



ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: 36201250000737: SN: 2025-26: PSB

Date: 23.03.2026

To

Borrower	Borrower	Borrower
M/s Geeta Enterprises, D No.C-4-32-48 Madepalli, Jallipudi Post, Eluru, Andhra Pradesh 534002	Sri Prasadapu Venkateswara Rao, S/o Nagabhushanam, D.No.5- 21, Madepalli Village, Jallipudi PO, West Godavari 534001	Sri Prasadapu Sai Babu, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jallipudi PO, West Godavari- 534001
Guarantor		
(OLD ADDRESS) Sri Prasadapu Veeraraju , S/o P Nagabhushanam D.No 5-21 madepalli Village, Jallipudi PO West Godavari 534001		<u>New Address</u> Sri Prasadapu Veeraraju S/o P Nagabhushanam D.No: 28-4-26/1 Shanthi nagar 2 nd road Eluru West Godavari dist Andhrapradesh 534001

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 ARM Branch, Vijayawada 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 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

ENCLOSURE – SALE NOTICE



ANNEXURE-II

[Appendix – IV-A]
[See proviso 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 constructive/physical (whichever is applicable) possession of which has been taken by the **Authorised Officer of Canara Bank, ARM VIJAYAWADA Branch**, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **15.04.2026**, for recovery of **Rs. 34,15,63,621.96** for the **Account No: 36201250000737** as on **28.02.2026** due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from **M/s Geeta Enterprises ,D No.C-4-32-48 Madepalli, Jallipudi Post,Eluru, Andhra Pradesh 534002** represented by partners : Sri Prasadapu Venkateswara Rao, S/o Nagabhushanam, .No.5- 21, Madepalli Village, Jallipudi PO, West Godavari 534001; 2. Sri Prasadapu Sai Babu, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jallipudi PO, West Godavari- 534001 and Guarantor- **Sri Prasadapu Veeraraju ,S/o P Nagabhushanam.**

The reserve price and the earnest money deposit are as mentioned below for each property.

PROPERTY: 1

All that part and parcel of two storeyed (ground floor and first floor) R.C.C roofed residential building belongs to P.Venkateswara rao, P.Sai Babu & P,Veera Raju in an extent of 300 Sq. Yds. in R.S.No.101/3, Dr. No.4-32(old), 5-23(New), Eluru to Kaikaluru Road, Madepalli, Eluru, West Godavari bounded by

North : House of Sri Vannamreddy Rama Swamy
East : Raja Veedhi
South : Site of Sri Prasadapu Mukkanti
West : Irrigation Bodhi

PROPERTY: 2

All that part and parcel of clay tiled residential building with Appurtenant site of 670 Sq.yards situated in T.S.No.779. 1110, 1193, Dr.No 22B-8-27, Chadalavada Street, Powerpet, Eluru belonging to Sri P Venkateswara Rao, bounded by

North : property of Sri Prasadapu Venkateswara Rao
East : Municipal Road
South : Property of Smt. Anguluri Lakshmi Parvathi
West : Property of Smt. Anguluri Lakshmi Parvathi

PROPERTY: 3

All that part and parcel of vacant site in an extent of 5082 Sq. Yds. or Ac1.05 cts. in R.S.No.105/3 near D.No.5-23, Madepalli Village, Eluru to Kaikaluru road, Eluru; site divided into two parts with boundaries as below-

Part 1-Boundaries of Ac.1.00 cts or 4840 Sq. Yds.

North : property of Sri Nukala Ramdas and some extent of Part 2 site
East : Irrigation Canal
South : Site of Sri Neela Giri Sri Rangam
West : Sriparru Road

Part 2- Boundaries of Ac 0.05 cts or 242 Sq. Yds.

North : property of Sri Nukala Ramdas and some extent of site of Sri Perabaththina Perayya and others
East : land of Sri Nadikonda Pullamma
South : Part 1 site to some extent, Irrigational canal and vendors site

West : Vendors site

PROPERTY: 4

All that part and parcel of vacant residential site admeasuring 3547.4 sq yards belonging to Sri P Venkateswara Rao, managing partner of the firm situated at TS No-27 D.No. 16B - 15, Tangellamudi village, eluru bounded by

North : Site of Nerusu Rama Rao

East : Site of Prasadapu Rambabu

South : Site of Srwana Kumra

West : Site of Prasadapu Rambabu

PROPERTY: 5

All that part and parcel of vacant site in R S No 107/2, Vegavaram Village, Gopannapalem panchayat, Denduluru Mandal, Admeasuring to 3321.26 sq yds in plot no 9,10,11,12,(835.77 Sq Yards):Plot no 13,14,15,16(851.52 Sq yds):Plot no 17,18,19,20(806.21 Sq Yards): Plot no 21,22,23,24(827.76 Sq Yards) in the name of Prasadapu Sai babu.

PROPERTY: 6

All that part and parcel of vacant site R S No 440/2, 441/1 Plot no 23 & 24 venkatapuram ,eluru Block 1 , Eluru Mandal, Measuring 328.72 Sq Yds in the name of Prasadapu veeraraju bounded by

North: 15ft wide road

East : Site of Ponnada Sudhakara Rao & Bodepalli Apparao

South: Site belongs to Balanagu Venkata Subbamma

West: Site of Kurapati Ramachandra Rao

PROPERTY: 7

All that Part and Parcel of vacant site in R S No 865,869 Plot no 16. venkatapuram, Eluru Block -3 , Eluru Admeasuring 150 Sq Yds in the name of Prasadapu Venkateswara Rao bounded by

North: 33ft Wide road

East : Plot no 17

South: Site of Prasadapu VEnkateswar rao & Others

West: Road

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

Date: 23.03.2026

Place: Vijayawada

Authorised Officer



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 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/physical (whichever is applicable) possession of which has been taken by the **Authorised Officer of Canara Bank, ARM VIJAYAWADA Branch**, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **15.04.2026** , for recovery of **Rs. 34,15,63,621.96** for the **Account No: 36201250000737** as on **28.02.2026** due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from **M/s Geeta Enterprises ,D No.C-4-32-48 Madepalli, Jallipudi Post,Eluru, Andhra Pradesh 534002** represented by partners : **Sri Prasadapu Venkateswara Rao, S/o Nagabhushanam, .No.5- 21, Madepalli Village, Jallipudi PO, West Godavari 534001; 2. Sri Prasadapu Sai Babu, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jallipudi PO, West Godavari- 534001 and Guarantor- Sri Prasadapu Veeraraju ,S/o P Nagabhushanam.,**represented by the following under respective capacity.

1.	Name and Address of the secured Creditor	ARM BRANCH VIJAYAWADA D.NO. 54-15-4B, GROUND FLOOR, LAKSHMI AVENUE, SRINIVASANAGAR BANK COLONY, VIJAYAWADA – 520008 E-MAIL ID : armvij@canarabank.com, MOBILE : 8331011695
2.	Name and Address of the Borrower & Guarantor	M/s Geeta Enterprises, D No.C-4-32-48 Madepalli, Jallipudi Post, Eluru, Andhra Pradesh 534002. Sri Prasadapu Venkateswara Rao, S/o Nagabhushanam, D.No.5- 21, Madepalli Village, Jallipudi PO, West Godavari,534001 Prasadapu Sai Babu, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jallipudi PO, West Godavari- 534001 (OLD ADDRESS) Sri Prasadapu Veeraraju , S/o P Nagabhushanam D.No 5-21 madepalli Village, Jallipudi PO,West Godavari,534001 New Address: Sri Prasadapu Veeraraju S/o P Nagabhushanam D.No: 28-4-26/1,Shanthi nagar 2nd road Eluru,West Godavari dist,Andhrapradesh 534001
3.	Total liabilities as on 28.02.2026	34,15,63,621.96
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) 15.04.2026 & 02.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	As mentioned Above
6.	Reserve Price (Rupees_____)	Property 1: 57,60,000/- Property 2: 90,45,000/- Property 3: 59,45,000/- Property 4: 1,02,16,000/- Property 5: 48,15,000/-

		Property 6: 25,20,000/- Property 7: 9,90,000/-
7.	Earnest Money Deposit	Property 1: 5,76,000/- Property 2: 9,04,500/- Property 3: 5,94,500/- Property 4: 10,21,600/- Property 5: 4,81,500/- Property 6: 2,52,000/- Property 7: 99,000/-
8.	The property can be inspected Date & Time	10.04.2026 From 11.00 AM to 04.00 PM

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 10.04.2026 between 11.00 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 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 15.04.2026 at 12.00 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 up to Rs.25 lacs, in multiplies of Rs 25,000/- for reserve price above Rs.25 lacs and up to Rs.50 lacs, in multiplies of Rs 50,000/- for reserve price above Rs.50 lacs to 100 lacs and in multiplies of Rs 100,000/- for reserve price above Rs. 100 lacs. 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 as mentioned in "Point No. f" and time shall be extended to 5 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, Vijayawada., IFSC Code CNRB0006682.
- 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 on 10.04.2026 from 11.00 a.m. to 4.00 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. Nagaraj C Meeshi, Ph. No.8331011695 and Mobile 9398584948 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: Vijayawada
Date: 23.03.2026

Authorised Officer
Canara Bank