

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: RONLR/REC/SN/N RAGHU/189/2026-27

Date: 22.06.2026

To

SHRI. NANDIMANDALAM RAGHU
S/O- SUBHASH CHANDRA BOSE N
Door No. 8-1-155, Ward No-47,
UPPARAPALEM
RANGANAYAKULAPET, NELLORE
ANDHRA PRADESH-524001
MOB- 9494608101

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 Nellore 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 Nellore Main 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

Confidential

(Auction Sale Notice for Sale of Immovable Properties)
Nellore Main Branch (0628)
(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: RONLR/REC/SN/N RAGHU/189/2026-27

Date: 22.06.2026

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rules 8(6) & 9 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 symbolic possession of which has been taken by the Authorised Officer of **Nellore Main Branch (0628)** of Canara Bank will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **24.07.2026**, for recovery of **Rs. 22,47,383.40 (Rupees Twenty Two Lakhs Forty Seven Thousand Three Hundred Eighty Three and Paise Forty Only)** due to the **Nellore Main Branch (0628)** Canara Bank from **Sri Nandimandalam Raghu (Borrower)**.

The reserve price will be Rs.27.54 Lakhs and the earnest money deposit will be Rs.2.76 Lakhs.

1	Name and Address of the Secured Creditor	Canara Bank, Nellore Main Branch (0628)
2	Name and Address of the Borrower & Guarantor	SHRI. NANDIMANDALAM RAGHU S/O- SUBHASH CHANDRA BOSE N Door No. 8-1-155, Ward No-47, UPPARAPALEM RANGANAYAKULAPET, NELLORE ANDHRA PRADESH-524001 MOB- 9494608101
3	Total liabilities as on 21.06.2026	Rs.22,47,383.40
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (eBkay) 24.07.2026 11 AM TO 1 PM Online

5	Details of Property/ies	Sri Potti Sriramulu Nellore District, Nellore Registration District, Stonehousepet Sub-Registrar's Office, Nellore Rural Mandal, Nellore Municipal Corporation, Pedda Cherukuru Area, Land in Survey Nos. 76, 76-A, 77-1, 77-2, 78, 78-1, 78-A, 79-1, 79-2, 79-3, 80-1, 80-2, 82-1, 82-2 consisting an Extent of Ac. 20.84 cents of land was divided into approved Layout Plan Plots by Nellore Urban Development Authority (NUDA) vide F.L.P. No. 26/2022/1031/NUDA/DPMS under the name and style of "ANJANI ENCLAVE" Layout, Survey No. 80-2, Plot bearing No. 185 consisting an Extent of 26 ankanams 48 sq. ft or 211.84 sq. yards of vacant site. Bounded By: East: Layout Road South: Plot bearing No. 186 West : Plot bearing No. 161 North: Plot bearing No. 184 An Extent of 26 ankanams 48 sq. ft or 211.84 sq. yards of vacant site in Plot bearing No. 185 covered under Survey No. 80-2 of Pedda Cherukuru Area, Nellore Municipal Corporation, Sri Potti Sriramulu Nellore District within the above referred boundaries with all its easement rights.
6	Reserve Price (Rupees (Please note to mention separately for each property)	Rs.27.54 Lakhs
7	Earnest Money Deposit	Rs.2.76 Lakhs
8	The property can be inspected Date & Time	On or Before 23.07.2026, From 11 AM to 4 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 or before **23.07.2026 from 11 AM to 4 PM** on working days.

Confidential

- 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 & Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker 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 7046612345 /6354910172 /8291220220/9892219848/8160205051)
Email:support.BAANKNET@psballiance.com
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 2.76 Lakhs being 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 23.07.2026 at 5 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.10,000/- 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, Nellore Main Branch, IFSC Code (CNRB0000628).
- 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. M 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 23.07.2026 from 11 AM to 4 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 (Authorized Officer, Canara Bank, Nellore Main branch Ph. No. 9842936603 may be contacted during office hours on any working day. The service provider Baanknet.com portal (M/s PSB Alliance Pvt. Ltd), you may contact the helpdesk support of Baanknet (Contact details 7046612345/6354910172/8291220220/9892219848/8160205051.
Email:support.BAANKNET@psballiance.com/ support.ebkray@procure247.com

Place: Nellore
Date: 22.06.2026

Authorized Officer
Canara Bank