

**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: SCSS/358214110/ARMB/VSKP

Date: 20.07.2026

To the Borrower/Guarantors/Mortgagor:

M/s South Central Shopping Mall Rep by partners 1)Sri. VENKATESWARA RAO MAMIDI (Mg.partner) 2)Sri. RAJA VARAHALU MAMIDI (partner) 3)Smt. AMMAJI MAMIDI (partner) 4)Smt.SARASWATHI MAMIDI(partner) 5)Sri.VENKATA SUNEEL DODDI (partner) 6)Sri.VENKATA MANIKANTA SURESH MAMIDI (partner) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta / Visakhapatnam/Andhrapradesh-531126	Sri. Mamidi Venkateswara Rao (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta / Visakhapatnam/Andhrapradesh-531126
Sri. Mamidi Raja Varahalu (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta/ Visakhapatnam/Andhrapradesh-531126	Smt Mamidi Saraswathi (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta/ Visakhapatnam/Andhrapradesh-531126
Smt. Mamidi Ammaji (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta/ Visakhapatnam/Andhrapradesh-531126	Sri. D V Suneel (Guarantor) S/O D TATARAO CHINNARAJU PETA HNO 10 2 62, ANAKAPALLE, Visakhapatnam/Andhrapradesh-531001
Sri. Mamidi Venkata Manikanta Suresh (Guarantor) MAIN ROAD PAYAKARAO PETA 14 23 1 BESIDE STATE BANK OF INDIA PAYAKARAOPETA, Visakhapatnam/Andhrapradesh-531126	Sri. Mamidi Manikyam (Guarantor) W/O VENKATA RAMANA 14 23 2 GNT ROAD PAYAKARAOPETA, Visakhapatnam/Andhrapradesh-531126



Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Confidential



Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

As you are aware, I on behalf of **Canara Bank, ARM Branch Visakhapatnam** 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 Visakhapatnam 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
Authorised Officer
ARMB, Visakhapatnam



**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

(Auction Sale Notice for Immovable Property(ies))

**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 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 and Guarantors that the below described immovable property(ies) mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **13.08.2026**, for recovery of **Rs.1345.13 Lakhs as on 30.06.2026 + Future interest + Other Charges (if any)** due to the Secured Creditor from M/s. South Central Shopping Mall. The reserve price will be **Rs.649.00 Lakhs and Rs.81.08 Lakhs** Property 1, and 2 respectively and the earnest money deposit will be **Rs.64.90 Lakhs and Rs.8.11 Lakhs**. For Property 1, and 2 respectively.

1. Name and Address of the Secured Creditor: **Canara Bank**

**Asset Recovery Management Branch,
D.No. 28-14-1, First Floor,
Opposite: Melody Cinema Theatre,
Suryabagh, Visakhapatnam-530020**

2. Name and Address of the Borrower & Guarantor : **M/s.South Central Shopping Mall**

To the Borrower/Guarantors/Mortgagor:

M/s South Central Shopping Mall Rep by partners 1)Sri. VENKATESWARA RAO MAMIDI (Mg.partner) 2)Sri. RAJA VARAHALU MAMIDI (partner) 3)Smt. AMMAJI MAMIDI (partner) 4)Smt.SARASWATHI MAMIDI (partner) 5)Sri.VENKATA SUNEEL DODDI (partner) 6)Sri.VENKATA MANIKANTA SURESH MAMIDI (partner) 18-4/G1, G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta / Visakhapatnam/Andhrapradesh-531126	Sri. Mamidi Venkateswara Rao (Guarantor) 18-4/G1, G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta / Visakhapatnam/Andhrapradesh-531126
--	--



Confidential

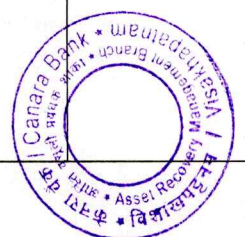
**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

Sri. Mamidi Raja Varahalu (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta/ Visakhapatnam/Andhrapradesh-531126	Smt Mamidi Saraswathi (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta/ Visakhapatnam/Andhrapradesh-531126
Smt. Mamidi Ammaji (Guarantor) 18-4/G1,G2/ Ground Floor/Beside Panchayat office Main Road/ Payakaraopeta/ Visakhapatnam/Andhrapradesh-531126	Sri. D V Suneel (Guarantor) S/O D TATARAO CHINNARAJU PETA HNO 10 2 62, ANAKAPALLE, Visakhapatnam/Andhrapradesh-531001
Sri. Mamidi Venkata Manikanta Suresh (Guarantor) MAIN ROAD PAYAKARAO PETA 14 23 1 BESIDE STATE BANK OF INDIA PAYAKARAOPETA, Visakhapatnam/Andhrapradesh-531126	Sri. Mamidi Manikyam (Guarantor) W/O VENKATA RAMANA 14 23 2 GNT ROAD PAYAKARAOPETA, Visakhapatnam/Andhrapradesh-531126

3. Total liabilities as on **30.06.2026**. : **Rs.1345.13 Lakhs** + Future interest +
Other Charges (if any).
4. (a) Mode of Auction : Online(E-auction)
(b) Details of Auction service provide : PSB Alliance Baanknet
(c) Date & Time of Auction : **13.08.2026**, from 1.00 PM to 2:00 PM
(Within unlimited extension of 5 minutes
Duration each till the conclusion of sale)
(d) Place of Auction : <https://baanknet.com>

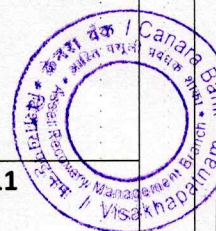
5. Details of the property (ies): -

SI No.	Details description of the immovable property(ies) with boundaries	Reserve Price (Rs. in Lakhs)	EMD (Rs. in Lakhs)
1.	<u>ITEM NO 1:</u> All that land measuring an extent 7986 Sq.yds (Ac 1.65 Cents or 0.668 Hects), comprising of four items covered by S No. 122/2=3872 Sq.yds (Ac 0.80 Cents), 122/1A = 1306.8 Sq.yds(Ac 0.27 Cents), 122/4A= 1452 Sq.yds(Ac 0.30 Cents), 122/4B = 1355.2 Sq Yds (Ac 0.28 Cents) situated at Atikavanipalm village, Tuni Mandal, East Godavari District within the limits of Atikavanipalem Panchayat and SRO Tuni. <u>Boundaries of the property:</u> East: Land of Kothapalli Indira Surya Kumari	649.00	64.90



**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

	South: Konda (Hill) West: Land of Kothpalli Indira North: Road ASSET ID: 200059627343 CERSA ID: 400059090770 ITEM NO2: All that land measuring an extent 7840.sq.yds(Ac 1.62 Cents or 0.656 Hects) comprising of three items S No. 122/2=5178.8 Sq.yds(Ac 1.07 cents), 122/4A =1452 Sq.yds(Ac 0.30 cents) and 122/4B= 1210 sq.yds(Ac 0.25 cents) situated at Atikavanipalem village Tuni mandal, East Godavari District within the limits of Atikavanipalem panchayat and SRO, Tuni. Boundaries of the Property: East: land Belongs to Mamidi Venkateswara Rao South : Konda(Hill) West : land belongs to Mamidi Venkateswar Rao North: Road ASSET ID: 200059627343 CERSAI ID: 400059090770 ITEM NO 3: All that land measuring an extent 8712sq.yds (Ac 1.80 cents or 0.729 Hects), comprising of three items covered by S. No.122/2A= 6485.6sq. yds (Ac 1.34 cents), 122/4A = 1113.2 sq.yds (Ac 0.23 cents), 122/4B-1113.2sq.yds (0.23cents) situated at Atikavanipalem village , Tuni Mandal, East Godavari District with in the limits of Atikavanipalem panchayat and SRO, Tuni. Boundaries of the property: East: Land belongs to Surla Narayana and others South:Hill West: Land belongs to Kothapalli Indra Surya Kumara North:Road ASSET ID: 200059627343 CERSAI ID: 400059090770		
2.	All that site measuring 71 sq.yds site along with Ground Floor, First Floor and Second Floor building at Payakarao Peta main road, Ward	81.08	8.11





**Asset Recovery Management Branch, D.No 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

no 9, Sy No 145/8a, Old assessment No 1272 with old Door Nos 9-119/1 and New Assessment No 1734 with New Door No 13-84 Nakkapalli sub registry, Visakhapatnam District Ground Floor 933.33 First Floor 933.33 Second Floor 933.33 <u>Boundaries of the Property:</u> East: House belongs to Mamidi Chinnayya West: Property purchased by vendor from the wife of Danyam raju jagga Raju sold by vendor North : GNT Road South: Property sold by vendors to vendee ASSET ID : 200034757803 CERSAI ID:400034816054		
---	--	--

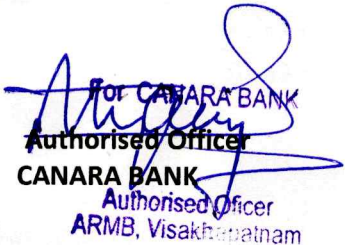
6. Reserve Price: **Rs.649.00 Lakhs**
Rs.81.08 Lakhs

7. Earnest Money Deposit : **Rs.64.90 Lakhs**
Rs.8.11 Lakhs

8. The property can be inspected on **06.08.2026 from 10:00 AM to 4:00 PM**

For detailed terms and conditions of the sale, please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.com) or may contact Chief Manager, ARMB -Visakhapatnam, Canara Bank, Ph. No.8332956773 & Ph. No. 7095199455 during office hours on any working day.

Date: 20.07.2026
Place: Visakhapatnam


For CANARA BANK
Authorised Officer
CANARA BANK
Authorised Officer
ARMB, Visakhapatnam

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" "Without Recourse" condition, including encumbrances if any. (There are no encumbrances to the

Confidential



**Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020**

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). After 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.

b) The property/ies will be sold above the Reserve Price.

c) The property can be inspected on **06.08.2026 between 10:00 AM TO 04:00 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 & Adhaar and Adhaar 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 7046612345/ 6354910172/ 8291220220/ 9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com.)

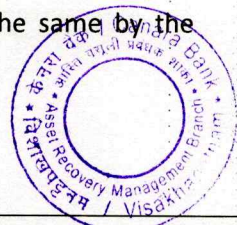
e) The intending bidders shall deposit Earnest Money Deposit (EMD) 10% of the Reserve Price i.e., **Rs.64.90 Lakhs and Rs.8.11 Lakhs**. For Property 1 and 2 respectively. in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly or by generating the Challan therein to deposit the EMD through RTGS/NEFT in the account details as mentioned in the said challan" on or before **12.08.2026 by 6:00 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 upto 25 lakhs, in multiplies of **Rs.25,000/-** for reserve price above 25 lakhs and upto 50 lakhs, in multiplies of **Rs.50,000/-** for reserve price above 50 lakhs and upto 100 lakhs in multiplies of **Rs.1,00,000/-** for reserve price above 100 lakhs and up to 500 lakhs and in multiplies of **Rs.5,00,000/-** for reserve price above 500 lakhs (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 in multiplies of **Rs.10,000/-** for reserve price upto 25 lakhs, in multiplies of **Rs.25,000/-** for reserve price above 25 lakhs and upto 50 lakhs, in multiplies of **Rs.50,000/-** for reserve price above 50 lakhs and upto 100 lakhs in multiplies of **Rs.1,00,000/-** for reserve price above 100 lakhs and up to 500 lakhs and in multiplies of **Rs.5,00,000/-** for reserve price above 500 lakhs and time shall be extended to **Five (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.

Confidential



Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

- 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 Visakhapatnam, IFSC Code CNRB0013591.**
- 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 lakhs (Fifty lakhs), 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 **06.08.2026 from 10:00 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, Chief Manager, Canara Bank, ARM Visakhapatnam Branch, (Mob No. 8332956773, Mob No7095199455.) e-mail id: cb13591@canarabank.com may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact details 7046612345/ 6354910172/8291220220/9892219848/8160205051, Email: support.BAANKNET@psballiance.com.)

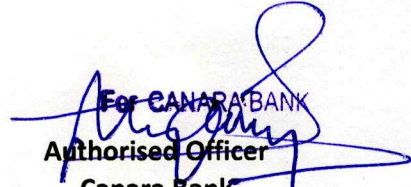


Asset Recovery Management Branch, D.No. 28-14-1, First Floor, Opposite:
Melody Cinema Theatre, Suryabagh, Visakhapatnam-530020

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back – up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Visakhapatnam
Date: 20.07.2026


For CANARA BANK
Authorised Officer
Canara Bank
Authorised Officer
ARMB, Visakhapatnam

Handwritten signature or initials, possibly "J. H. [unclear]".