



ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: 605261010577:SN:13:2026-27:LMB

Date: 02.05.2026

To

Name and Address of the Borrower(s)/ Guarantor(s):

M/s Ave Maria Enterprises D. No. 2-19, Chamallamudi Post, Vatticherukuru Mandal, Vatticherukuru, Guntur - 522017	Smt Inaganti Anitha W/o Lal Saheb D. No. 2-19, Chamallamudi Post, Vatticherukuru Mandal, Vatticherukuru, Guntur - 522017	Sri Inaganti Lal Saheb S/o Chalu Saheb D. No. 2-19, Chamallamudi Post, Vatticherukuru Mandal, Vatticherukuru, Guntur - 522017
Sri Tirumalasetty Venkateswarl S/o T Chenna Kesavulu, D. No.2-33, Chamallamudi Post, Vatticheruku Mandal, Vatticherukuru Guntur - 522017	Sri Shaik Jan Saheb S/o Peda Lal Saheb D. No. 2-1, Chamallamudi Post, Vatticheruku Mandal Vatticheruku, Guntur -522017	Sri Shaik Saida Bi, W/o Jan Saheb D. No.2-1, Chamallamudi Post, Vatticheruku Mandal, Vatticherukuru Guntur - 522017

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.

As you are aware, I on behalf of Canara Bank, Guntur Main 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 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

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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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 Authorized 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 **25.05.2026** , for recovery of **Rs. 4,62,62,170.06/-** (Rupees Four Crore Sixty-Two Lakh Sixty-Two Thousand One Hundred and Seventy and Six paise Only) due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from M/s Ave Maria Enterprises represented by the following:

1. **Smt Inaganti Anitha**
2. **Sri Inaganti Lal Saheb**
3. **Sri Tirumalasetty Venkateswarlu**
4. **Sri Shaik Jan Saheb**
5. **Sri Shaik Saida Bi**

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

Property No.1:

The reserve price will be Rs.8,82,000.00 (Rupees Eight Lakh Eighty-Two Thousand only) and the earnest money deposit will be Rs. 88,200.00 (Rupees Eighty-Eight Thousand Two Hundred Only). The earnest money deposit shall be deposited on or before 25.05.2026 by 12 PM.

Property No.2:

The reserve price will be Rs. 4,03,000.00 (Rupees Four Lakh Three Thousand only) and the earnest money deposit will be Rs. 40,300.00 (Rupees Forty Thousand Three Hundred Only). The earnest money deposit shall be deposited on or before 25.05.2026 by 12 PM.

Property No.3:

The reserve price will be Rs.23,57,000.00 (Rupees Twenty-Three Lakh Fifty-Seven Thousand only) and the earnest money deposit will be Rs. 2,35,700.00 (Rupees Two Lakh Thirty-Five Thousand Seven Hundred Only). The earnest money deposit shall be deposited on or before 25.05.2026 by 12 PM.

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

Property No.1:

Residential Building located at D.No: 255 of Chamallamudi, Door No.2-19, Near Chamallamudi Main Road, Chamallamudi (Village & Gram Panchayat), Vatticherukuru (Mandal) in Guntur District, Guntur within the boundaries of an extent of 172.00 Sq. yds. vide Doc No. 5736/1981 dated 29-05-1981

Boundaries:

East: Panchayat Road

South: Building Property of Sri Banala Sambasiva Rao

West: Building Property of Sri Shaik China Lal Saheb

North: Building Property of Sri Pasam Krishna

Property No.2:

All that part and parcel of vacant site measuring an extent of 239.00 Sq yds out of Ac 0.42 Cents situated in D. No.177/C of katrapadu village and panchayat with in katrapadu panchayat limits, Vatticherukuru Mandal Parthipadu Sub District, Guntur district.

Boundaries:

East: 18 ft wide Bazar

South: Land Property of Smt Ramjaan Bee

West: Land Property of Sri M Sitaramaiah

North: Circar Bazar.

Property No.3:

All that part and parcel of vacant site measuring an extent of 1399.70 Sq yds out of Ac 0.42 Cents situated in D. No.177/C of katrapadu village and panchayat with in katrapadu panchayat limits, Vatticherukuru Mandal Parthipadu Sub District, Guntur district.

Boundaries:

East: Landed Property of sri V Siva Sankara Rao

South: Land Property of Smt G Madhavi

West: 18 ft wide Bazar

North: Circar Bazar.

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Secured Creditor's website i.e. www.canarabankbank.in or may contact Chief Manager, ARM branch, Vijayawada, Canara Bank, **Ph.No 8331011695** during office hours on any working day.

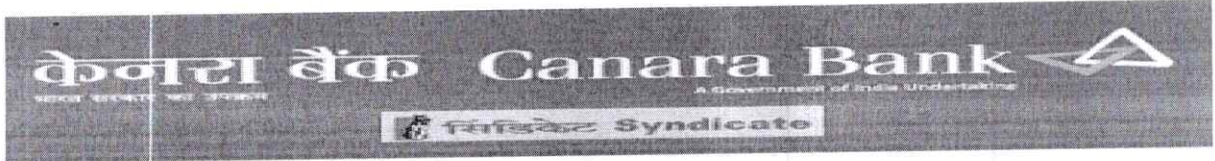
कृते केनरा बैंक
For CANARA BANK


अधिकृत अधिकारी
Authorised Officer

Date: 02.05.2026

Place: Vijayawada

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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 **ARM BRANCH, VIJAYAWADA** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.05.2026**, for recovery of **Rs. 4,62,62,170.06/-** (Rupees Four Crore Sixty-Two Lakh Sixty-Two Thousand One Hundred and Seventy and Six paise Only) **for the Account No: 0605261010577** and others **as on 30.04.2026** plus future interest and other charges thereon due to the **ARM BRANCH, Vijayawada of Canara Bank** from **M/s Ave Maria Enterprises**.

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 Ave Maria Enterprises D. No. 2-19, Chamallamudi Post, Vatticherukuru Mandal, Vatticherukuru, Guntur - 522017 Smt Inaganti Anitha W/o Lal Saheb D. No. 2-19, Chamallamudi Post, Vatticherukuru Mandal, Vatticherukuru, Guntur - 522017 Sri Inaganti Lal Saheb S/o Chalu Saheb D. No. 2-19, Chamallamudi Post, Vatticherukuru Mandal, Vatticherukuru, Guntur - 522017

		Sri Tirumalasetty Venkateswarlu, S/o T Chenna Kesavulu, D. No.2-33, Chamallamudi Post, Vatticheruku Mandal, Vatticherukuru, Guntur – 522017
		Sri Shaik Jan Saheb S/o Peda Lal Saheb D. No. 2-1, Chamallamudi Post, Vatticheruku Mandal Vatticheruku, Guntur -522017
		Sri Shaik Saida Bi, W/o Jan Saheb D. No.2-1, Chamallamudi Post, Vatticheruku Mandal, Vatticherukuru, Guntur – 522017
3.	Total liabilities as on 30.04.2026	Rs. 4,62,62,170.06/- (Rupees Four Crore Sixty-Two Lakh Sixty-Two Thousand One Hundred and Seventy and Six paise Only)
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) 25.05.2026 & 2.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	As mentioned above
6.	Reserve Price	Property 1: Rs. 8,82,000/- Property 2: Rs.4,03,000/- Property 3: Rs.23,57,000/-
7.	Earnest Money Deposit	Property 1: Rs.88,200/- Property 2: Rs.40,300/- Property 3: Rs.2,35,700/- to be paid on or before 25.05.2026, 12.00PM
8.	The property can be inspected Date & Time	14.05.2026 From 11.00 AM to 04.00 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 on 14.05.2026 between 11.00 am and 4.00 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 & aadhaar and aadhaar linked with latest Mobile number and also register with digilocker mandatorily. For bidding in the above e-auction from Baanknet.com

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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 25.05.2026 at 12.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10,000/- for reserve Price up to Rs.25 lacs, in multiplies of Rs 25,000/- for reserve price above Rs.25 lacs and up to Rs.50 lacs, in multiplies of Rs 50,000/- for reserve price above Rs.50 lacs to 100 lacs and in multiplies 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 14.05.2026 from 11.00 AM to 4.00 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, 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.

Place: Vijayawada
Date: 02.05.2026

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी Authorised Officer
Canara Bank

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