

केनरा बैंक Canara Bank

सिंडिकेट Syndicate

Ref: RECROVSP:SN:2500:VISWANADHAM:2

खेत्रिय कार्यालय / REGIONAL OFFICE,
विसखपत्तम/Visakhapatnam-1, #9-29-15/7,
पद्मवथि मिनर / Padmavathi Towers,
बलजिनगर / Balajinagar, वीआईपी रोड/VIP Road,
सिरिपुरम / Siripuram - 530 003.
Date: 07-04-2026

COVERING LETTER TO SALE NOTICE

To S Viswanadham S/o Malleswara Rao D.no 18-114/2 Krishna Nagar Madhurawada Visakhapatnam Andhrapradesh-530048	M/s Vaisnavi Sanitary Agency Prop: Viswanadham Sanapala 17-109/7 Beside Santhi Kalyana mandapam, Main Road, Pendurthi, Visakhapatnam Andhra Pradesh-531173	Bammidi Rambabu c/o B Bhaskara rao 50-1-40-14/13 ASR Nagar Ward No 9 Alluri Seeta Rama Raju Statue Seethammadhara Visakhapatnam Andhra Pradesh-530013
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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, M V P COLONY 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 M V P COLONY Branch of Canara Bank.

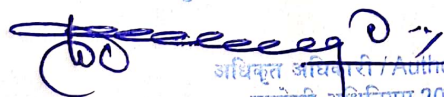
The undersigned proposes to sell the assets more fully described in the Schedule of Sale Notice.

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.

कृते केनरा बैंक / For CANARA BANK

Yours faithfully,



अधिकृत अधिकारी / Authorised Officer
सरफेसी अधिनियम 2002 के तहत
Under SARFAESI Act, 2002

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE



CERSAI ID :200013098540

SALE NOTICE

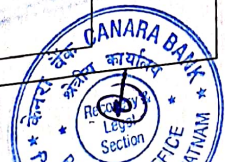
E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

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 mortgaged/ charged to the secured Creditor, the constructive/ physical possession of which has been taken by the Authorised Officer of Regional Office, Canara bank , Visakhapatnam will be sold on AS is where is", As is what is", and Whatever there is" on 27-04-2026, for recovery of Rs.45,06,000 (Rupees Forty Five Lakh Six Thousand Only) due to M.V P COLONY, Canara Bank 11) S Viswanadham 2) M/s Vaisnavi Sanitary Agency 3) Bammidi Rambabu.

The Reserve Price will be Rs.24,60,000/- (Rupees Twenty Four Lakh Sixty Thousand only) and the Earnest Money Deposit will be Rs 2,46,000/- (Rupees Two Lakh Forty Six Thousand Only). The Earnest Money Deposit shall be deposited on or before 27-04-2026 at 1:00pm.

1	Name and Address of the Secured Creditor	Canara Bank ,M V P COLONY Branch, Visakhapatnam.
2	Name and Address of the Borrower & Guarantor	S Viswanadham S/o Malleswara Rao D.no 18-114/2 Krishna Nagar Madhurawada Visakhapatnam Andhrapradesh-530048 M/s Vaisnavi Sanitary Agency Prop: Viswanadham Sanapala 17-109/7 Beside Santhi Kalyana mandapam,Main Road,Pendurthi ,Visakhapatnam Andhra Pradesh-531173 Bammidi Rambabu c/o B Bhaskara rao 50-1-40-14/13 ASR Nagar Ward No 9 Alluri Seeta Rama Raju Statue Seethammadhara Visakhapatnam Andhra Pradesh-530013
3	Total liabilities	Rs.45,06,000 (Rupees Forty Five Lakh Six Thousand Only) plus unapplied interest and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted

Internal



4	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	Online Electronic Bidding Company Name - M/s PSB Alliance Ltd (ebkray) Helpdesk Number - 8291220220 Email - Support.BANNKNET@psballiance.com Website - http://BANNKNET.COM/ 27-04-2026 , From 2pm to 3 pm Visakhapatnam
5	Details of Property/ies	All that site measuring 1180Sq.yds or 986.637 Sq.Mts being plot Nos 52 &53 covered by Old T.S.No .38 to 44 and 48 part, present Survey No.48 of Sivajipalem Village, Within the limits of the Greater Visakhapatnam Municipal Corporation and Visakhapatnam Registration Sub District and bounded by : EAST: Site of Sri Egala pydisetty and the house of Sri U . Krishna Rao South:30 Feet Wide Municipal Corporation Road West: House and site of the Church North: Plot No.41 Out of which an undivided and unspecified share of 29 sq.yds.or 24.248 Sq.mts .being undivided & unspecified in total extent of 1180 sq.yds or 986.637 sq.mts together with Flat No.102 in Ground Floor with Plinth Area 575 Sft.bearing Door No9-5-53/6,Municipal Assessment No.42500/535,Electricity Service connection No.136890 of "ESSAR ENCLAVE " and bounded by; East: Flat No.103 South: open space West: Flat No.101 North:Corridor,Lift and steps
6	Reserve Price	Rs.24,60,000/- (Rupees Twenty Four Lakh Sixty Thousand only)
7	Earnest Money Deposit	Rs 2,46,000/- (Rupees Two Lakh Forty Six Thousand Only).
8	The property can be inspected Date & Time	From 07-04-2026 to 26-04-2026

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 on 07-04-2026 to 26-04-2026
- 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 & addhaar and addhaar 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).



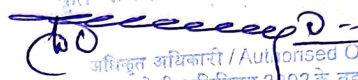
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 2,46,000/- (Rupees Two Lakh Forty Six Thousand only) being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" Canara Bank M V P COLONY Branch, on or before 27-04-2026 1:00pm
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 25,000/- (Twenty Five Thousand) mentioned under the column "Increment Combo" (at least select 1). The bidder who submits the highest bid (above the Reserve price) on closure of e-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 Rs.25000 (incremental price) and time shall be extended to 5 min
- 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 M V P COLONY IFSC Code CNRB0002500 .
- 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 07-04-2026 from 10.00 a.m. to 26-04-2026 4.00 P.M.

Internal



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 contact The Branch Manager, M V P COLONY , Canara Bank, Phone No. 8331015615 / 0891-2547932 / 8331019134 email: cb2500@canarabank.com (or) recrovsp@canarabank.com (or) the service provider. For details with regard to digital signature please contact the service provider M/s PSB Alliance Ltd (BAANKNET.COM). Contact Helpdesk Number: 8291220220, Email_Ids: Support.BAANKNET@psballiance.com, Website - <http://BAANKNET.COM/>

कृते केनरा बैंक / For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
सर्पेसी अधिनियम 2002 के तहत
Under SARFAESI Act, 2002

Place: Visakhapatnam
Date: 07-04-2026

Authorised Officer
Canara Bank

