

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 Branch, Vijayawada., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.04.2026 , for recovery of Rs. 1,04,45,999.47/-(Rupees One Crore Four lakh Forty Five Thousand Nine Hundred Ninety Nine and Forty Seven Paise Only) due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from **M/s Light Travels** represented by its Proprietor Mrs Jyothi Kolluri.

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

PROPERTY: 1

The reserve price will be **Rs.1,55,00,000/- (Rupees One Crore Fifty Five lakh only)** and the earnest money deposit will be **Rs.15,50,000/- (Rupees Fifteen Lakh Fifty Thousand and Three Hundred only)**. The Earnest Money Deposit shall be deposited on or before **27.04.2026 by 12.00 pm.**

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

An extent of 386.75 Sq.yds of site in R.S.No.383/3, Layout No.87/1982, Door No.54-14/3-26 situated at Srinivasa Bank Colony, Gunadala, Vijayawada Town, within the limits of Municipal Corporation of Vijayawada, within the jurisdiction of Office of the Sub Registrar, Gunadala, Vijayawada Registration District, NTR District and the total site is as Bounded By:

East: 30'-0" Wide Municipal Road 51.0 ft

South: Pinniboina Venkayamma sold to others 68.6 ft

West: Property of G. Lakshmi Building 51.0 ft

North: Property of B. Madhavareddy & others 68.0 ft



In between the above four boundaries an extent of 386.75 Sq. Yards or 323.36 sq.mts immovable property residential site in which undivided and unspecified joint share of 126.7 Sq. Yards or 105.93 sq.mts. of immovable property residential site and...

2nd Item:- (Construction Particulars)

Vide in the above 1st Item site, Apartment was constructed under the name and style of "Arjun Manor" in which First Floor Flat No.201 Flat being bounded by

East: Corridor

South: Open to sky

West: Open to sky

North: Open to sky

In between the above four boundaries Flat with a Plinth Area of 1895 Sq. Feet, Common Area 400 Sft, Parking Area 200 Sft.

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.in

कृते केनरा बैंक
For CANARA BANK



प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer

Date: 20.03.2026

Place: Vijayawada

ANNEXURE-III
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: LIGHT TRAVELS/01/2025-26

Date: 20.03.2026

To

M/S LIGHT TRAVELS PROP: SMT JYOTHI KOLLURI, W/O RAMESH BABU KOLLURI 6-1-605 REVENUE WARD 6 BALAJI NAGAR YSR TADIGADAPA, PENAMALURU VIJAYAWADA NTR DISTRICT- 521137 PH NO : 917095848345	SMT JYOTHI KOLLURI (PROPRIETOR & BORROWER) W/O RAMESH BABU KOLLURI 6-1-605 REVENUE WARD 6 BALAJI NAGAR YSR TADIGADAPA, PENAMALURU, VIJAYAWADA NTR DISTRICT- 521137 PH NO : 917095848345
SRI KOLLURI RAMESH BABU (GUARANTOR & MORTGAGOR) S/O SOMESWARA RAO, D NO 53-4-73 CHRISTURAJ PURAM, OPP SIMHACHALAM APPARTMENT, VIJAYAWADA NTR DISTRICT 520008 PH NO: 917569756345	SRI KOLLURI RAMESH BABU (GUARANTOR & MORTGAGOR) S/O SOMESWARA RAO, D NO 54-14/3-26, ARJUN MANOR", FIRST FLOOR, FLAT NO.201, SRINIVASA BANK COLONY, GUNADALA, VIJAYAWADA NTR DISTRICT 520004 PH NO: 917569756345
SMT JYOTHI KOLLURI (PROPRIETOR & BORROWER) W/O RAMESH BABU KOLLURI D NO 54-14/3-26, ARJUN MANOR", FIRST FLOOR, FLAT NO.201, SRINIVASA BANK COLONY, GUNADALA, VIJAYAWADA NTR DISTRICT 520004 PH NO : 917095848345	
SRI KOKKILIGADDA UMA MAHESWARARAO S/O SRINIVASARAO D.NO 70-2-42/3, THOTA VARI STREET ,PATAMATA VIJAYAWADA , NTR DISTRICT-520010 PH NO: 919966008936	SRI KOKKILIGADDA UMA MAHESWARARAO S/O SRINIVASARAO SRI GIRIJA RESIDENCY, F.F.1, FIRST FLOOR YANAMALAKUDURU NTR DISTRICT-520007 PH NO: 919966008936

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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, 2002¹.

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,
कृते केनरा बैंक
For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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 possession of which has been taken by the Authorised Officer of Regional Office of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.04.2026**, for recovery of **Rs. 1,04,45,999.47/- (Rupees One Crore Four lakh Forty Five Thousand Nine Hundred Ninety Nine and Forty Seven Paise Only)** for the Account No: **170011713038**, as on **28.02.2026** plus future interest and other charges thereon due to the **ARM BRANCH, Vijayawada of Canara Bank** from **M/s Light Travels** represented by its Proprietor Mrs Jyothi Kolluri.

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 LIGHT TRAVELS PROP: SMT JYOTHI KOLLURI, W/O RAMESH BABU KOLLURI 6-1-605 REVENUE WARD 6 BALAJI NAGAR YSR TADIGADAPA, PENAMALURU VIJAYAWADA NTR DISTRICT- 521137 PH NO : 917095848345 SMT JYOTHI KOLLURI (PROPRIETOR & BORROWER) W/O RAMESH BABU KOLLURI 6-1-605 REVENUE WARD 6 BALAJI NAGAR YSR TADIGADAPA, PENAMALURU, VIJAYAWADA NTR DISTRICT- 521137 PH NO : 917095848345 SRI KOLLURI RAMESH BABU (GUARANTOR & MORTGAGOR) S/O SOMESWARA RAO, D NO 53-4-73

		CHRISTURAJ PURAM, OPP SIMHACHALAM APPARTMENT, VIJAYAWADA NTR DISTRICT 520008 PH NO: 917569756345 SRI KOLLURI RAMESH BABU (GUARANTOR & MORTGAGOR) S/O SOMESWARA RAO, D NO 54-14/3-26, ARJUN MANOR", FIRST FLOOR, FLAT NO.201, SRINIVASA BANK COLONY, GUNADALA, VIJAYAWADA NTR DISTRICT 520004 PH NO: 917569756345 SMT JYOTHI KOLLURI (PROPRIETOR & BORROWER) W/O RAMESH BABU KOLLURI D NO 54-14/3-26, ARJUN MANOR", FIRST FLOOR, FLAT NO.201, SRINIVASA BANK COLONY, GUNADALA, VIJAYAWADA NTR DISTRICT 520004 PH NO : 917095848345 SRI KOKKILIGADDA UMA MAHESWARARAO S/O SRINIVASARAO D.NO 70-2-42/3, THOTA VARI STREET ,PATAMATA VIJAYAWADA , NTR DISTRICT-520010 PH NO: 919966008936 SRI KOKKILIGADDA UMA MAHESWARARAO S/O SRINIVASARAO SRI GIRIJA RESIDENCY, F.F.1, FIRST FLOOR YANAMALAKUDURU NTR DISTRICT-520007 PH NO: 919966008936
3.	Total liabilities as on 28.02.2026	Rs. 1,04,45,999.47/-
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) 27..2026 & 02.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	As mentioned Below
6.	Reserve Price (Rupees_____)	As mentioned Below
7.	Earnest Money Deposit	As mentioned Below
8.	The property can be inspected Date & Time	24.04.2026 11.00 AM to 05.00 PM

PROPERTY: 1

The reserve price will be **Rs.1,55,00,000/- (Rupees One Crore Fifty Five lakh only)** and the earnest money deposit will be **Rs.15,50,000/- (Rupees Fifteen Lakh Fifty Thousand and Three Hundred only)**. The Earnest Money Deposit shall be deposited on or before **27.04.2026 by 12.00 pm.**

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 24.04.2026 between 11.00 am and 5.00 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 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 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 27.04.2026 at 12.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10,000/- for Reserve Price up to Rs.25 lacs, in multiples of Rs 25,000/- for reserve price above Rs.25 lacs and up to Rs.50 lacs, in multiples of Rs 50,000/- for reserve price above Rs.50 lacs to 100 lacs and in multiples 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 24.04.2026 from 11.00 a.m. to 5.00 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. Mobile 8331011695 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

कृते केनरा बैंक
For CANARA BANK

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आधिकृत अधिकारी / Authorised Officer

Authorised Officer
Canara Bank

Place: Vijayawada
Date: 20.03.2026

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