

केनरा बैंक

Canara Bank



सिंडिकेट Syndicate

Ref: 2752/ARMB/SN/SAV/08092026

Date: 08/09/2026

(Auction Sale Notice for Immovable properties)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES 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 (s) and Guarantor (s) that the below described immovable property mortgaged/ charged to the secured Creditor, the **constructive** possession of which has been taken by the Authorised Officer of **Canara Bank Anantapur Sainagar** branch the Secured Creditor, account now being transferred to **ARM Hyderabad** branch for follow up, will be sold on As is where is", As is what is", and Whatever there is" condition on **01/10/2026**, for recovery of **Rs 1,52,36,29,940.66 /-** (Rupees One Hundred and Fifty Two Crore Thirty Six Lakh Twenty Nine Thousand Nine Hundred and Forty and Paise Sixty Six Only) as on **31/08/2026** (Unapplied Interest and bank charges applicable further till the date of realization) due to the secured creditor from **M/s St.Marks Educational Institutions, M/s Chiranjeevi Reddy Institute of Engineering & Technology, Mr K Chiranjeevi Reddy, Ms K Anuradha, Mr G Anjaneyulu, Mr K Ramanjaneyulu Reddy, Mr T Hanumantha Reddy, Mrs K Susheela, Mr N Sarveswara Reddy and Ms K Umadevi** (Names of Borrower(s)/co borrower(s)/co obligant(s)/guarantor(s)/mortgagor(s)).

The Reserve Price for LOT 1 is **Rs.1,10,50,000/-** (Rupees One Crore Ten Lakh Fifty Thousand Only) and the Earnest Money Deposit is **Rs. 11,05,000/-** (Rupees Eleven Lakh Five Thousand Only).

The Reserve Price for LOT 2 is **Rs.61,20,000/-** (Rupees Sixty One Lakh Twenty Thousand Only) and the Earnest Money Deposit is **Rs. 6,12,000/-** (Rupees Six Lakh Twelve Thousand Only).

The Reserve Price for LOT 3 is **Rs.1,78,70,000/-** (Rupees One Crore Seventy Eight Lakh Seventy Thousand Only) and the Earnest Money Deposit is **Rs. 17,87,000/-** (Rupees Seventeen Lakh Eighty Seven Thousand Only).

The Reserve Price for LOT 4 is **Rs.2,41,00,000/-** (Rupees Two Crore Forty One Lakhs Only) and the Earnest Money Deposit is **Rs. 24,10,000/-** (Rupees Twenty Four Lakh Ten Thousand Only).

The Reserve Price for LOT 5 is **Rs.6,08,04,000/-** (Rupees Six Crore Eight Lakh Four Thousand Only) and the Earnest Money Deposit is **Rs. 60,80,400/-** (Rupees Sixty Lakh Eighty Thousand Four Hundred Only).

The Reserve Price for LOT 6 is **Rs.8,20,37,000/-** (Rupees Eight Crore Twenty Lakhs Thirty Seven Thousand Only) and the Earnest Money Deposit is **Rs. 82,03,700/-** (Rupees Eighty Two Lakhs Three Thousand Seven Hundred Only).

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ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)

CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD – 500026

E-mail: cb2752@canarabank.com



1	Name and Address of the Secured Creditor	Canara Bank ARM branch,Hyderabad 10-3-163 & 10-3-163/A,Plot no 85, Near Rail Nilayam,S.D Road,Secunderabad-500026
2	Name and Address of the Borrower & Guarantor	1. M/s St Marks Educational Institution Rep By Sec K Chiranjeevi Reddy Rachanapalli Village,Bellary Road Anantapur Dist,Andhra Pradesh-515004 2. Chiranjeevi Reddy Institute of Engineering & Technology Rep By Sec K Chiranjeevi Reddy Rachanapalli Village, Bellary Road Anantapur Dist,Andhra Pradesh-515004 3. Mr K Chiranjeevi Reddy S/O Konda Reddy H No 1-16 C Bellary Road,Rachanapally, Ananthapur,Andhra Pradesh-515001 4.Ms K Anuradha W/O Venkata Rami Reddy Mukundapuram Garladinne Mandal Anantapur District,Andhra Pradesh-515774 5.Mr G Anjaneyulu S/O G Adinarayana Kalvapalli,Beluguppa Mandal Anantapur District,Andhra Pradesh-515761 6. Mr K Ramanjaneyulu Reddy S/O Linga Reddy Miduthuru,Peddavadagur Mandal Anantapur District,Andhra Pradesh-515405 7.Mr T Hanumantha Reddy S/O T Channa Reddy Mukundapuram,Garladinne Mandal Anantapur District,Andhra Pradesh-515774 8.Mrs K Susheela W/O K Chiranjeevi Reddy H No 1-16c Rachanapalli Village,Bellary Road Anantapur Dist,Andhra Pradesh-515001 9.Mr N Sarveswara Reddy S/O N Venkata Reddy Mukundapuram Garladinne Mandal Anantapur District,Andhra Pradesh-515774 10.Ms K Umadevi W/O N Sarveswara Reddy Mukundapuram Garladinne Mandal Anantapur District,Andhra Pradesh-515774

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3	Total liabilities	Rs 152,36,29,940.66 /- (Rupees One Hundred and Fifty Two Crore Thirty Six Lakh Twenty Nine Thousand Nine Hundred and Forty and Paise Sixty Six Only) as on 31/08/2026 (Unapplied Interest and bank charges applicable further till the date of realization)
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) 01/10/2026 & 11:30 Hrs to 12:30 Hrs Online
5	Details of Property/ies(As per our mortgage deed)	Lot 1: Open land measuring Ac 8.07 cents situated in survey no 178-3A,Kodimi village & Gram Panchayat,Anantapur Mandal & District,A.P in the name of Smt.K.Susheela W/o K Chiranjeevi Reddy. East: Land of Sri B.Lingam South: Land of Sri MM Kullayappa. West: Land of Sri B.Pullanna North:Land of Sri A.Linganna Lot 2: Open land measuring Ac 4.50 cents situated in survey no. 178-1A,178-2C,Kodimi village & Gram Panchayat,Anantapur Mandal & District,A.P in the name of Smt.K.Susheela W/o K Chiranjeevi Reddy. East: Land of Sri A.Narayana South: Land of Sri P Peddanna. West: Land of Sri B.Balanna North: Land of Sri B.Balanna Lot 3: Land measuring Ac 4.72 cents along with a single storey shed type structure situated in survey no. 182 Kodimi village & Gram Panchayat,Anantapur Mandal & District,A.P in the name of Smt.K.Susheela W/o K Chiranjeevi Reddy. East: Land of M Chinna Ashwathappa & others South: Land of Chinna others land. West: Jinka Lingamma Land North:Cheruva Kalava and Rastha Ashwathappa Lot 4: Land measuring Ac 1.34 cents with college building situated in survey No 3 at Rachanapally village & Gram Panchayat,Anantapur Mandal & District,A.P in the name of St Marks Educational Institutions represented by Mr K Chiranjeevi Reddy S/o K Konda Reddy. East: Vanka South: Land retained by seller. West: St.Marks Land North:St.Marks Building

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		Lot 5: Land measuring Ac 5.00 cents with college building situated in survey No 3 at Rachanapally village & Gram Panchayat, Anantapur Mandal & District, A.P in the name St Marks Educational Institutions represented by Mr K Chiranjeevi Reddy S/o K Konda Reddy. East: Vanka South: St.Marks Library & college Building West: St.Marks Land North: St.Marks Institution Property Lot 6: Land measuring Ac 10.00 cents with college building situated in survey No 182 at Rachanapally village in the name of St Marks Educational Institutions represented by Mr K Chiranjeevi Reddy S/o K Konda Reddy. East: Remaining Land of Smt K Suseela South: Land of Smt Nallappa West: Vanka North: Rasta to Kodimi
6	Reserve Price	The Reserve Price for LOT 1 will be Rs.1,10,50,000/- (Rupees One Crore Ten Lakh Fifty Thousand Only). The Reserve Price for LOT 2 will be Rs.61,20,000/- (Rupees Sixty One Lakh Twenty Thousand Only) The Reserve Price for LOT 3 will be Rs.1,78,70,000/- (Rupees One Crore Seventy Eight Lakh Seventy Thousand Only). The Reserve Price for LOT 4 will be Rs.2,41,00,000/- (Rupees Two Crore Forty One Lakhs Only) The Reserve Price for LOT 5 will be Rs.6,08,04,000/- (Rupees Six Crore Eight Lakh Four Thousand Only) The Reserve Price for LOT 6 will be Rs.8,20,37,000/- (Rupees Eight Crore Twenty Lakhs Thirty Seven Thousand Only).
7	Earnest Money Deposit	The Earnest Money Deposit for Lot 1 is Rs. 11,05,000/- (Rupees Eleven Lakh Five Thousand Only). The Earnest Money Deposit for Lot 2 Rs. 6,12,000/- (Rupees Six Lakh Twelve Thousand Only). The Earnest Money Deposit for Lot 3 Rs. 17,87,000/- (Rupees Seventeen Lakh Eighty Seven Thousand Only). The Earnest Money Deposit for Lot 4 Rs. 24,10,000/- (Rupees Twenty Four Lakh Ten Thousand Only). The Earnest Money Deposit for Lot 5 is Rs. 60,80,400/- (Rupees Sixty Lakh Eighty Thousand Four Hundred Only). The Earnest Money Deposit for Lot 6 is Rs. 82,03,700/- (Rupees Eighty Two Lakhs Three Thousand Seven Hundred Only)



8	The property can be inspected on Date & Time	29/09/2026; Between 10:00 Hrs to 16:00 Hrs
9	Details of encumbrance	Nil as per bank's knowledge
10	Detail of litigation	In Lot No 3,6 full extent is under prohibition. In Lot No 2 an extent of Ac 2.50 is under prohibition.

11. 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 mentioned in above table at S.No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11(s) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancellation of auction and refund of bid shall not be entertained.
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on **29/09/2026** between **10:00 Hrs to 16:00 Hrs** by prior confirmation from authorised officer.
- 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 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 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) as proposed below:
 Lot 1: Rs. 11,05,000/- (Rupees Eleven Lakh Five Thousand Only).
 Lot 2: Rs. 6,12,000/- (Rupees Six Lakh Twelve Thousand Only).
 Lot 3: Rs. 17,87,000/- (Rupees Seventeen Lakh Eighty Seven Thousand Only)
 Lot 4: Rs. 24,10,000/- (Rupees Twenty Four Lakh Ten Thousand Only)
 Lot 5: Rs. 60,80,400/- (Rupees Sixty Lakh Eighty Thousand Four Hundred Only)
 Lot 6: Rs. 82,03,700/- (Rupees Eighty Two Lakhs Three Thousand Seven Hundred Only) 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 **30/09/2026, 17:00 Hrs.**
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only)** (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. 1,00,000/- (Rupees One Lakh Only)** (incremental price) 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. 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, ARM Hyderabad Branch, IFSC Code CNRB0002752.
- l. It is the responsibility of the successful bidder/purchaser to obtain NOC from the relevant authorities concerned authorities concerned as required for registry of the sale certificate including the payment of fee,

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- taxes as applicable. All charges on account of obtaining necessary clearness including payment of fee, taxes as applicable. All charges on account of obtaining necessary clearance or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenance charges, licence 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. 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 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 way for any third party claims / rights / dues. No claim 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 **29/09/2026 from 10:00 Hrs to 16:00 Hrs** by prior confirmation from authorised officer.
- q. The particulars specified in the e-auction published in the newspaper have been stated to the best of the information of the authorised officer.
- r. At any stage of 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 **Mr V Sandeep Kumar** (Name of Nodal Officer & its team ARM Branch,Hyderabad. Ph. No: 040-27725283/260 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**

कृते केनरा बैंक For CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Authorised Officer
Canara Bank

Place: Hyderabad
Date:08/09/2026

