

[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 physical possession of which has been taken by the Authorised Officer of **Vijayawada Karl Marx Road Branch** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28.04.2026** for recovery of Rs. 22,86,467.05 for the account No: 37507730000140 as on 31.03.2026, RS. 29,417.65 for the account No:37509350001054 as on 31.03.2026, RS. 6,80,096.26 for the account No: 37509450000105 as on 31.03.2026, RS. 2,50,307.11 for the account No: 170004330623 as on 19.03.2026 & RS. 7,93,063.65 for the account No: 37501400002202 as on 31.03.2026 plus interest and charges is due to the Vijayawada Karl Marx Road Branch of Canara Bank from Vijayalakshmi Raghupatula and Aruna Kumari Baluni (Guarantor-37507730000140).

The reserve price for **Property** will be **Rs 18,71,000/-**(Rupees Eighteen Lakh Seventy One Thousand Only). Earnest money deposit for Property **will be Rs 1,87,100/-**(Rupees One Lakh Eighty Seven Thousand One Hundred Only). The Earnest Money Deposit shall be deposited on or before **28.04.2026 at 02:00 PM.**

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

Details of Property	Reserve Price	EMD Amount
<u>Schedule A:</u> Krishna District, Gunadala Sub Registry, Vijayawada Rural Mandalam, Prasadampadu Grama Panchayat, Prasadampadu Village, in R.S.No.75/8 & 75/9, Door No. 6-192, consisting of an undivided joint share of 27 sq yards or 22.57 sq. meters in in a total extent of 435.95 sq.yds or 364.51 sq.mtrs of site & house within the following boundaries: East: 15.0 Ft wide road South: Property of Musunuru Ramakrishna West: Property of Ramachandra Rao North: Property of Gudavalli Aruna <u>Schedule B:</u> Also semi furnished Flat No. FF-1 in a plinth area of 732 sq.ft in First Floor of “SAI TOWERS” in the aforesaid total site, along with all amenities within the following boundaries: East: Balcony	Rs 18,71,000/- (Rupees Eighteen Lakh Seventy One Thousand Only).	Rs 1,87,100/- (Rupees One Lakh Eighty Seven Thousand One Hundred Only)

South: Property vide Flat No. FF-5 West: Open to Sky North: Steps and Common Corridor		
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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 Manager, **KARL MARX ROAD BRANCH** Canara Bank , **Ph. No. 0866 2433443, Mob No. 9493787441** during office hours on any working day.



Place: Vijayawada
Date: 06.04.2026

Authorised Officer
Canara Bank

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: 241979767:SN:2025-26

Date: 06.04.2026

To,

<u>BORROWER & MORTGAGOR:</u> VIJAYALAKSHMI RAGHUPATULA w/o KISHORE KUMAR R 61-7 13-5 VEMURI PHANI BABU STREET BALAJI NAGAR KRISHNALANKA VIJAYAWADA 520013, PH NO:919493513303	<u>BORROWER:</u> SRI VARSHA ENTERPRISES D NO 61 7 13 5 VEMURIPHANI BABU STREET KRISHNA LANKA VIJAYAWADA 520013, PH NO:919493513303
<u>BORROWER & MORTGAGOR:</u> VIJAYALAKSHMI RAGHUPATULA W/O KISHORE KUMAR R “SAI TOWERS”, FIRST FLOOR, FF-1 PRASADAMPADU GRAMA PANCHAYAT VIJAYAWADA-521108, PH NO:919493513303	<u>GUARANTOR (37507730000140):</u> ARUNA KUMARI BALUNI DNO 61-7 BY 13-5 BALAJI NAGAR KRISHNA LANKA VIJAYAWADA ANDHRA PRADESH 520013,PH NO: 918466085500

Dear Sir/Madam,

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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank, Vijayawada Karl Marx Road 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 Vijayawada Karl Marx Road 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,



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 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 physical possession of which has been taken by the Authorised Officer of **Vijayawada Karl Marx Road Branch** of the Canara Bank., will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **28.04.2026** for recovery of Rs. 22,86,467.05 for the account No: 37507730000140 as on 31.03.206, RS. 29,417.65 for the account No:37509350001054 as on 31.03.2026, RS. 6,80,096.26 for the account No: 37509450000105 as on 31.03.2026, RS. 2,50,307.11 for the account No: 170004330623 as on 19.03.2026 & RS. 7,93,063.65 for the account No: 37501400002202 as on 31.03.2026 plus interest and charges is due to the Vijayawada Karl Marx Road Branch of Canara Bank from Vijayalakshmi Raghupatula and Aruna Kumari Baluni (Guarantor-37507730000140).

The reserve price for **Property** will be **Rs 18,71,000/-** (Rupees Eighteen Lakh Seventy One Thousand Only). Earnest money deposit for Property **will be Rs 1,87,100/-** (Rupees One Lakh Eighty Seven Thousand One Hundred Only). The Earnest Money Deposit shall be deposited on or before **28.04.2026 at 02:00 PM.**

1. Name and Address of the Secured Creditor:	CANARA BANK VIJAYAWADA KARL MARX ROAD BRANCH
2. Name and Address of the Borrowers and Guarantor:	<u>Borrower & Mortgagor:</u> VIJAYALAKSHMI RAGHUPATULA w o KISHORE KUMAR R 61-7 13-5 VEMURI PHANI BABU STREET BALAJI NAGAR KRISHNALANKA VIJAYAWADA ANDHRA PRADESH 520013 <u>Borrower:</u> SRI VARSHA ENTERPRISES D NO 61 7 13 5 VEMURIPHANI BABU STREET KRISHNA LANKA VIJAYAWADA ANDHRA PRADESH 520013 <u>GUARANTOR (37507730000140):</u> ARUNA KUMARI BALUNI DNO 61-7 BY 13-5 BALAJI NAGAR KRISHNA LANKA VIJAYAWADA ANDHRA PRADESH 520013 <u>Borrower & Mortgagor:</u>

	VIJAYALAKSHMI RAGHUPATULA W/O KISHORE KUMAR R “SAI TOWERS”, FIRST FLOOR, FF-1 PRASADAMPADU GRAMA PANCHAYAT VIJAYAWADA-521108
3. Total liabilities as on 01.04.2026	Rs. 22,86,467.05 for the account No: 37507730000140 as on 31.03.206, RS. 29,417.65 for the account No:37509350001054 as on 31.03.2026, RS. 6,80,096.26 for the account No: 37509450000105 as on 31.03.2026, RS. 2,50,307.11 for the account No: 170004330623 as on 19.03.2026 & RS. 7,93,063.65 for the account No: 37501400002202 as on 31.03.2026 plus interest and charges.
4 (a) Mode of Auction (b) Details of Auction Service Provider. (c) Date and Time of Auction (d) Portal of Auction	E-Auction M/s PSB Alliance Pvt Ltd (BAANKNET) Date: 28.04.2026; Time 03:00 PM -04:00 PM. (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online Auction in www.baanknet.com
5. Details of Property/ies:	<u>Schedule A:</u> Krishna District, Gunadala Sub Registry, Vijayawada Rural Mandalam, Prasadampadu Grama Panchayat, Prasadampadu Village, in R.S.No.75/8 & 75/9, Door No. 6-192, consisting of an undivided joint share of 27 sq yards or 22.57 sq. meters in in a total extent of 435.95 sq.yds or 364.51 sq.mtrs of site & house within the following boundaries: East: 15.0 Ft wide road South: Property of Musunuru Ramakrishna West: Property of Ramachandra Rao North: Property of Gudavalli Aruna <u>Schedule B:</u> Also semi furnished Flat No. FF-1 in a plinth area of 732 sq.ft in First Floor of “SAI TOWERS” in the aforesaid total site, along with all amenities within the following boundaries: East: Balcony South: Property vide Flat No. FF-5 West: Open to Sky North: Steps and Common Corridor
6. Reserve Price:	Rs 18,71,000/- (Rupees Eighteen Lakh Seventy One Thousand Only)
7. Earnest Money Deposit	Rs.1,87,100.00 /-(Rupees One Lakh Eighty Seven Thousand One Hundred Only). on or Before 28.04.2026 , 02.00 P.M
8. The property can be inspected Date and Time	The properties could be inspected from 08.04.2026 to 27.04.2026 during 10:00AM to 05:00 PM

9.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 from 08.04.2026 to 27.04.2026 between 10:00 AM to 05:00 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 & 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 for Property being **1,87,100/-** (Rupees One Lakh Eighty Seven Thousand One Hundred 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" on or before 28.04.2026 at 02:00 PM.
- f. 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 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.25,000/- (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, Vijayawada Karl Marx Road Branch, IFSC Code CNRB0013750.
- 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 from 08.04.2026 to 27.04.2026 between 10:00 AM to 05:00 PM.
- 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 Manager, Canara Bank, Vijayawada Karl Marx Road Branch** (Ph. No. +91 9492834257 , e-mail id : **cb13750@canarabank.com**; OR the service provider Baanknet (M/S PSB Alliance Pvt. Ltd), (contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, 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: Vijayawada
Date: 06.04.2026


Authorised Officer
Canara Bank