

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 Authorised 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 11.06.2026, for recovery of Rs. 4,45,00,000/- (Rupees Four Crore Forty Five Lakh Only) due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor as on 15.05.2026 and interest there on, from

1. M/s Sri Shiridi Sai Baba Auto Consultancy
2. M/s Madhuri Chillies
3. M/s Sri Shiridi Sai Chillies Commission Agents
4. Sri Ghanta Nageswara Rao
5. Smt Ghanta Sarada Devi
6. Smt Goli Uma Devi

represented by the following under respective capacity.

1. Sri Ghanta Nageswara Rao
2. Smt Ghanta Sarada Devi
3. Smt Goli Uma Devi

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

PROPERTY: 1

The reserve price will be **Rs.88,22,000/- (Rupees Eighty Eight Lakh Twenty Two Thousand only)** and the earnest money deposit will be **Rs.8,82,200/- (Rupees Eight Lakh Eighty Two Thousand Two Hundred only)**. The Earnest Money Deposit shall be deposited on or before **10.06.2026 by 05.00 pm.**

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

Sri Sai Geetha Complex, RCC Roofed structure G+1, Door no: 24-2-83, New Door No: 24-2-83/1 T S no: 36, Back side of Canara bank main Branch II, Chaparalavari Street, Guntur. property belongs to Sri Ganta Nageswara rao with the following boundaries.

East: Property of kaasu Sowraiah and House wall of others,
West: Property of Golla Gangadhara rao and other own wall of this property,
North: Property of Dasari Kotaiah Dasu to some extent and municipal galli to some extent,
South: Property of Chaparala Suraiah and others own wall of this property

PROPERTY: 2

The reserve price will be **Rs. 1,11,62,000/- (Rupees One Crore Eleven Lakh Sixty Two Thousand only)** and the earnest money deposit will be **Rs. 11,16,200/- (Rupees Eleven Lakh Sixteen Thousand and Two Hundred only)**. The Earnest Money Deposit shall be deposited on or before **10.06.2026 by 04.00 PM**.

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

RCC Roofed Building G+3, Situated at D.No 424, Door no: 8-7-34, 4th Lane, 1st Cross Road, Nehru Nagar, Near Sai Baba Mandir, Guntur. property belongs to Sri Ganta Nageswara rao with the following boundaries. Property belongs to Sri Ganta Sarada Devi with the following boundaries.

East: Property of Ambati sambaiah and wall of this property,
West: Property of Sri Banka Prasadu and wall of this item,
North: Property of Sri Yojju Rama Murthy,
South: Municipal Corporation road.

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Secured Creditor's website i.e. www.canarabank.bank.in

कृते केनरा बैंक
For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer

Date: 25.05.2026

Place: Vijayawada



ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: GHANTA/02/2026-27

Date: 25.05.2026

To

Borrower(s) Co-Borrower	Guarantor(s)
Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No.8-7-34, 4/1 line Near St.Lukes Public School Nehru Nagar Guntur-522 001.	1.Smt. Ghanta Sarada Devi W/o. Ghanta Nageswara Rao D.No.8-7-34, 4/1 line Near St.Lukes Public School Nehru Nagar Guntur-522 001.
Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No. 24-2-81 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003	2.Smt. Ghanta Sarada Devi W/o. Ghanta Nageswara Rao D.No. 24-2-81 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003
Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No. 24-2-83 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003	Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No.24-2-81 Swetha Geetha Complex Chaparla vari Street Canara Bank Back side Patnam Bazar ,Guntur-522 003
M/S. MADHURI CHILLIES TRADERS Prop:Smt. GOLI UMA W/o. G. LAKSHMAIAH d.no.8-7-34 4/1 line Near St.Lukes Public School Nehru Nagar ,Guntur-522 001	Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No. 8-7-34 4/1 line Near St Lukes Public School Nehru Nagar Guntur-522 001
Smt. Goli Uma W/o. Lakshmaiah D.No. 24-2-81 Swetha Geetha Complex Chaparalavari Street Patnam bazar ,Guntur-522003	Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No.24-2-83 Sri Sai Geetha Complex Chaparla vari Street Canara Bank Back side Patnam Bazar Guntur-522 003
M/S. Sri. Shiridi Sai Baba Auto Consultancy Prop:Sri. Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No.24-2-81 Swetha Geetha Complex Chaparla vari Street Canara Bank Back side Patnam Bazar Guntur-522 003	M/S. Sri. Shiridi Sai Chillies Commission Agents Prop Smt. Ghanta Sarada Devi D.No. 24-2-81 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003

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 ARM Branch, Vijayawada 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.

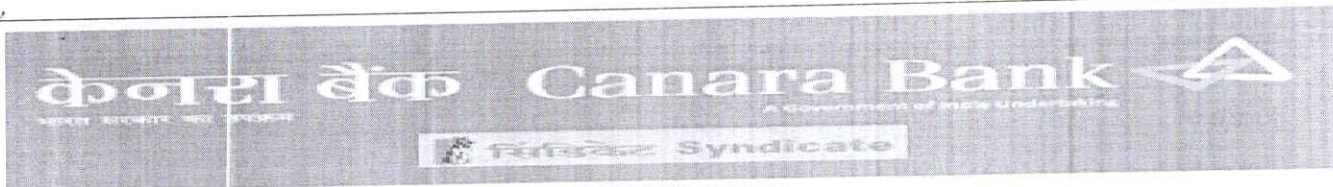
Hence, in terms of the provisions of the subject Act and Rules made thereunder, I am herewith sending the Sale Notice containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

कुते केनरा बैंक
Yours faithfully,
CANARA BANK
प्रधिकृत अधिकारी / Authorised Officer

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 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 of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.06.2026 , for recovery of Rs. 4,45,00,000/- (Rupees Four Crore Forty Five Lakh Only) due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor as on 15.05.2026 and interest there on, from

1. M/s Sri Shiridi Sai Baba Auto Consultancy
2. M/s Madhuri Chillies
3. M/s Sri Shiridi Sai Chillies Commission Agents
4. Sri Ghanta Nageswara Rao
5. Smt Ghanta Sarada Devi
6. Smt Goli Uma Devi

represented by the following under respective capacity.

1. Sri Ghanta Nageswara Rao
2. Smt Ghanta Sarada Devi
3. Smt Goli Uma Devi

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	Borrower(s) Co-Borrower Sri Ghanta Nageswara Rao S/o. Ammanna Chowdary D.No.8-7-34, 4/1 line Near St.Lukes Public School Nehru Nagar Guntur-522 001.	Guarantor(s) 1.Smt. Ghanta Sarada Devi W/o. Ghanta Nageswara Rao D.No.8-7-34, 4/1 line Near St.Lukes Public School Nehru Nagar Guntur-522 001.

Confidential



		Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No. 24-2-81 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003	2.Smt. Ghanta Sarada Devi W/o. Ghanta Nageswara Rao D.No. 24-2-81 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003
		Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No. 24-2-83 Swetha Geetha Complex Chaparlavari Street Canara Bank Back Side Patnam Bazar Guntur-522 003	Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No.24-2-81 Swetha Geetha Complex Chaparla vari Street Canara Bank Back side Patnam Bazar ,Guntur- 522 003
		M/S. MADHURI CHILLIES TRADERS Prop:Smt. GOLI UMA W/o. G. LAKSHMAIAH d.no.8-7-34 4/1 line Near St.Lukes Public School Nehru Nagar ,Guntur-522 001	Sri Ghanta Nageswara Rao S/o. Ammannna Chowdary D.No. 8-7-34 4/1 line Near St Lukes Public School Nehru Nagar Guntur-522 001
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3.	Total liabilities as on 25.05.2026	Rs. 4,45,00,000/- plus interest and other charges thereon	
4.	a) Mode of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET)	



	b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	11.06.2026 & 02.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	As mentioned Below
6.	Reserve Price (Rupees____)	As mentioned Below
7.	Earnest Money Deposit	As mentioned Below
8.	The property can be inspected Date & Time	04.06.2026 11.00 AM to 05.00 PM

PROPERTY: 1

The reserve price will be **Rs.88,22,000/- (Rupees Eighty Eight Lakh Twenty Two Thousand only)** and the earnest money deposit will be **Rs.8,82,200/- (Rupees Eight Lakh Eighty Two Thousand Two Hundred only)**. The Earnest Money Deposit shall be deposited on or before **10.06.2026 by 05.00 pm.**

PROPERTY: 2

The reserve price will be **Rs. 1,11,62,000/- (Rupees One Crore Eleven Lakh Sixty Two Thousand only)** and the earnest money deposit will be **Rs. 11,16,200/- (Rupees Eleven Lakh Sixteen Thousand and Two Hundred only)**. The Earnest Money Deposit shall be deposited on or before **10.06.2026 by 05.00 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 04.06.2026 between 11.00 AM and 5.00 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 portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 8291220220, Email: support.baanknet@psballiance.com).
- 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 10.06.2026 at 05.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples 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, in multiplies of Rs 100,000/- for reserve price above Rs. 100 lacs and in multiplies of Rs 500,000/- for reserve price above Rs. 500 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 04.06.2026 between 11.00 AM and 04.00 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

कृते केनरा बैंक
For CANARA BANK


प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer
Canara Bank

Place: Vijayawada
Date: 25.05.2026