



D.NO. 54-15-4B, GROUND FLOOR, LAKSHMI AVENUE,
SRINIVASANAGAR BANK COLONY, VIJAYAWADA – 520008

E-MAIL ID: armvij@canarabank.com

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ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: ESWARSANKALP:SN:02:2026-27

Date: 10.07.2026

To

Borrower / Mortgagor	
M/s Eswarsankalp developers D no 85-12-14-13, Brundavan elite, all bank colony, beside Jk gardens, Rajahmundry, East Godavari district, Andhra Pradesh 533101	Legal heirs of Smt. Arimanda Kalyani (deceased guarantor and partner of the firm M/s Eswarsankalp developers) 1. Sri Arimanda Manikanta Reddy S/o a. Ramakrishna Reddy 1-99-10/4 plot no 294 sector 5 MVP Colony Visakhapatnam 530017 2. Sri Arimanda Venkata Lakshmi Narasimha Reddy S/o a. Ramakrishna Reddy 1-99-10/4 plot no 294 sector 5 MVP colony Visakhapatnam 530017
Mr. Arimanda Durga Rama Krishna Reddy S/o Arimanda kanaka Reddy D.no. 1-199-10-46 plot no 294 first floor Sector 5 MVP colony Visakhapatnam Andhra Pradesh 530017	

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 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.

Yours faithfully,

For CANARA BANK

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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 to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Rajahmundry Main II Branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 31-07-2026, for recovery of **Rs.20,59,97,549.16 (Twenty Crore Fifty Nine Lakhs Ninety Seven Thousand Five Hundred Forty Nine and Sixteen Paise Only)** as on 10-07-2026 plus subsequent interest and other charges due to the ARM branch, Vijayawada of Canara Bank from M/s Eswarsankalp Developers, D. No: 85-12-14/13, Brundvan Elite, All Bank Colony, Beside JK Gardens, Rajahmundry, East Godavari District, Andhra Pradesh-533101, represented by its Managing Partner Sri. Arimanda Durga Rama Krishna Reddy, S/o Arimanda Kanaka Reddy & Late Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy, D.No:1-100-23/2, plot no: 236, Sector V, M V P Colony, Visakhapatnam, Andhra Pradesh-530017(BORROWERS) ,1. Sri. Arimanda Manikanta Reddy, S/o A. Ramakrishna Reddy, 1-99- 10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 & 2. Sri. Arimanda Venkata Lakshmi Narasimha Reddy, S/o A. Ramakrishna Reddy, 1-99-10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 (Legal Heirs of deceased guarantor/partner Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy).

The Reserve Price of the property and EMD details tabulated below.

The Earnest Money Deposit shall be deposited on or before 31-07-2026 at 12.00 pm.

Details and full description of the immovable property with no encumbrances to the knowledge of the bank:

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	RS in Lakhs. Undivided and Unspecified area schedule: All that part and parcel of site measuring 3200 sq. yds. or 2675.60 sq. mts. being an undivided and unspecified share out of Builder/ Developer share 5967.36 sq. yds. or 4989.47 sq. mts. in the total extent of 10288.55 sq. yds. or 8602.54 sq. mts. along with 69 flats (under construction thereon) including super built up area of 89045 Sft. Including common areas and balconies in C,D,E,F & Amenities blocks and car parking of 5520 sft. (for 69 flats' car parking with 80 sft. each) and stilt floors in C,D,E,F & Amenities' blocks of "ESWARSANKALP HOMES" covered by S.No.306/1 of V.L.Puram, Rajahmundry Municipal Corporation area and S.No.308 of V.L.Puram, Pidimgoyya Gram Panchayath, Rajahmundry rural area in the registration district area of Pidimgoyya Joint sub-Registrar's Office, East Godavari district and total site bounded as follows East : Part of land left by the vendors no.1 & 2 for proposed 40 feet wide master plan road 241.37 ft.			

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	South : Land belongs to others in S.No.327 and part of land belongs to Dr. Aravindam 391.11 ft. West : Part of land left by the site owners for proposed 40 feet wide Master plan road 223.91 ft. North : Land belongs to M/s Peace Hotels Ltd and K. Krishna Swamy in S.No.306/1 & 308 404.99 ft. Out of total 110 flats of Builder's share in "A,B,C,D,E,F and Amenities Blocks" 69(64+5) flats in C,D,E,F and Amenities blocks are mortgaged to Bank.			
1	Item No.1: All that part and parcel of (un finished) Flat no.101 (C101) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds in Block C ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 106 South : Open setback space West : Open setback space North : Open duct and Flat no.102	C	29,31,000.00	2,93,100.00
2	Item No.2: All that part and parcel of (un finished) Flat no.102 (C102) in an extent of 1400 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block C ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 105 South : Open duct & Flat No.101 West : Open setback space North : Open duct and Flat no.103	C	28,26,000.00	2,82,600.00
3	Item No.3: All that part and parcel of (un finished) Flat no.103 (C103) in an extent of 1415 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds in Block C ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 104 South : Open duct and Flat no.102 West : Open setback space North : Open setback space	C	28,55,000.00	2,85,500.00
4	Item No.4: All that part and parcel of (un finished) Flat no.104 (C104) in an extent of 1145 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.105 West : Common corridor and Flat no. 103 North : Open setback space	C	23,39,000.00	2,33,900.00
5	Item No.5: All that part and parcel of (un finished) Flat no.106 (C106) in an extent of 1175 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C ground floor of	C	23,97,000.00	2,39,700.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 101 North : Open duct and Flat no.105			
6	Item No.6: All that part and parcel of (un finished) Flat no.201 (C201) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds in Block C first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 206 South : Open setback space West : Open setback space North : Open duct and Flat no.202	C	29,31,000.00	2,93,100.00
7	Item No.7: All that part and parcel of (un finished) Flat no.202 (C202) in an extent of 1400 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block C first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 205 South : Open duct and Flat no.201 West : Open setback space North : Open duct and Flat no.203	C	28,26,000.00	2,82,600.00
8	Item No.8: All that part and parcel of (un finished) Flat no.203 (C203) in an extent of 1415 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block C first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 204 South : Open duct and Flat no.202 West : Open setback space North : Open setback space	C	28,55,000.00	2,85,500.00
9	Item No.9: All that part and parcel of (un finished) Flat no.204 (C204) in an extent of 1145 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.205 West : Common corridor and Flat no. 203 North : Open setback space	C	23,39,000.00	2,33,900.00
10	Item No.10: All that part and parcel of (un finished) Flat no.206 (C206) in an extent of 1175 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 201 North : Open duct and Flat no.205	C	23,97,000.00	2,39,700.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
11	Item No.11: All that part and parcel of (un finished) Flat no.501 (C501) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block C fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 506 South : Open setback space West : Open setback space North : Open duct and Flat no.502	C	29,31,000.00	2,93,100.00
12	Item No.12: All that part and parcel of (un finished) Flat no.502 (C502) in an extent of 1400 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block C fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 505 South : Open duct & Flat No.501 West : Open setback space North : Open duct and Flat no.503	C	28,26,000.00	2,82,600.00
13	Item No.13: All that part and parcel of (un finished) Flat no.503 (C503) in an extent of 1415 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block C fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 504 South : Open duct and Flat no.502 West : Open setback space North : Open setback space	C	28,55,000.00	2,85,500.00
14	Item No.14: All that part and parcel of (un finished) Flat no.504 (C504) in an extent of 1145 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.505 West : Common corridor and Flat no. 503 North : Open setback space	C	23,39,000.00	2,33,900.00
15	Item No.15: All that part and parcel of (un finished) Flat no.505 (C505) in an extent of 1130 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.506 West : Common corridor and Flat no. 502 North : Open duct and Flat no.504	C	23,11,000.00	2,31,100.00
16	Item No.16: All that part and parcel of (un finished) Flat no.506 (C506) in an extent of 1175 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block C fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by	C	23,97,000.00	2,39,700.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	East : Open setback space South : Open setback space West : Common corridor and Flat no. 501 North : Open duct and Flat no.505			
17	Item No.17: All that part and parcel of (un finished) Flat no.201 (D201) in an extent of 1320 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 206 South : Open setback space West : Open setback space North : Open duct and Flat no.202	D	26,73,000.00	2,67,300.00
18	Item No.18: All that part and parcel of (un finished) Flat no.203 (D203) in an extent of 1285 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 204 South : Open duct and Flat no.202 West : Open setback space North : Open setback space	D	26,07,000.00	2,60,700.00
19	Item No.19: All that part and parcel of (un finished) Flat no.204 (D204) in an extent of 1275 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.205 West : Common corridor and Flat no. 203 North : Open setback space	D	25,87,000.00	2,58,700.00
20	Item No.20: All that part and parcel of (un finished) Flat no.206 (D206) in an extent of 1310 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 201 North : Open duct and Flat no.205	D	26,54,000.00	2,65,400.00
21	Item No.21: All that part and parcel of (un finished) Flat no.401 (D401) in an extent of 1320 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 406 South : Open setback space West : Open setback space North : Open duct and Flat no.402	D	26,73,000.00	2,67,300.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
22	Item No.22: All that part and parcel of (un finished) Flat no.402 (D402) in an extent of 1270 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 405 South : Open duct and Flat no.401 West : Open setback space North : Open duct and Flat no.403	D	25,78,000.00	2,57,800.00
23	Item No.23: All that part and parcel of (un finished) Flat no.403 (D403) in an extent of 1285 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 404 South : Open duct and Flat no.402 West : Open setback space North : Open setback space	D	26,07,000.00	2,60,700.00
24	Item No.24: All that part and parcel of (un finished) Flat no.404 (D404) in an extent of 1275 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.405 West : Common corridor and Flat no. 403 North : Open setback space	D	25,87,000.00	2,58,700.00
25	Item No.25: All that part and parcel of (un finished) Flat no.405 (D405) in an extent of 1260 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.406 West : Common corridor and Flat no. 402 North : Open duct and Flat no.404	D	25,59,000.00	2,55,900.00
26	Item No.26: All that part and parcel of (un finished) Flat no.406 (D406) in an extent of 1310 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block D third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 401 North : Open duct and Flat no.405	D	26,54,000.00	2,65,400.00
27	Item No.27: All that part and parcel of (un finished) Flat no.101 (E101) in an extent of 1320 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by	E	26,73,000.00	2,67,300.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	East : Common corridor and Flat no. 106 South : Open setback space West : Open setback space North : Open duct and Flat no.102			
28	Item No.28: All that part and parcel of (un finished) Flat no.102 (E102) in an extent of 1270 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 105 South : Open duct and Flat no.101 West : Open setback space North : Open duct and Flat no.103	E	25,78,000.00	2,57,800.00
29	Item No.29: All that part and parcel of (un finished) Flat no.103 (E103) in an extent of 1285 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 104 South : Open duct and Flat no.102 West : Open setback space North : Open setback space	E	26,07,000.00	2,60,700.00
30	Item No.30: All that part and parcel of (un finished) Flat no.104 (E104) in an extent of 1275 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.105 West : Common corridor and Flat no. 103 North : Open setback space	E	25,87,000.00	2,58,700.00
31	Item No.31: All that part and parcel of (un finished) Flat no.105 (E105) in an extent of 1260 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.106 West : Common corridor and Flat no. 102 North : Open duct and Flat no.104	E	25,59,000.00	2,55,900.00
32	Item No.32: All that part and parcel of (un finished) Flat no.106 (E106) in an extent of 1310 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E ground floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 101 North : Open duct and Flat no.105	E	26,54,000.00	2,65,400.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
33	Item No.33: All that part and parcel of (un finished) Flat no.202 (E202) in an extent of 1270 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 205 South : Open duct and Flat no.201 West : Open setback space North : Open duct and Flat no.203	E	25,78,000.00	2,57,800.00
34	Item No.34: All that part and parcel of (un finished) Flat no.205 (E205) in an extent of 1260 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.206 West : Common corridor and Flat no. 202 North : Open duct and Flat no.204	E	25,59,000.00	2,55,900.00
35	Item No.35: All that part and parcel of (un finished) Flat no.301 (E301) in an extent of 1320 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E second floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 306 South : Open setback space West : Open setback space North : Open duct and Flat no.302	E	26,73,000.00	2,67,300.00
36	Item No.36: All that part and parcel of (un finished) Flat no.306 (E306) in an extent of 1310 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E second floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 301 North : Open duct and Flat no.305	E	26,54,000.00	2,65,400.00
37	Item No.37: All that part and parcel of (un finished) Flat no.401 (E401) in an extent of 1320 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 406 South : Open setback space West : Open setback space North : Open duct and Flat no.402	E	26,73,000.00	2,67,300.00
38	Item No.38: All that part and parcel of (un finished) Flat no.402 (E402) in an extent of 1270 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E third floor of above	E	25,78,000.00	2,57,800.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 405 South : Open duct and Flat no.401 West : Open setback space North : Open duct and Flat no.403			
39	Item No.39: All that part and parcel of (un finished) Flat no.403 (E403) in an extent of 1285 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 404 South : Open duct and Flat no.402 West : Open setback space North : Open setback space	E	26,07,000.00	2,60,700.00
40	Item No.40: All that part and parcel of (un finished) Flat no.404 (E404) in an extent of 1275 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.405 West : Common corridor and Flat no. 403 North : Open setback space	E	25,87,000.00	2,58,700.00
41	Item No.41: All that part and parcel of (un finished) Flat no.405 (E405) in an extent of 1260 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.406 West : Common corridor and Flat no. 402 North : Open duct and Flat no.404	E	25,59,000.00	2,55,900.00
42	Item No.42: All that part and parcel of (un finished) Flat no.406 (E406) in an extent of 1310 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 401 North : Open duct and Flat no.405	E	26,54,000.00	2,65,400.00
43	Item No.43: All that part and parcel of (un finished) Flat no.501 (E501) in an extent of 1320 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 506 South : Open setback space	E	26,73,000.00	2,67,300.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	West : Open setback space North : Open duct and Flat no.502			
44	Item No.44: All that part and parcel of (un finished) Flat no.502 (E502) in an extent of 1270 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 505 South : Open duct and Flat no.501 West : Open setback space North : Open duct and Flat no.503	E	25,78,000.00	2,57,800.00
45	Item No.45: All that part and parcel of (un finished) Flat no.503 (E503) in an extent of 1285 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 504 South : Open duct and Flat no.502 West : Open setback space North : Open setback space	E	26,07,000.00	2,60,700.00
46	Item No.46: All that part and parcel of (un finished) Flat no.504 (E504) in an extent of 1275 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.505 West : Common corridor and Flat no. 503 North : Open setback space	E	25,87,000.00	2,58,700.00
47	Item No.47: All that part and parcel of (un finished) Flat no.505 (E505) in an extent of 1260 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.506 West : Common corridor and Flat no. 502 North : Open duct and Flat no.504	E	25,59,000.00	2,55,900.00
48	Item No.48: All that part and parcel of (un finished) Flat no.506 (E506) in an extent of 1310 sft. with car parking area of 80 sft. and undivided share of 45 sq.yds. in Block E fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 501 North : Open duct and Flat no.505	E	26,54,000.00	2,65,400.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
49	Item No.49: All that part and parcel of (un finished) Flat no.201 (F201) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds in Block F first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 206 South : Open setback space West : Open setback space North : Open duct and Flat no.202	F	29,31,000.00	2,93,100.00
50	Item No.50: All that part and parcel of (un finished) Flat no.202 (F202) in an extent of 1400 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 205 South : Open duct and Flat no.201 West : Open setback space North : Open duct and Flat no.203	F	28,26,000.00	2,82,600.00
51	Item No.51: All that part and parcel of (un finished) Flat no.203 (F203) in an extent of 1415 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 204 South : Open duct and Flat no.202 West : Open setback space North : Open setback space	F	28,55,000.00	2,85,500.00
52	Item No.52: All that part and parcel of (un finished) Flat no.204 (F204) in an extent of 1145 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.205 West : Common corridor and Flat no. 203 North : Open setback space	F	23,39,000.00	2,33,900.00
53	Item No.53: All that part and parcel of (un finished) Flat no.206 (F206) in an extent of 1175 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F first floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 201 North : Open duct and Flat no.205	F	23,97,000.00	2,39,700.00
54	Item No.54: All that part and parcel of (un finished) Flat no.301 (F301) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F second floor of	F	29,31,000.00	2,93,100.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 306 South : Open setback space West : Open setback space North : Open duct and Flat no.302			
55	Item No.55: All that part and parcel of (un finished) Flat no.303 (F303) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F second floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 304 South : Open duct and Flat no.302 West : Open setback space North : Open setback space	F	28,55,000.00	2,85,500.00
56	Item No.56: All that part and parcel of (un finished) Flat no.304 (F304) in an extent of 1145 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F second floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.305 West : Common corridor and Flat no. 303 North : Open setback space	F	23,39,000.00	2,33,900.00
57	Item No.57: All that part and parcel of (un finished) Flat no.306 (F306) in an extent of 1175 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F second floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 301 North : Open duct and Flat no.305	F	23,97,000.00	2,39,700.00
58	Item No.58: All that part and parcel of (un finished) Flat no.401 (F401) in an extent of 1455 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 406 South : Open setback space West : Open setback space North : Open duct and Flat no.402	F	29,31,000.00	2,93,100.00
59	Item No.59: All that part and parcel of (un finished) Flat no.402 (F402) in an extent of 1400 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 405 South : Open duct and Flat no.401	F	28,26,000.00	2,82,600.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
	West : Open setback space North : Open duct and Flat no.403			
60	Item No.60: All that part and parcel of (un finished) Flat no.403 (F403) in an extent of 1415 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 404 South : Open duct and Flat no.402 West : Open setback space North : Open setback space	F	28,55,000.00	2,85,500.00
61	Item No.61: All that part and parcel of (un finished) Flat no.404 (F404) in an extent of 1145 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.405 West : Common corridor and Flat no. 403 North : Open setback space	F	23,39,000.00	2,33,900.00
62	Item No.62: All that part and parcel of (un finished) Flat no.405 (F405) in an extent of 1130 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open duct and Flat no.406 West : Common corridor and Flat no. 402 North : Open duct and Flat no.404	F	23,11,000.00	2,31,100.00
63	Item No.63: All that part and parcel of (un finished) Flat no.406 (F406) in an extent of 1175 sft. with car parking area of 80 sft. and undivided share of 40 sq.yds. in Block F third floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Open setback space South : Open setback space West : Common corridor and Flat no. 401 North : Open duct and Flat no.405	F	23,97,000.00	2,39,700.00
64	Item No.64: All that part and parcel of (un finished) Flat no.503 (F503) in an extent of 1415 sft. with car parking area of 80 sft. and undivided share of 50 sq.yds. in Block F fourth floor of above schedule "ESWARSANKALP HOMES" apartment, bounded by East : Common corridor and Flat no. 504 South : Open duct and Flat no.502 West : Open setback space North : Open setback space	F	28,55,000.00	2,85,500.00

SL. No.	Details of Schedule Property	Block Details	Reserve Price	EMD Amount
65	Item No.65: All that part and parcel of (un finished) Flat no.102 in an extent of 1200 sft. with car parking area of 80 sft. and undivided share of 60 sq.yds. in Block Amenities Ground floor of above schedule "ESWARSANKALP HOMES" apartment,bounded by East : Common corridor and Flat no. 105 South : Open duct and Flat no.101 West : Open setback space North : Open duct and Flat no.103	Amenities Block	16,80,000.00	1,68,000.00

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

22/

अधिकृत अधिकारी
Authorised Officer
Date: 10.07.2026
Place: Vijayawada

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Rajahmundry Main II Branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 31.07.2026, for recovery of **Rs.20,59,97,549.16 (Twenty Crore Fifty Nine Lakhs Ninety Seven Thousand Five Hundred Forty Nine and Sixteen Paise Only)** as on 10.07.2026 plus subsequent interest and other charges due to the ARM branch, Vijayawada of Canara Bank from M/s Eswarsankalp Developers, D.No:85-12-14/13, Brundvan Elite, All Bank Colony, Beside JK Gardens, Rajahmundry, East Godavari District, Andhra Pradesh-533101, represented by its Managing Partner Sri. Arimanda Durga Rama Krishna Reddy, S/o Arimanda Kanaka Reddy & Late Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy, D. No:1-100-23/2, plot no: 236, Sector V, M V P Colony, Visakhapatnam, Andhra Pradesh-530017(BORROWERS), 1. Sri. Arimanda Manikanta Reddy, S/o A. Ramakrishna Reddy, 1-99- 10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 & 2. Sri. Arimanda Venkata Lakshmi Narasimha Reddy, S/o A. Ramakrishna Reddy, 1-99-10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 (Legal Heirs of deceased guarantor/partner Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy).

	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 Eswarsankalp developers D no 85-12-14-13, brundavan elite, all bank colony, beside jk gardens, Rajahmundry, east Godavari district, Andhra Pradesh 533101 Mr. Arimanda Durga Rama Krishna Reddy S/o Arimanda kanaka Reddy D.no. 1-100-23/2 plot no 236 SECTOR 5 MVP colony Visakhapatnam Andhra Pradesh 530017 Legal heirs of Smt. Arimanda Kalyani(deceased guarantor and partner of the firm m/s Eswarsankalp developers) 1. Sri Arimanda Manikanta Reddy S/o A. Durga Ramakrishna Reddy 1-99-10/4 plot no 294 sector 5 MVP colony Visakhapatnam 530017 2. Sri Arimanda Venkata Lakshmi Narasimha Reddy S/o A. Durga Ramakrishna Reddy 1-99-10/4 plot no 294 sector 5 MVP colony Visakhapatnam 530017
3.	Total liabilities as on 10.07.2026 plus subsequent interest and other charges	Rs.20,59,97,549.16 (Twenty Crore Fifty Nine Lakhs Ninety Seven Thousand Five Hundred Forty Nine and Sixteen 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) 31.07.2026 & 2.00 PM - 4.00 PM Online

5.	Details of Property/ies	As Mentioned in above Table.
6.	Reserve price	Individual Flat wise as mentioned in the above table
7.	Earnest Money Deposit	The Earnest Money Deposit shall be deposited on or before 31.07.2026 at 12.00 pm.
8.	The property can be inspected Date & Time	30.07.2026 11.00 AM 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 on 30.07.2026 between 11.00 am and 5.00 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 & 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.
- 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 31.07.2026 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 30.07.2026 from 11.00 a.m. to 5.00 P.M.
- 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: 10.07.2026

कृते केनरा बैंक
For CANARA BANK


अधिकृत अधिकारी / Authorised Officer
Canara Bank