

(A GOVERNMENT OF INDIA UNDERTAKING)

COVERING LETTER TO SALE NOTICE

Ref: Nallapati Veeraswamy / GUNTUR Main -2 /SN /Apr 2026

Date: 13-04-2026

To

| Borrower                                                                                                            | Borrower1                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sri Nallapati Veeraswamy</b><br>S/o Nallapati Brahmaiah,<br>D.no.8-7-43,<br>4/1, Nehru Nagar,<br>Guntur – 522001 | <b>Sri.Nallapati Veeraswamy</b><br>S/o Nallapati Brahmaiah,<br>D.no.24-3-63 & 24-3-64,<br>Flat No. SF-3,<br>GSS Enclave,<br>Edu gondola Sandu,<br>Patnam Bazar,<br>Guntur -522003 |

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.

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As you are aware, I on behalf of Canara Bank **GUNTUR MAIN-II Branch** 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 **GUNTUR MAIN-II 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

  
अधिकृत अधिकारी / Authorised Officer  
Authorised Officer,  
Canara Bank

ENCLOSURE – SALE NOTICE



**(A GOVERNMENT OF INDIA UNDERTAKING)**  
**AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES)**  
**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 PROVISIO 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 possession of which has been taken by the Authorised Officer of **GUNTUR MAIN-II Branch** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **30-04-2026** for recovery of **Rs. 33,65,896.56/- (Rupees Thirty-Three Lakh Sixty-Five Thousand Eight Hundred Ninety-Six and paisa Fifty-Six Only) +** Applicable interest and charges from 31.03.2026 due to the **GUNTUR MAIN-II Branch** of Canara Bank from **Sri Nallapati Veeraswamy**

The Reserve Price for Property will be **Rs.9,00,000/-** and the earnest money deposit will be **Rs.90,000/-**

The Earnest Money Deposit shall be deposited on or before 30-04-2026 at 12:00 PM,

|                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Name and Address of the Secured Creditor:                                                                                   | <b>CANARA BANK GUNTUR MAIN-II Branch</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2. Name and Address of the Borrower and Guarantor:                                                                             | <p><b><u>Borrower</u></b><br/> <b>Sri Nallapati Veeraswamy</b><br/> S/o Nallapati Brahmaiah,<br/> D.no.8-7-43,<br/> 4/1, Nehru Nagar,<br/> Guntur – 522001</p> <p><b><u>Borrower 1</u></b><br/> <b>Sri.Nallapati Veeraswamy</b><br/> S/o Nallapati Brahmaiah,<br/> D.no.24-3-63 &amp; 24-3-64,<br/> Flat No. SF-3,<br/> GSS Enclave,<br/> Edu gondola Sandu,<br/> Patnam Bazar,<br/> Guntur -522003</p>                                                                                                                                                                                                                               |
| 3. Total liabilities as on 31-03-2026                                                                                          | <b>Rs.33,65,896.56/-(Rupees Thirty-Three Lakh Sixty-Five Thousand Eight Hundred Ninety-Six and paisa Fifty-Six Only)+</b> plus interest and charges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 4 (a) Mode of Auction<br>(b) Details of Auction Service Provider.<br>(c) Date and Time of Auction<br><br>(d) Portal of Auction | <p><b>E-Auction</b><br/> M/s PSB Alliance Pvt Ltd (BAANKNET)<br/> <b>Date: 30-04-2026; Time 2:00 PM - 04:00 PM.</b><br/> (With unlimited extension of 5 minutes duration each till the conclusion of the sale)<br/> Online Auction in <a href="http://baanknet.com">http://baanknet.com</a></p>                                                                                                                                                                                                                                                                                                                                       |
| 5. Details of Property/ies:                                                                                                    | <p><b><u>Description of the Immovable Property</u></b><br/> Guntur District., Guntur Sub-District., Guntur municipal corporation area, Guntur City, Ramachandrapura Agraharam, Edugondula Sandhu, municipal old ward no 16, present ward no 21, block no 5, T.S.No.308 in an extent of 1933 sq.ft, T.S.No.307 in an extent of 1808 sq.ft – collectively as per said two T.S.Nos of which an extent of 257 sq.yds of site bearing old Municipal Assessment No. 31756 – New Municipal Assessment Nos. 98088,31755-Door nos. 24-3-63, 24-3-64- in which an apartment by name " G.S.S. ENCLAVE" which was constructed and bounded by:</p> |



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|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                       | <p><b>East:</b> Property of Alamuri Ravichandra Kumar<br/> <b>South:</b> Property of Alamuri Ravichandra Kumar<br/> <b>Again East:</b> Property of Alamuri Ravichandra Kumar.<br/> <b>Again South:</b> Road some extent and property of Rayaprolu Komaraiah some other extent.<br/> <b>West:</b> Wall of this property and property of kotipalli Hemalathamma.<br/> <b>North:</b> Wall relating to this property and property of Dasari Subbaraamma.<br/> <b>Again East:</b> Wall relating to this property and property of Dasari Subbaraamma.<br/> <b>Again North:</b> Property of Dasari Ranganayaki.</p> <p>Within the above boundaries an extent of 257 sq.yds or 214.87 sq.mts of site</p> <p><b>In which</b><br/>                     Undivided, unspecified and indivisible extent of share of 18.33 sq.yds or 15.32 sq.mts of site along with a flat bearing no SF3 situated in the second floor of G.S.S Enclaves apartment being bounded by</p> <p><b>East:</b> Right of SF3 flat alone in the corridor and open to sky<br/> <b>South:</b> Common corridor and lift<br/> <b>West:</b> Open to sky<br/> <b>North:</b> Open to sky</p> <p>Within the above boundaries a flat situated in a plinth area of 650 sq. along with common joint rights, easement rights, motorcycle parking area in still floor etc.</p> |
| <b>6. Reserve Price:</b>                              | <b>Rs.9,00,000/- (Rupees Nine lakh Only)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>7. Last date of Deposit of EMD Amount:</b>         | on or Before 30-04-2026, 12.00 P.M                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>8. The property can be inspected Date and Time</b> | The properties could be inspected from 13-04-2026 to 30-04-2026 during 10:00AM to 12:00 PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**9. Other terms and conditions:**

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected from 13-04-2026 to 30-04-2026 between 10:00 AM to 12:00 PM.
- 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 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 sup
- The intending bidders shall deposit Earnest money deposit for Property being **Rs.90,000/- (Rupees Ninety thousand Only)** i.e. 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" 209272434 on or before 30-04-2026 at 12:00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,000/- (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 communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor



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- g. The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) 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, **GUNTUR MAIN-II Branch**, IFSC Code: CNRB0013270.
- 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 is 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 from 13-04-2026 to 30-04-2026 from 10 A.M. to 12 P.M
- o. Authorized officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- p. For further details **contact: The Divisional Manager, Canara Bank, GUNTUR MAIN-II Branch (Mobile No :9440905119)** e-mail id: **cb13270@canarabank.com**; OR the service provider for Andhra Pradesh Region Company M/S PSB Alliance (BAANKNET), Help Desk Number:8291220220 Email: support.BAANKNET@psballiance.com Website: <https://BAANKNET.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: Guntur  
Date: 13-04-2026

कृते केनरा बैंक / For Canara Bank  
  
अधिकृत अधिकारी / Authorised Officer  
Canara Bank