

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: JAI VENKAY POULTRY/SN

Date: 06.08.2026

To

To - Borrower/Mortgagor	Guarantors/ Mortgagor
M/s. Jai Venkay Poultry Farms Rep by its Managing Partner Sri K. Venkata Rao Regd. Office: D.No 1-77/2, A P Mallavaram, East Godavari District-533449.	Sri Kadimisetty Venkata Rao, S/o Adi Narayana Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Smt. Kadimisetty Gandhamamba, W/o.K.Venkata Rao, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Smt. Kadimisetty Indira Devi, W/o K. Adinarayana Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Smt. Tamilisetty Lakshmi Sujatha, W/o.T.Bhavani Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Sri. Tamilisetty Bhavani Reddy, S/o T.Sathi Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449 Sri. Tamilisetty Seshamma, W/o Sattireddy A.P.Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449 Sri. T.Jaganmohan Reddy, S/o Sattireddy 5-32 Reddy Street Isukapalli, U Kothapalli East Godavari District-533447 Sri. Abbi Reddy Ramachandra Reddy S/o Venkata Rao, Nagulapally, U Kothapalli Mandal East Godavari District-533447 Sri. Abbi Reddy Venkata Reddy alias Abbi Reddy Venkata Rao S/o Ramchandra Reddy, Main Road, Nagulapalli East Godavari District-533447

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	M/s. Venkay Engineering Works Rep., by its Proprietrix Smt. Kadimisetty Gandhamamba W/o.K.Venkata Rao, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449.
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Dear Sir/Madam,

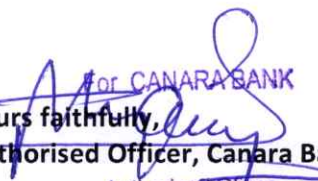
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of **Canara Bank, ARM Branch 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.


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

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[See proviso to rule 8 (6)]
Sale notice for sale of immovable properties

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) 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(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 **27.08.2026**, for recovery of **Rs.2120.76 Lakhs as on 31.07.2026 + Future interest + Other Charges (if any)** due to the Secured Creditor **M/s. Jai Venkay Poultry Farms, Sri Kadimisetty Venkata Rao, Smt Kadimisetty Gandhamamba, Smt. Kadimisetty Indira Devi. Smt. Tamilisetty Lakshmi Sujatha, Sri. Tamilisetty Seshamma, Sri. T.Jaganmohan Reddy, Sri. Abbi Reddy Ramachandra Reddy, Sri. Abbi Reddy Venkata Reddy, M/s. Venkay Engineering Works Rep., by its Proprietrix Smt. Kadimisetty Gandhamamba** The reserve price will be **Rs.605.84 Lakhs for the property** and the earnest money deposit will be **Rs.60.59 Lakhs for the property.**

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

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2. Name and Address of the Borrower & Guarantor : **M/s. Jai Venkay Poultry Farms**

To - Borrower/Mortgagor	Guarantors/ Mortgagor
M/s. Jai Venkay Poultry Farms Rep by its Managing Partner Sri K. Venkata Rao Regd. Office: D.No 1-77/2, A P Mallavaram, East Godavari District-533449.	Sri Kadimisetty Venkata Rao, S/o Adi Narayana Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Smt. Kadimisetty Gandhamamba, W/o.K.Venkata Rao, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Smt. Kadimisetty Indira Devi,

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	W/o K. Adinarayana Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Smt. Tamilisetty Lakshmi Sujatha, W/o.T.Bhavani Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449. Sri. Tamilisetty Bhavani Reddy, S/o T.Sathi Reddy, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449 Sri. Tamilisetty Seshamma, W/o Sattireddy A.P.Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449 Sri. T.Jaganmohan Reddy, S/o Sattireddy 5-32 Reddy Street Isukapalli, U Kothapalli East Godavari District-533447 Sri. Abbi Reddy Ramachandra Reddy S/o Venkata Rao, Nagulapally, U Kothapalli Mandal East Godavari District-533447 Sri. Abbi Reddy Venkata Reddy alias Abbi Reddy Venkata Rao S/o Ramchandra Reddy, Main Road, Nagulapalli, East Godavari District-533447 M/s. Venkay Engineering Works Rep., by its Proprietrix Smt. Kadimisetty Gandhamamba W/o.K.Venkata Rao, A.P Mallavaram Village, Gollaprolu Mandal, East Godavari District-533449.
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3. Total liabilities as on **31.07.2026** : **Rs.2120.76 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 : **27.08.2026**, from 1.00 PM to 2:00 PM
(Within unlimited extension of 5 minutes)

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(d) Place of Auction Duration each till the conclusion of sale)
: <https://baanknet.com>

5. Details of the property(ies):-

Details description of the immovable property(ies) with boundaries	Reserve Price	EMD
The Part and parcel of 7.50 Acres of Poultry Land (Converted to NA) & Buildings of Poultry sheds, cages, Machinery etc there on situated in RS No. 31/1 32/1, 32/3, 32/4, 31/11, 31/9, 31/10, 31/2, 31/7, 31/12, 31/8 in Lakshmipuram Village, Mallavaram Gram Panchayat, Gollaprolu Mandal, East Godavari district Standing in the name of firm. Item No 1: East Godavari District., Pithapuram Sub-division, Gollaprolu Mandal, AP. Mallavaram Gram Panchayat, Lakshmipuram Village, Zerayathy Dry land, in Pattadar Passbook no.4, Survey no. 31/1, a full extent of Ac.4.62cents an extent of Ac.0.54cents of land is situated within the following boundaries: EAST: Previously Land purchased by vendee to Dondapati Arjamma WEST Puntha Road NORTH: Previously Land purchased by vendee to Doola Subbalakshmi SOUTH: Previously Land purchased by vendee to Dondapati Arjamma Item No 2: East Godavari District., Pithapuram Sub-division, Gollaprolu Mandal, AP. Mallavaram Gram Panchayat, Lakshmipuram Village, Zerayathy Dry land, in Pattadar Passbook no.532, Survey no. 31, A Full extent of Ac.4.62cents, re survey sub-division Survey no. 31/11 lan extent of Ac.0.46cents or 0.184hectars of land is situated within the following boundaries: EAST: Vinjarapu Nadeswar rao, Adabala Sunitha's Land WEST: previously Dondapati Arjamma and others. NORTH: Previously Pappula Satyavathi SOUTH: previously Dondapati Arjamma and others. Item No 3: East Godavari District., Pithapuram Sub-division, Gollaprolu Mandal, AP. Mallavaram Gram Panchayat, Lakshmipuram Village, Zerayathy Dry land, Pattadar passbook Katha no.66, Survey no.31, a full extent of Ac.4.62cents land re-survey sub Division Survey no. 31/7, an extent Ac.0.78cents, Survey no.31/12, Ac.0.32cents, an extent of Ac.1.10cents-0.440hec. land is situated within the following boundaries:	Rs.605.84 Lakhs	Rs.60.59 Lakhs

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EAST: Pappula Satyavathi, Yalla Apparao & Adabala Sunitha's Land
WEST: Puntha road and Adapa Appalaraju's Land
NORTH: Adapa Appalaraju, Allada Maheswarai, Yalla Apparao's land
SOUTH: Kadimisetty Venkatrao's Poultry farm

Item No 4: East Godavari District., Pithapuram Sub-division, Gollaprolu Mandal, AP. Mallavaram Gram Panchayat, Lakshmipuram Village, Survey no.31, full extent of Ac.4.62cents, land re-survey sub Division Survey no. 31/8, an extent of Ac.0.35cents=0.140hec. land is situated within the following boundaries:

EAST: Dolla Lakshman Dora
WEST: Allada Maheswari
NORTH: Vinjarapu Namdeswara rao's Land.
SOUTH: Pappula Satyavathi

Item No 4A: East Godavari District., Pithapuram Sub-registry, Gollaprolu Mandal, AP. Mallavaram Village and Panchayat, Lakshmipuram Village, in Survey no. 31 A full extent of Ac.4.62cents after re-survey sub-division survey, S.no. 31/2, an extent of Ac.0.68cents or 0.272hectores of land is situated within the following boundaries:

EAST : Land of Allada Maheswari
WEST: Puntha road
NORTH: Land of Ulavakayala Venkata Ramana
SOUTH: Land of Adapa Appalaraju

Item No 5: East Godavari District., Pithapuram Sub-division, Gollaprolu Mandal, AP. Mallavaram Gram Panchayat, Lakshmipuram Village, Zerayathy Dry land, in Pattadar Passbook no.309, Survey no. 31 an extent of Ac.4.62cents, land re-survey sub-division 31/10, an extent of Ac.0.33cents or 0.132hectores of land is situated within the following boundaries:

EAST Vinjarau Nadeswara rao's land
WEST: Land purchased by vendee to Dondapati Arjamma
NORTH: Land purchased by vendee to Doola Lakshmana dora
SOUTH: Land belongs to Yalla Apparao



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Item No 6: East Godavari District., Pithapuram Sub-registry, Gollaprolu Mandal, AP. Mallavaram Village and Panchayat, Lakshmipuram Village, zerayathy wet, situated in Survey no. 32/3 and Ac. 0.66cents=0.264Hec. of land is situated within the following boundaries:

EAST: Land of Goruganti Baburao
WEST: Land of Claimant
NORTH: Land of Oruganti Babu rao
SOUTH: Land of Claimant

Item No 7: East Godavari District., Pithapuram Sub-division, Gollaprolu Mandal, AP. Mallavaram Gram Panchayat, Lakshmipuram Village, Zerayathy Dry land, in Pattadar Passbook no.563, Survey no. 31 a full extent of Ac.4.62cents land re survey sub division Survey no.31/9, an extent of Ac.0.37cents = 0.148Hec. land is situated within the following boundaries:"

EAST: Vinjarapu Nageswara rao's Land
WEST: Land purchased by vedee from Dondapati Arjamma
NORTH: Vijarapu Nageeswara rao's land
SOUTH: Land purchased by vendee from Pappula Satyavathi

Item No 8: East Godavari District, Lakshmipuram village, A.Mallavaram Gram Panchayat, Pithapuram Sub-Registry, An extent Ac.0.90cents in Survey no.32/1 and an extent of Ac.0.10cents out of Ac.1.41cents in S.no.32/3, total ac. 1.00cents or 0.400 hectares bounded by the following boundaries as under:-

East : Land of Voruganti Appala raju
West: Puntha Kalava
North: Land of Dondapati Mahalakshmi
South : At present land purchased by the applicant firm from Rayudu Saibabu and others in S.no.32/3

Item No 9: East Godavari District, Lakshmipuram village, A.Mallavaram Gram Panchayat, Pithapuram sub-division, extent Ac.1.36cents in Survey no.32/4 bounded by the following boundaries as under:-
East : Land of Voruganti Appalaraju

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West : Puntha Kalava North: Land of the sons of Adapa Appala raju to some extent and to some extent land an extent of Ac.0.65cents in S.no.32/3 purchased by the present applicant firm South: Land of Sidda Ramanna Item No 10: East Godavari District, Lakshmipuram village, A.Mallavaram Gram Panchayat, Pithapuram sub-division, extent of Ac.0.65 cents out of total extent of Ac.1.41cents in Survey no.32/3 bounded by the following boundaries as under:- East : Land of the sons of Adapa Appalaraju West : Puntha Kalava North : Land of the sons of Adapa Appala raju to some extent and to some extent land an extent of Ac.0.65cents in S.no.32/3 purchased by the present applicant firm South: Land of Sidda Ramanna		
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6. Reserve Price: : **Rs.605.84 Lakhs**
7. Earnest Money Deposit : **Rs.60.59 Lakhs**
8. The property can be inspected on : **20.08.2026 from 10:00 AM to 4:00 PM**

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

Date: 06.08.2026

Place: Visakhapatnam

For CANARA BANK

Authorised Officer
CANARA BANK
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" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of

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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 **20.08.2026 between 10:00 AM and 4:00 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 8291220220, Email: support.baanknet@psballiance.com).

e) The intending bidders shall deposit Earnest Money Deposit (EMD) of **Rs.60.59 Lakhs** for the Property 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 **27.08.2026 at 01:50 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 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 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.

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- 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 **20.08.2026 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. 7095199455,) 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 No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

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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: 06.08.2026

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

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