

TIRUTTANI BRANCH (DPC: 3799)

NO 97/2B, CHITTOOR ROAD

TIRUTTANI - 631 209.

Ph: 044-27945255/+916374377285

Email:cb3799@canarabank.com



REF: 122/SALE NOTICE/E-AUCTION/MADHU GROUPS

DATE: 27.02.2026

To,

M/s MADHU GROUPS

Prop: Chintha Madura Vani

No 7/316 New Krishna Nagar,

Kodur, AP – 516101

Mrs Chintha Madura Vani,

W/o Chintha Rama Subba Reddy,

Prop: M/s MADHU GROUPS,

No 7/316 New Krishna Nagar,

Kodur, AP - 516101

Mr M Ramanaiah Alias Chintha Rama Subba Reddy,

S/o Chintha Adi Reddy,

No 7/316 New Krishna Nagar,

Kodur, AP - 516101

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, the Authorised Officer, Canara Bank, had 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 **"CANARA BANK, TIRUTTANI Branch.**

The undersigned proposes to sell the assets (through e-auction) 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 (e-auction notice) containing terms and conditions of the sale. You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **15 days** from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice. I am herewith sending the Sale Notice (e-auction 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**

Encl: SALE NOTICE

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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 Borrowers that the below described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of **Tiruttani Branch** of the **Canara Bank** will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **18.03.2026 (Time 11.30 a.m. to 12.30 p.m.)** for recovery of as on **17.02.2026** is **Rs 1,57,78,401.39 (Rupees One Crore Fifty Seven Lakh Seventy Eight Thousand Four Hundred One and Paise Thirty Nine only)** plus further interest thereon due to the **Tiruttani Branch** of Canara Bank, from **M/s Madhu Groups represented by Prop Mrs C Madura Vani w/o C Rama Subba Reddy (hereinafter referred to as “the Borrower”)** and **Mr M Ramanaiah Alias Chintha Rama Subba Reddy, S/o Chintha Adi Reddy (hereinafter referred to as “the Guarantor”)**. There are no known encumbrances as per the knowledge of the Bank.

DETAILS OF SECURITY ASSETS:

Sl No	Immovable	Title Holder
1.	All that Piece and Parcel of the Land measuring 4050 Sq.ft. along with Residential Building measuring 2243.60 Sq.ft. (GF 923.83 Sqft, FF 975.64 Sqft, SF 344.13 Sqft), situated at Ward No 7 New Krishna Nagar bearing Door No 7/316 7/316A comprised in S No 684/2A Kodur Mandal, Kodur Panchayat, Kadapa District adm, Bounded on North By : 15 Feet Width Road South By : Houses Belonging to Yerogalla Krishnaiah, Madduru Sarojamma, and Macharla Subbarayudu East By : MDO Office fencing West By : 18 Feet Width Road	Mr. M Ramanaiah @ Chintha Rama Subba Reddy S/o Chintha Adi Reddy

The reserve price will be **Rs.1,54,00,000/- (Rupees One Crore Fifty Four Lakh only)** and the earnest money deposit will be **Rs.15,40,000/- (Rupees Fifteen Lakh Forty Thousand only)**. The Earnest Money Deposit shall be deposited **on or before 17.03.2026 till 4.00 p.m.**

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 **Chief Manager, Canara Bank, Tiruttani Branch (Ph.No: +916374377285)** during office hours on any working day. Portal of E-Auction: <https://www.baanknet.com/>

Date: 27.02.2026
Place: Thiruvallur


AUTHORISED OFFICER
CANARA BANK

Internal

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 27.02.2026

1.	Name and Address of the secured creditor	CANARA BANK, TIRUTTANI BRANCH
2.	Name and Address of the Borrower	M/s MADHU GROUPS Prop: Chintha Madura Vani No 7/316 New Krishna Nagar, Kodur, AP – 516101 Mrs Chintha Madura Vani, W/o Chintha Rama Subba Reddy, Prop: M/s MADHU GROUPS, No 7/316 New Krishna Nagar, Kodur, AP - 516101 Mr M Ramanaiah Alias Chintha Rama Subba Reddy, S/o Chintha Adi Reddy, No 7/316 New Krishna Nagar, Kodur, AP – 516101.
3.	Total Liabilities as on 17.02.2026	Rs 1,57,78,401.39 (Rupees One Crore Fifty Seven Lakh Seventy Eight Thousand Four Hundred One and Paisa Thirty Nine only) with further interest and other incidental charges thereto incurred by the Bank.
4.	a. Mode of Auction	Online Auction (E-Auction)
	b. Details of Auction service provider	M/s PSB Alliance (Ebkray)
	c. Date & Time of Auction	18.03.2026 (Time 11.30 a.m. to 12.30 p.m.)
	d. Portal of E-Auction	https://www.baanknet.com/
5	Reserve price	Rs.1,54,00,000/- (Rupees One Crore Fifty Four Lakh only)
6	Earnest Money deposit (EMD)	Rs.15,40,000/- (Rupees Fifteen Lakh Forty Thousand only).
7	Last date for submission of Bids	On or Before 17.03.2026 till 4 pm
8	Date and time of inspection of property for intending purchasers	16.03.2026 to 17.03.2026 (between 11.00 am to 4.00 pm with prior appointment with Authorised officer)

OTHER TERMS AND CONDITIONS

- Auction/bidding shall be only through “Online Electronic Bidding” through the website **<https://www.baanknet.com/>**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment with Authorised Officer, from **16.03.2026 to 17.03.2026 (between 11.00 am to 4.00 pm)**.

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- c) 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.
- d) **The intending Bidders shall deposit Earnest Money Deposit (EMD) 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 17.03.2026, till 4.00 pm.**
- e) 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 & Aadhar and Aadhar linked 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.ebkay@psballiance.com or support.baanknet@psballiance.com
- f) The Bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID.
- g) The intending bidders should register their names at portal <https://www.baanknet.com/> and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s PSB Alliance (Ebkay), Contact No- 8291220220, email id: support.ebkay@psballiance.com
- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) 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.
- j) 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 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.
- k) For sale proceeds of Rs.50.00 lacs and above, the successful bidder will have to deduct TDS at the rate as applicable under Section 194 – IA, on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) The intending bidders are kindly requested to visit the property and ascertain the exact location, extent of the property and nature of property and also make their own independent inquiries and legal due diligence to satisfy themselves regarding the encumbrances, if any, the title of the properties, physical extent, statutory approvals, claim/rights/dues affecting the property including statutory liabilities prior to submission of bids. Authorized Officer or the banks shall

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not be responsible for any discrepancy, charge, lien, encumbrances pertaining to property, or any other dues to the Government or anyone else in respect of the said properties.

- o) The Sale Certificate shall be issued in the same name in which the bid is submitted.
- p) On receipt of sale certificate, the purchaser shall take all necessary steps and make arrangements for registration of the property. All charges for conveyance, the existing and future Statutory Dues, if any payable by the borrower, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only. The purchaser is liable to incur the dues of the Local Self Government / other dues payable to the Government if any, informed subsequently.
- q) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach Canara Bank, Tiruttani Branch who, as a facilitating centre, shall make necessary arrangements.

For further details contact, Canara Bank, **Tiruttani Branch (Ph:+916374377285), E-mail: cb3799@canarabank.com** or the service provider **M/s PSB Alliance (Ebkray), Contact No- 8291220220, email id: support.ebkray@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.

Date: 27.02.2026
Place: Thiruvallur


AUTHORISED OFFICER
CANARA BANK