

Specialized Asset Recovery & Management Branch (Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

(Auction Sale Notice for Sale of Immovable Properties)

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 Rule 9 (1) and 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 Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **05.05.2026** for recovery of **Rs.1,96,45,828.15** as on **31.03.2026** + applicable interest and charges from **01.04.2026** due to the Specialized ARM Branch, Tirupati of Canara Bank from

Borrowers	Guarantors
1. M/s Khizra Educational Society, Dno: 1-35, Venkatachalam Mandal, Nellore Dist 524320. 2. Mr. Sd Khamuruddin (President), S/o Sd Khijuruddin #12-312, Kamsali Street, Mullumudi Bustand, Santhapeta, Nellore, 524001. 3. Mr Sd Jaheeruddin (Secretary), S/o Sd Khijuruddin #1-35, Venkatachalam Mandal, Nellore Dist 524320.	1. Smt Md Noorulaine, W/o Sd Khamuruddin, #12-312, Kamsali Street, Mullumudi Bustand, Santhapeta, Nellore, 524001.

The reserve price and the earnest money deposit details and full description of the immovable properties with no encumbrances to the knowledge of the bank, are mentioned below:

S NO	PROPERTIES	RESERVE PRICE	EMD AMOUNT
1	Property no-1	Rs. 1,27,33,000/-	Rs. 12,73,300/-
2	Property no-2		
3	Property no-3		
4	Property no-4		

Sl No.	Details of the property
1.	Property :1 SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-Jatlakondoru Gramapanchayat-Bandepalli Village-Patta no 319, Sy no 138- an extent of Ac 1.31 cents or 0.530 Hectares or 6340.40 Sq yards of College Building bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Land belonging to Vasudeva Reddy West: Land belonging to Gandavarapu Rathnamma



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	North: Land belonging to Syed Zaheeruddin
2.	<u>Property :2</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-Jatlakondoru Gramapanchayat-Bandepalli Village-Patta no 319, Sy no 138/A -an extent of Ac 0.19 cents or 0.077 Hectares or 919.60 Sq yards bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Item no 1 Property referred above West: Land belonging to Syed Nizamuddin North: Land belonging to Talamandhi Sugunamma and Venku Reddy
3	<u>Property :3</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-Jatlakondoru Gramapanchayat-Bandepalli Village- an extent of Ac 0.01cents in Sy no 139, Ac 0.10 cents in Sy no 140 totalling to Ac 0.11 cents bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Land belonging to Kantepalli Sekharaiah West: Claimants Land North: Land belonging to Pallamreddy Raghuramireddy
4	<u>Property :4</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-Jatlakondoru Gramapanchayat-Bandepalli Village- Sy no 144B -an extent of Ac 0.18 cents or 871.20 Sq. yards bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Road West: Land belonging to Gantepalli Sekharaiah and Ch Balarami Reddy North: Land belonging to P Raghuramireddy

The Earnest Money Deposit (EMD) shall be deposited on or before 04/05/2026 at 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 Authorised Officer, Canara Bank, Specialised ARM Branch, KVC Arcade, 3rd Floor, 13-1, RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh 517501 Ph. No.7901626759, 9901574353 during office hours on any working day.

Note: Dues/Taxes, if any, known/not known to the Bank are to be borne by the auction purchaser and same is exclusive of the final bid amount.

Date: 16.04.2026
Place: Tirupati


Authorised Officer



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.04.2026

1	Name and Address of the Secured Creditor	Canara Bank, Specialised ARM Branch, KVC Arcade, 3 rd Floor, 13-1, RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh 517501.
2	Name and Address of the Borrower(s) and Guarantor	<u>Borrowers:</u> 1. M/s Khizra Educational Society, Dno: 1-35, Venkatachalam Mandal, Nellore Dist 524320. 2. Mr. Sd Khamuruddin (President), S/o Sd Khijuruddin #12-312, Kamsali Street, Mullumudi Bustand, Santhapeta, Nellore, 524001. 3. Mr Sd Jaheeruddin (Secretary), S/o Sd Khijuruddin #1-35, Venkatachalam Mandal, Nellore Dist 524320. <u>Guarantor:</u> Smt Md Noorulaine W/o Sd Khamuruddin #12-312, Kamsali Street, Mullumudi Bustand, Santhapeta, Nellore, 524001.
3	Total liabilities	Rs.1,96,45,828.15 as on 31.03.2026 + applicable interest and charges from 01.04.2026
4	(a) Mode of Auction (b)Details of Auction service provider (c) Date & Time of Auction (d) Place of Auction	Online Electronic Bidding The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), Contact No. +91 8291220220 Email: support.baanknet@psballiance.com). 05/05/2026 - 10:30 AM to 11:30 AM (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://baanknet.com/
5	Details of Property/ies:	<u>Property :1</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-Jatlakondoru Gramapanchayat-Bandepalli Village-Patta no 319, Sy no 138-an extent of Ac 1.31 cents or 0.530 Hectares or 6340.40 Sq. yards of College Building bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Land belonging to Vasudeva Reddy West: Land belonging to Gandavarapu Rathnamma North: Land belonging to Syed Zaheeruddin



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		<u>Property :2</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-JatlaKondoru Gramapanchayat-Bandepalli Village-Patta no 319, Sy no 138/A -an extent of Ac 0.19 cents or 0.077 Hectares or 919.60 Sq yards bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Item no 1 Property referred above West: Land belonging to Syed Nizamuddin North: Land belonging to Talamandhi Sugunamma and Venku Reddy. <u>Property :3</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-JatlaKondoru Gramapanchayat-Bandepalli Village- an extent of Ac 0.01cents in Sy no 139, Ac 0.10 cents in Sy no 140 totalling to Ac 0.11 cents bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Land belonging to Kantepalli Sekharaiah West: Claimants Land North: Land belonging to Pallamreddy Raghuramireddy <u>Property :4</u> SPSR Nellore District-Gudur Registration District-Gudur Sub Registration-Manubolu Mandal-JatlaKondoru Gramapanchayat-Bandepalli Village- Sy no 144B -an extent of Ac 0.18 cents or 871.20 Sq yards bounded on East: Land belonging to Pallamreddy Raghuramireddy South: Road West: Land belonging to Gantepalli Sekharaiah and Ch Balarami Reddy North: Land belonging to P Raghuramireddy
6	Reserve Price: (Please note to mention separately for each property) EMD AMT:	Reserve Price: Rs.1,27,33,000.00 (Rupees One Crore Twenty-seven Lakh Thirty-three thousand only) EMD: Rs.12,73,300.00 (Rupees Twelve Lakh Seventy-three thousand three hundred Only)
7.	Last date of Deposit of EMD Amount	On or Before 04/05/2026 04.00 P.M

8. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://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 Authorized Officer, on **20/04/2026** between **11 AM to 4 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 property/ies will be sold in “AS IS WHERE IS” condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance).
- e) EMD amount of 10% of the Reserve Price is to be deposited 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.
- f) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s baanknet (service provider), <https://baanknet.com/> and contact No. +91 8291220220, Email: support.baanknet@psballiance.com
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04/05/2026, 4.00 PM, to Canara Bank, Specialized ARM Branch, Tirupati by hand or by email.
 - i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.
 - ii) Bidders Name. Contact No. Address, E Mail Id.
 - iii) Bidder's A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal <https://baanknet.com/> (mention the website address of service provider) 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 (BAANKNET) (service provider), Helpdesk Number: 8291220220, Email id : support.banknet@psballiance.com.
- i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- j) 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.
- k) 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



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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.

- l) For sale proceeds of Rupees Fifty lakhs and above, the successful bidder will have to deduct applicable TDS on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- o) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Specialized ARM branch who as a facilitating centre, shall make necessary arrangements.

For further details contact

Authorised Officer,
Canara Bank, Specialised ARM Branch, KVC Arcade, 3rd Floor,
13-1, RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh
517501. (Mob. No. 7901626759, 9901574353)
E-mail id. cb7294@canarabank.com

(Or)

The service provider Baankent (M/s PSB Alliance Pvt. Ltd),
(Contact No. +91 8291220220). Email: support.baanknet@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.

Place: Tirupati
Date: 16.04.2026


Authorized Officer

