

(A GOVERNMENT OF INDIA UNDERTAKING)
(Auction Sale Notice for Sale of Immovable Properties)
SALE NOTICE

CERSAI ID:

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 PROVISIO 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..... (which ever is applicable) possession of which has been taken by the Authorised Officer of RAJAHMUNDY II Branch of the Canara Bank secured creditor, will be sold on As is where is", As is what is", and Whatever there is" on 29/06/2026 for recovery of Rs 66,65,670/- (Rupees Sixty six lakhs sixty five thousand six hundred seventy only) due to the secured creditor from Borrower: M/s. Sowbhagya traders prop: Mr. Mummareddy Venkateswara Rao, D no 40-4-32-3 & 4, kothapeta, stadium backside rajahmundry-533101, proprietor: Mr. Mummareddy Venkateswararao, s/o V V Satyanarayana, D no 40 4 32by 3 & 4 near stadium rd back to cpi karyalayam kothapeta, rajahmundry 533101 & Guarantor: smt. Mummareddy Anusha w/o venkateswara rao D no 40 4 32 3 & 4, near stadium rd back to cpi karyalayam kothapeta rajahmundry 533101. The reserve price for Chagallu Residential building Property will be Rs. 13,83,000 (Rupees thirteen lakhs eighty three thousand only) and the earnest money deposit for Property will be Rs.01,38,300 (Rupees One lakh thirty eight thousand three hundred only, The reserve price for Katheru Residential land Property will be Rs. 20,80,000 (Rupees Twenty lakhs eighty thousand only) and the earnest money deposit for Property will be Rs. 02,08,000 (Rupees Two lakhs eight thousand only), The reserve price for torredu Land and building property will be Rs. 23,81,000 (Rupees Twenty three lakhs eighty one thousand only) and the earnest money deposit for Property will be Rs. 02,38,100 (Rupees Two lakhs thirty eight thousand one hundred only), The reserve price for Venkatapuram residential land will be Rs. 26,13,000 (Rupees Twenty six lakhs thirteen thousand only) and the earnest money deposit for Property will be Rs. 02,61,300 (Rupees Two lakhs sixty one thousand three hundred only).

1	Name and Address of the secured creditor	RAJAHMUNDY II Branch, Canara Bank
2	Name and address of the Borrower and Guarantor	M/s. Sowbhagya traders prop: Mr. Mummareddy Venkateswara Rao, D no 40-4-32-3 & 4, kothapeta, stadium backside rajahmundry-533101, proprietor: Mr. Mummareddy Venkateswararao, s/o V V Satyanarayana, D no 40 4 32by 3 & 4 near stadium rd back to cpi karyalayam kothapeta, rajahmundry 533101 & Guarantor: smt. Mummareddy Anusha w/o venkateswara rao D no 40 4 32 3 & 4, near stadium rd back to cpi karyalayam kothapeta rajahmundry 533101.
3	Total liabilities as on	Rs 66,65,670/- (Rupees Sixty six lakhs sixty five thousand six hundred seventy only)
4	e) Mode of Auction f) Details of auction	E-Auction

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	service provider g) date & Time of Auction h) Place of Auction	M/s PSB Alliance (eBkay) 29/06/2026 Online auction
5	Details of Property/ies	West Godavari district, Kovvur Sub-Registrar's jurisdiction, Chagallu Mandal, Chandravaram Gram Panchayat limits, Chandravaram H/o Mallavaram, village 2nd ward RS NO 77 at measuring 145 Sq yds. Constructed house bearing door no 4-67 plinth area 209 Sq feet within the following boundaries. EAST: 29'-0" Site of Mummareddy Bhushnam SOUTH: 45'-0" Site of Gubba Prakashrao WEST: 29'-0" Raja street(road) NORTH: 45'-0" Site of M Venkat Rao Within these boundaries site of 145 Sq yds and above said RCC building door no 4-67 with all easementary rights together with all the appurtenances and easements that are attached and reputed to be attached thereto. Vacant site of extent 187.08 Sq yards covered by plot no 19 of the layout of land of extent Ac 1.04 cents covered by sub divided RS No 160/1A1 after conversion of the same out of land of extent Ac 1.14 cents of the north in full extent of Ac 2.27 cents in RS No 160/1 of Katheru Village, Rajahmundry Rural Mandal EG district bounded on (Nearest door no 4-1143) East :30.00 ft wide road; 30 ft West: plot no 13; 36-0 ft South : Plot no 18; 56-0 ft North : plot no 20; 50-0 ft CERSAI ID: 200070838421 Vacant site of 450 sq yards towards west in an total extent of 1311 sq yards covered by Survey no 293 of Grama Kantam, Torredu village, Rajahmundry rural, East Godavari district. <u>Item no 1:</u> Vacant site of extent 348.34 sq yards bounded on:

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		East: 53'-0" Site of Manyam Veera Venkata Rama Krishna South: 61'-0" Property belongs to SBI, Thorredu branch West: 46'-0" Site of Manyam kesava rao North: 65'-8" road <u>Item no 2:</u> Vacant site of extent 101.75 sq yards bounded on: East: 38'-0" Site of Manyam Veera Venkata Rama Krishna South: 24'-6" Site of D Butchi Ramanna West: 36'-0" Property of SBI, Torredu North: 25'-0" Item no 1 East Godavari District, Rajanagaram Sub Registrar's jurisdiction, Rajanagaram Mandal Rajanagaram Gram Panchayat limits, venkatapuram villag, RS No 155/6, 161/2 , 162/4, 161/1, 162/1 plot no 361 measuring 201.66 Sq yards and 354 measuring 201.66 sq yds, total two plot numbers to an extent of 403.32 sq yds within the following boundaries: <u>Item no 1:</u> Plot no 361 measuring 201.66 sq yds East: 55'-0" As per layout plan, Plot no 360 South: 33'-0" As per layout plan 40'-0" wide road West: 55'-0" As per layout plan, Plot no 362 North: 33'-0" As per layout plan, Plot no 354 Within the above boundaries, an extent of 201.66 Sq Yds <u>Item no 2:</u> Plot no 354 measuring 201.66 sq yds East: 55'-0" As per layout plan, Plot no 355 South: 33'-0" As per layout plan, plot no 361 West: 55'-0" As per layout plan, Plot no 353 North: 33'-0" As per layout plan, 33'-0" wide road Within the above boundaries an extent of 201.66 sq yards, total 1 and 2 items extent of 403.32 Sq yds.
6	Reserve price (Rupees)	The reserve price for Chagallu Residential building Property will be Rs. 13,83,000 (Rupees thirteen lakhs eighty three thousand only) and the earnest money deposit for Property will be Rs.01,38,300 (Rupees One lakh thirty eight thousand three hundred only, The reserve price for Katheru Residential land Property will be Rs. 20,80,000 (Rupees
7	Earnest money	

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	deposit	Twenty lakhs eighty thousand only) and the earnest money deposit for Property will be Rs. 02,08,000 (Rupees Two lakhs eight thousand only), The reserve price for torredu Land and building property will be Rs. 23,81,000 (Rupees Twenty three lakhs eighty one thousand only) and the earnest money deposit for Property will be Rs. 02,38,100 (Rupees Two lakhs thirty eight thousand one hundred only), The reserve price for Venkatapuram residential land will be Rs. 26,13,000 (Rupees Twenty six lakhs thirteen thousand only) and the earnest money deposit for Property will be Rs. 02,61,300 (Rupees Two lakhs sixty one thousand three hundred only).
8	The property can be inspected date and time	From 11-06-2026 to 28-06-2026 during 10:00am to 05:00pm
9	Detail of Encumbrance	NIL
10	Detail of Litigation	NIL

11. Other terms and conditions:

- The property/ies will be sold in "As is where is", "As is what is", "whatever there is" "without recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9& 10. For details of encumbrance and litigation, contact the undersigned authorized office before deposit of the earnest money deposit (EMD) referred to in 11(e) below. After deposit of EMD, if Bidder has participated in the auction, subsequent claim/ request regarding deposit of EMD, if bidder has participated in the auction, subsequent claim/ request regarding cancelation of auction and refund of bid amount shall not be entertained.
- The property will be sold above the reserve price.
- The property can be inspected from 11-06-2026 to 28-06-2026 during 10:00 am to 05:00pm
- Prospective bidders are advised to visit website [http:// baanknet.com/](http://baanknet.com/) and register yourself on the e-auction platform and further ensure having valid KYC documents like operative PAN card & Aadhaar and aadhaar linked with latest mobile number and also register with Digi locker mandatorily. For Bidding in the above e- auction from banknet.com portal (M/s PSB Alliance pvt.Ltd), you may contact the helpdesk support of Baanknet (Contact details 70466123455/65354910172/ 8291220220/9892219848/8160205051, email: support.BAANKNET@psballiance.com).
- The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs /- being of 10% of the Reserve Price in Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 **29/06/2026 at 12.00 PM.**
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 100000/- (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

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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.100000 (incremental price) and time shall be extended to 30 (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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose
- k. 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, Branch, IFSC Code CNRB0013251.
- l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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 by the Successful buyer from sale amount. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except, if any, mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries/ due diligence regarding the encumbrances and litigation on property put on auction mentioned at S No 5 above and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any

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way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

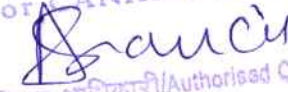
- p. It shall be the responsibility of Bidder to make due diligence and physical verification of property and satisfy themselves about the property/ies specification before submitting the bid. No claim subsequent to submission of bid shall be entertained by the bank. The inspection of property put on auction will be permitted to interested bidders at site on or before at 05-00 pm
- q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.
- r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice
- s. For further details **D Krishnarjuna Rao** (Name of Nodal Officer & its team CO/RO/ Branch, Ph. No. Mobile **8179522542**) 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: Rajahmundry

Authorised Officer

Date: 10-06-2026

Canara Bank

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी/Authorised Officer