

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: THOLAM/SN

Date: 31/10/2025

To the Borrower/Guarantors/Mortgagor:

Borrowers	Guarantors
Sri. Kanmarlapudi Srinivasa Rao S/o Late Venkateswararao, D.No.3C-17-2, Kacheeri Chavidi, Western Street, Eluru West Godavari District-534001	Smt. Tholam Bhavana W/o Late T. Srinivasa Rao, D. No.3-27, Near Church, Kothuru Post, Pedapadu Mandal, Eluru, West Godavari District Andhra Pradesh-534437.
Sri. Chakka Mallikharjuna Rao S/o Vara Prasad, Sriram Nagar, 10 th Road, Near Sri Sai School, Gavarapalem, Eluru, West Godavari District-534225	<u>Legal heirs of the deceased Guarantor Sri Nadikonda Veera Venkata Ramana (Deceased):</u> Smt. Nidikonda Anna Purna W/o(late) Sri. Nidikonda Veera Venkata Ramana D.No.10-135, Indira Colony Venkanna Cheruvu, Venkatapuram Panchayat, Eluru, West Godavari District, Andhra Pradesh-534001
<u>Legal heirs of the deceased borrower Sri Tholam Srinivasa Rao:</u> Smt. Tholam Bhavana W/o(late) Sri. Tholam Srinivasa Rao D.No.3-27, Near Church, Kothuru Post, Pedapadu Mandal, Eluru, West Godavari District Andhra Pradesh-534437	Sri. Nidikonda Murali Krishna S/o(late) Sri. Nidikonda Veera Venkata Ramana D.No.10-135, Indira Colony Venkanna Cheruvu, Venkatapuram Panchayat, Eluru, West Godavari District, Andhra Pradesh-534001
Minor Tholam Samhitha D/o(late) Sri. Tholam Srinivasa Rao D.No.3-27, Near Church, Kothuru Post, Pedapadu Mandal, Eluru, West Godavari District Andhra Pradesh-534437	Smt. Kamadula Nalini D/o(late) Sri. Nidikonda Veera Venkata Ramana D.No.10-135, Indira Colony Venkanna Cheruvu, Venkatapuram Panchayat, Eluru, West Godavari District, Andhra Pradesh-534001
Minor Tholam Yeswanth S/o(late) Sri. Tholam Srinivasa Rao D.No.3-27, Near Church, Kothuru Post, Pedapadu Mandal, Eluru, West Godavari District Andhra Pradesh-534437	



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Sri Nidikonda Narendra Babu
S/o(late) Sri.Nidikonda Veera Venkata Ramana
D.No.10-135, Indira Colony
Venkanna Cheruvu,
Venkatapuram Panchayat,
Eluru, West Godavari District,
Andhra Pradesh-534001

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.

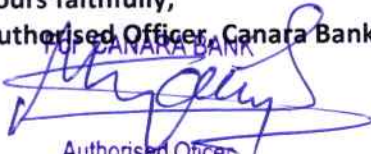
As you are aware, I on behalf of **Canara Bank, ARM Branch Visakhapatnam** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our ARM Branch Visakhapatnam of Canara Bank.

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

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,
Authorised Officer, Canara Bank


Authorised Officer
ARMB, Visakhapatnam

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[See proviso to rule 8 (6)]
Sale notice for sale of immovable properties
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(s) and Guarantor(s) 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 **21.11.2025**, for recovery of **Rs.388.13 Lakhs as on 30.09.2025 + Future interest + Other Charges (if any)** due to the Secured Creditor from **Sri Tholam Srinivasarao (Deceased)**. The reserve price will be **Rs.121.07 Lakhs** and the earnest money deposit will be **Rs.12.11 Lakhs**.

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

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2. Name and Address of the Borrower & Guarantor : **Sri Tholam Srinivasarao (Deceased).**

Borrowers	Guarantors
Sri. Kanmarlapudi Srinivasa Rao S/o Late Venkateswararao, D.No.3C-17-2, Kacheeri Chavidi, Western Street, Eluru West Godavari District-534001	Smt. Tholam Bhavana W/o Late T. Srinivasa Rao, D. No.3-27, Near Church, Kothuru Post, Pedapadu Mandal, Eluru, West Godavari District Andhra Pradesh-534437.
Sri. Chakka Mallikharjuna Rao S/o Vara Prasad, Sriram Nagar, 10 th Road, Near Sri Sai School, Gavarapalem, Eluru, West Godavari District-534225	Legal heirs of the deceased Guarantor Sri Nadikonda Veera Venkata Ramana (Deceased): Smt. Nidikonda Anna Purna W/o(late) Sri. Nidikonda Veera Venkata Ramana D.No.10-135, Indira Colony Venkanna Cheruvu, Venkatapuram Panchayat, Eluru, West Godavari District, Andhra Pradesh-534001
Legal heirs of the deceased borrower Sri Tholam Srinivasa Rao:	Sri. Nidikonda Murali Krishna S/o(late) Sri.Nidikonda Veera Venkata Ramana

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Smt.Tholam Bhavana
W/o(late) Sri.Tholam Srinivasa Rao
D.No.3-27, Near Church,
Kothuru Post, Pedapadu Mandal,
Eluru, West Godavari District
Andhra Prasad-534437

Minor Tholam Samhitha
D/o(late) Sri.Tholam Srinivasa Rao
D.No.3-27, Near Church,
Kothuru Post, Pedapadu Mandal,
Eluru, West Godavari District
Andhra Prasad-534437

Minor Tholam Yeswanth
S/o(late) Sri.Tholam Srinivasa Rao
D.No.3-27, Near Church,
Kothuru Post, Pedapadu Mandal,
Eluru, West Godavari District
Andhra Prasad-534437

D.No.10-135, Indira Colony
Venkanna Cheruvu,
Venkatapuram Panchayat,
Eluru, West Godavari District,
Andhra Pradesh-534001

Smt.Kamadula Nalini
D/o(late) Sri.Nidikonda Veera Venkata Ramana
D.No.10-135, Indira Colony
Venkanna Cheruvu,
Venkatapuram Panchayat,
Eluru, West Godavari District,
Andhra Pradesh-534001

Sri Nidikonda Narendra Babu
S/o(late) Sri.Nidikonda Veera Venkata Ramana
D.No.10-135, Indira Colony
Venkanna Cheruvu,
Venkatapuram Panchayat,
Eluru, West Godavari District,
Andhra Pradesh-534001

3. Total liabilities as on **30.09.2025**. : **Rs.388.13 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 : **21.11.2025**, from 1.00 PM to 2:00 PM
(Within unlimited extension of 5 minutes
Duration each till the conclusion of sale)
(d) Place of Auction : <https://baanknet.com>

5.Description of the immovable mortgage properties:

West Godavari District, Eluru Sub District, Denduluru Mandalam Gopannapalem Village Panchayat Vegavaram Village, R.No.108/5, total 25 vacant sites (From 1 to 25 items) with total extent of 6404.60 sq yds, registered as a Sale Deed No.1920/2012 in favour of Kanamarlapudi Srinivasa Rao, Tholam Srinivasa Rao and Chakka Mallikharjuna Rao.

Item No.	Survey No	Extent	Location of the property	Boundaries
Item No.1	R.S.No.108/5	298.00 Sq.Yds of vacant site in Plot No.33	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi,	East : 24 ft wide Road South : Item No.2 in plot West : Plot No.20 North : Land in .R.S.No.108/4

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			Vegavaram Village.	Within these boundaries an extent" of 298.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.63 Lakhs EMD : Rs.0.56 Lakhs				
Item No.2	R.S.No.108/5	298.00 Sq.Yds of vacant site in Plot No.34	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24ft wide Road South : Item No.3 in plot No.35 West : Plot No. 19 North : Item No. 1 in Plot No.33. Within these boundaries an extent of 298.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.4.56 Lakhs EMD : Rs.0.46 Lakhs				
Item No.3	R.S.No.108/5	298.00 Sq.Yds of vacant site in Plot No.35	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24ft wide Road, South : Item No.4 in Plot No.36, West : Plot No.18, North : Item No.2 in Plot No.34. Within these boundaries an extent of 298.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.63 Lakhs EMD : Rs.0.56 Lakhs				
Item No.4	R.S.No.108/5	300.00 Sq.Yds of vacant site in Plot No.36	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24ft wide Road; South : 24 ft wide Road, West : Plot No.17, North : Item No.3 in Plot No.35. Within these boundaries an extent of 300.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.67Lakhs EMD : Rs.0.57 Lakhs				
Item No.5	R.S.No.108/5	140.00 Sq.Yds of vacant site in Plot No.37	West Godavari District, Sub Registrar Office, Eluru,	East : Item No.13 in Plot No.45, South : Land in R.S.No.108/5P West : 24 ft wide Road,

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			Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	North: Item No.6 in Plot No.38. Within these boundaries an extent of 140.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.2.65 Lakhs EMD : Rs.0.27 Lakhs				
Item No.6	R.S.No.108/5	240.00 Sq.Yds of vacant site in Plot No.38	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Item No. 13 in Plot No. 45, South: Item No,5 in plot No.37, West : 24 ft wide Road North: Item No.7 in Plot No.39. Within these boundaries an extent of 240.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.4.54 Lakhs EMD : Rs.0.45 Lakhs				
Item No.7	R.S.No.108/5	266.66 Sq.Yds of vacant site in Plot No.39	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Item No. 12 in Plot No. 44, South: Item No.6.in plot No.38, West : 24 ft wide Road, North: 24 ft wide Road. Within these boundaries an extent of 266.66.0 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.8	R.S.No.108/5	266.66 Sq.Yds of vacant site in Plot No.40	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Item No. 11 in Plot No. 43, South: 24 ft wide Road, West : 24 ft wide Road, North: Item No.9 in Plot No.41. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.9	R.S.No.108/5	260.00Sq.Yds of vacant site in Plot No.41	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal,	East : Item No.10 in Plot No.42, South: Item No.8 in Plot No.40, West : 24 ft wide Road

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			Gopannapalem Grama panchayathi, Vegavaram Village.	North: Land in R.S.No.108/4. Within these boundaries an extent of 260.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.4.92 Lakhs EMD : Rs.0.49 Lakhs				
Item No.10	R.S.No.108/5	226.66 Sq.Yds of vacant site in Plot No.42	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24ft wide Road, South: Item No.11 in Plot No.43, West : Item No.9 in Plot No.41, North: Land in R.S. No. 108/4. Within these boundaries an extent of 226.66 sq.yds vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.11	R.S.No.108/5	266.66Sq.Yds of vacant site in Plot No.43	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24 ft wide Road. South: 24 ft wide Road, West : Item No.8 in Plot No.40, North: Item No.10 in Plot No.42. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.12	R.S.No.108/5	266.66 Sq.Yds of vacant site in Plot No.44	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24 ft wide Road, South: Item No.13 in Plot No.45, West : Item No.7 in Plot No.39, North: 24 ft wide Road Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.13	R.S.No.108/5	340.00 Sq.Yads. of vacant site in Plot No. 45	West Godavari District, Sub Registrar Office, Eluru,	East : 24 ft wide Road, South: Land in R.S.No: 108/5 West : Item Nos.5,6 in Plot

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			Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	Nos.37,38, North: Item No. 12 in Plot No.44, Within these boundaries an extent of 340.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.6.43 Lakhs EMD : Rs.0.65 Lakhs				
Item No.14	R.S.No.108/5	286.00 Sq.Yads. of vacant site in Plot No. 46	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Item No.21 in Plot No. 53, South: Land in R.S.No.108/5, West : 24 ft wide Road, North: Item No.15 in Plot No.47, Within these boundaries an extent of 286.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.41 Lakhs EMD : Rs.0.55 Lakhs				
Item No.15	R.S.No.108/5	266.66 Sq.yads of vacant site in Plot No. 47	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Item No.20 in Plot No. 52, South : Item No. 14 in Plot No.46, West : 24ft wide Road, North: 24 ft wide Road. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.16	R.S.No.108/5	266.66 Sq.yads of vacant site in Plot No. 48	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Item No.19 inPlot No. 51, South: 24 ft wide Road, West: 24 ft wide Road. North: Item No. 17 in No.49. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.17	R.S.No.108/5	266.66 Sq.yads of vacant site in	West Godavari District, Sub Registrar	East : Item No.18 in Plot No.50, South: Item No.16 in Plot No.48,

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		Plot No. 49	Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	West : 24 ft wide Road, North : Land in R.S.No.108/3, 4. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.04 Lakhs EMD : Rs.0.50 Lakhs				
Item No.18	R.S.No.108/5	320.00 Sq.yads of vacant site in Plot No. 50	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24 ft wide Road, South : Item No. 19 in Plot No.51, West : Item No. 17 in Plot No.49, North : Land in R.S.No.108/3. Within these boundaries an extent of 320.00 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.6.10 Lakhs EMD : Rs.0.61 Lakhs				
Item No.19	R.S.No.108/5	266.66 Sq.yads of vacant site in Plot No. 51	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24 ft wide Road, South : 24 ft wide Road, West : Item No. 16 in Plot No.48, North : Item No. 18 in. Plot No.50. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.10 Lakhs EMD : Rs.0.51 Lakhs				
Item No.20	R.S.No.108/5	266.66 Sq.yads of vacant site in Plot No. 52	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24 ft wide Road, South : Item No.21 in Plot No.53, West : Item No. 15 in Plot No.47, North : 24 ft wide Road. Within these boundaries an extent of 266.66 sq.yds of vacant site is situated with all easementary rights.
Reserve Price: Rs.5.10 Lakhs				

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EMD : Rs.0.51 Lakhs

Item No.21	R.S.No.108/5	240.00 Sq.yads of vacant site in Plot No. 53	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : 24 ft wide Road, South : Land in R.S. No. 108/5P, West : Item No. 14 in Plot No.46, North : Item No. 20 in Plot No.52. Within these boundaries an extent of 240.00 sq.yds of vacant site is situated with all easementary rights
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Reserve Price: Rs.4.55 Lakhs

EMD : Rs.0.46 Lakhs

Item No.22	R.S.No.108/5	138.00 Sq.yads of vacant site in Plot No. 54	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Land in R.S. No. 110, South : Item No. 23 in Plot No.55, West : 24 ft wide Road, North : Land in R.S No. 108/3. Within these boundaries an extent of 138.00 sq.yds of vacant site is situated with all easementary rights
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Reserve Price: Rs.2.70 Lakhs

EMD : Rs.0.27 Lakhs

Item No.23	R.S.No.108/5	155.00 Sq.yads of vacant site in Plot No. 55	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Land in R.S. No. 110, South : Item No. 24 in Plot No.56, West : 24 ft wide Road, North : Item No. 22 in Plot No.54, Within these boundaries an extent of 155.00 sq.yds of vacant site is situated with all easementary rights
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Reserve Price: Rs.2.94 Lakhs

EMD : Rs.0.30 Lakhs

Item No.24	R.S.No.108/5	225.00 Sq.yads of vacant site in Plot No. 56	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Land in R.S. No. 110, South : Item No. 25 in Plot No.57, West : 24 ft wide Road, North : Item No. 23 in Plot No.55, Within these boundaries an extent of 225.00 sq.yds of vacant site is situated with all easementary rights
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				rights
Reserve Price: Rs.4.27 Lakhs EMD : Rs.0.43 Lakhs				
Item No.25	R.S.No.108/5	240.00 Sq.yards of vacant site in Plot No. 57	West Godavari District, Sub Registrar Office, Eluru, Denduluru Mandal, Gopannapalem Grama panchayathi, Vegavaram Village.	East : Land in R.S. No. 110, South : Land in R.S. No. 108/5P, West : 24 ft wide Road, North : Item No. 24 in Plot No.56, Within these boundaries an extent of 240.00 sq.yds of vacant site is situated with all easementary rights
Reserve Price: Rs.4.55 Lakhs EMD : Rs.0.46 Lakhs				

6. Reserve Price: : **Rs.121.07 Lakhs**
7. Earnest Money Deposit : **Rs.12.11 Lakhs**
8. The property can be inspected on : **13.11.2025 from 10:00 AM to 4:00 PM**

For detailed terms and conditions of the sale, please refer to the link 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: 31.10.2025
Place: Visakhapatnam

For CANARA BANK

Authorised Officer
ARMB, Visakhapatnam
CANARA BANK

9. 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 **13.11.2025 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

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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.12.11 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 **20.11.2025 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.

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.

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

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 **13.11.2025 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. 7095199455, Mob No. 8332956773, Mob: 9100472578) 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

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: 31.10.2025

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For CANARA BANK
Authorised Officer
Canara Bank
Visakhapatnam

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