,<br>Senathivanipalem, Vepagunta,<br>Visakhapatnam - 530047. |
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**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:  
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Smt Mogga Kanakaratanam,</b><br>w/o Late Sri MoggaManikanta,<br>5-51, Bayyavaram, Yelamanchili Mandal,<br>Visakhapatnam-531055                                                               | <b>Master Mogga RadhaManohar,</b><br>S/o Late Sri Mogga Manikanta, Represented by his<br>natural guardian – Mother: Smt Mogga Kanakaratanam,<br>5-51, Bayyavaram, Yelamanchili Mandal,<br>Visakhapatnam-531055 |
| <b>Smt Mogga Naga varalakshmi (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>W/O Sri SeethaRamayya<br>9-102, Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047.                 | <b>Sri Peela Rajababu (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>5-51 Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047.                                                                   |
| <b>Sri Rampe Sai Harish (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>s/o Sri R Ramakrishna<br>9-108 Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047                         | <b>Sri Mogga Sundara Syam Manohar (Director)</b><br>M/s M S Ramayya Constructions Pvt Ltd<br>S/o Sri MoggaSitaramayya<br>5-51 Senathivanipalem<br>Vepagunta, Visakhapatnam 530047.                             |
| <b>M/S M S Ramayya Developers &amp; Constructions</b><br>(Partnership Firm), rep by its Managing Partner<br>Sri MoggaSitaramayya<br>5-51 Senathivanipalem<br>Vepagunta, Visakhapatnam - 530047. |                                                                                                                                                                                                                |

3. Total liabilities as on **31.08.2025**. : **Rs.2416.99 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 : **24.09.2025**, from 11:00 AM to 12:00 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) & Reserve Price & Earnest Money Deposit (EMD) as follows: -

| Details description of the immovable property(ies) with boundaries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Reserve Price           | EMD                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------|
| <b>i) (DOCUMENT NO.2391/2013):-</b><br><br><b>All that piece and parcel of vacant site measuring an extent of 969.72 sq.yards or 810.811 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:</b><br><br><b>East</b> : Property belongs to M/s Chandana Brothers Shopping Mall<br><b>South</b> : Property belongs to the Vendee who has purchased from the | <b>Rs.1051.22 Lakhs</b> | <b>Rs.105.13 Lakhs</b> |

Internal



केनरा बैंक



Canara Bank

Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:  
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Akula Ganapathi Veera Venkata Naga Satyanarayana today

**West** : Property belongs to the Akula Ganapathi Veera Venkata Naga Satyanarayana

**North** : Property belongs to the Peela Balaji.

**ii) (DOCUMENT NO.2392/2013):-**

All that piece and parcel of vacant site measuring an extent of 436.31 sq.yards or 364.811 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-

**East** : Property belongs to the Vendee who has purchased from the Smt AkulaVaralakshmi today

**South** : Property belongs to Vendor

**West** : Property belongs to Vendor

**North** : Property belongs to the vendee who has purchased from the Sri Peela Govind Satyanarayana

**iii) (DOCUMENT NO.2393/2013):-**

All that piece and parcel of vacant site measuring an extent of 375.40 sq.yards or 313.883 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (B), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-

**East** : Property belongs to M/s Chandana Brothers Shopping Mall

**South** : Property belongs to AkulaVaralakshmi

**West** : Property belongs to the vendee who has purchased from the Sri AkulaGanapathiVeeraVenkataSatyanarayana today

**North** : Property belongs to the vendee who has purchased from the Sri Peela Govind Satyanarayana.

**iv) (DOCUMENT NO.38/2014):-**

All that piece and parcel of vacant site measuring an extent of 72.58 sq.yards together with Shed Bearing Door No. 14-8/9 situated in "Narasimha Nagar" bearing Plot No.10 Part (A) covered by S.No.4/1 of Gopalapatnam Village, within the limits of GVMC, Gopalapatnam SRO Limits, Visakhapatnam, Visakhapatnam District and bounded by:-

Internal





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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| <p>East : Property belongs to Seller/Principal and Peela Govinda Satyanaryana</p> <p>South : Property belongs to the seller/Principal</p> <p>West : Gopalapatnam to Pendurthi BRTS Road</p> <p>North : Property belongs to the Sri PeelaBalaji.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                |
| <p><b><u>V) DOCUMENT NO .2438/2013:</u></b></p> <p>All that piece and parcel of vacant site measuring an extent of 861.66 sq.yards or 720.459 Sq.meters situated in Balaji Garden's bearing Plot No.9A Part (B), Covered by S.No.123P &amp; 124P of Vepagunta Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-</p> <p>East: Property belongs to M/s Chandana Brothers Shopping Mall</p> <p>South : Property belongs to the Vendee who has purchased from the Peela Balaji today</p> <p>West : Visakhapatnam to Araku Road</p> <p>North : Property belongs to Dharani Apartments and A Nagesh and Others</p> <p><b><u>VI) DOCUMENT NO.2437/2013:</u></b></p> <p>All that piece and parcel of vacant site measuring an extent of 884.34 sq.yards or 739.42 Sq.meters situated in Balaji Garden's bearing Plot No.9 A Part (B), Covered by S.No.123P &amp; 124P of Vepagunta Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam district and bounded by:-</p> <p>East: Property belongs to M/s Chandana Brothers Shopping Mall</p> <p>South : Property belongs to Vendee</p> <p>West : Visakhapatnam Aruku Road</p> <p>North : Property belongs to the Vendee who has purchased from The Peela Vijaya Lakshmi Peela Srikanth today.</p> | Rs.990.00 Lakhs | Rs.99.00 Lakhs |

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact Chief Manager, ARMB -Visakhapatnam, Canara Bank, Ph. No.8332956773 & Ph.7095199455 during office hours on any working day.

Date: 02.09.2025

Place: Visakhapatnam

For CANARA BANK  
  
 Authorised Officer  
 ARMB Visakhapatnam  
 CANARA BANK

Internal

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**6. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 02.09.2025.**

- a) The property/ies will be sold in "AS IS WHERE 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 6(h) below).
- b) Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- c) All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- d. For sale proceeds of Rs.50.00 lakhs (Fifty lakhs) and above, the successful bidder will have to deduct TDS at the rate of 1% on the sale proceeds and submit the original receipt of TDS Certificate to the Bank.
- e) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://baanknet.com>, bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- f) The property can be inspected, with Prior Appointment with the Authorised Officer on **17.09.2025**.
- g) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- h) EMD amount of 10% of the Reserve Price is to be deposited through RTGS/NEFT/Fund Transfer to E-wallet in <https://baanknet.com> by using the bidder login credentials on or before **23.09.2025, 4:00 PM**.
- i) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider PSB Alliance Baanknet in the website <https://baanknet.com>. Contact Mobile No: 8291220220, Email-id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).
- j) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **23.09.2025, 4:00 PM**, to Canara Bank, ARMB-Visakhapatnam Branch, by hand or by email to [cb13591@canarabank.com](mailto:cb13591@canarabank.com).
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
- ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance bid amount.
- iii) Bidders Name, Contact No, Address, E-mail Id.
- iv) Bidders account details for online refund of EMD.
- k) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD amount shall not carry any interest.

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1) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

m) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance to be paid within **15 days** from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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.

n) The prospective purchaser has to pay the applicable stamp duty and registration fee as per the existing guide line value/ sale price for the above said property whichever is higher in the concerned SRO & other charges (if any).

o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or ARMB-Visakhapatnam Branch who, as a facilitating centre, shall make necessary arrangements.

q) For further details contact, Chief Manager, Canara Bank, ARMB -Visakhapatnam Branch during office hours on any working day (Ph.7095199455, Mob No. 8332956773) **e-mail id.cb13591@canarabank.com** OR the service provider PSB Alliance Baanknet in the website <https://baanknet.com>. Contact Mobile No: 8291220220, Email-id: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).

r) All Statutory dues including Property Tax, etc., if any shall be borne by the successful bidder only.

**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.

Place: Visakhapatnam  
Date: 02.09.2025

Internal

For CANARA BANK  
  
Authorised Officer  
Canara Bank  
ARMB, Visakhapatnam