केनरा बैंक Canara Bank

सिंडिकेट Syndicate

D. No. 1-5-107/4/2, New Town Chowrastha, Mahaboobnagar, Telangana – 509 001.
Call +91 **9885784550/8712691152** IFSC / RTGS / NEFT Code CNRB0013420
EMAIL ID: **cb13420@canarabank.com**

Ref: 13420/SALENOTICE/CHAVDI/03112026 **Date : 03.11.2026**

To :

SMT.PALTHYAVATH CHAVDI, (BORROWER) W/O PEERYA, HNO 6-32-1 RALLACHERVU THANDA AVANCHA THIMMAJI PET MANDAL, JADCHERLA,TELANGANA-509301	MR.RAMESH PATHLAVATH(GUARANTOR), S/O PEERYA,HNO 6 32 1 RALLACHERVU THANDA,AVANCHA THIMMAJI PET MANDAL, JADCHERLA,TELANGANA-509301

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, Mahaboobnagar branch [13420] 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 Mahaboobnagar Branch [13420] of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) 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.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत अधिकारी/Authorized Officer

AUTHORISED OFFICER
CANARA BANK

ENCLOSURE – SALE NOTICE

प्राधिकृत अधिकारी AUTHORISED OFFICER
सरफेसी अधिनियम 2002
Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002
केनरा बैंक/CANARA BANK

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EMAIL ID: **cb13420@canarabank.com**

Ref: 13420/SALENOTICE/CHAVDI/03112026 **Date : 03.11.2026**

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 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/charged to the Secured Creditor, the constructive / physical possession of which has been taken by the Authorised Officer of Mahaboobnagar branch, of the Canara Bank, will be sold on **20.11.2026** "As is where is", "As is what is" and "Whatever there is" for recovery of **Rs. 23,54,496.49 (Rupees Twenty Three Lakhs Fifty Four Thousand Four hundred and Ninety Six and Paise Forty Nine only)** plus unapplied interest from 01.10.2026 and bank charges there on, due to the Mahaboobnagar Branch [13420] of Canara Bank from Borrower: SMT.PALTHYAVATH CHAVDI, (BORROWER), W/O PEERYA, HNO 6-32-1 RALLACHERVU THANDA AVANCHA THIMMAJI PET MANDAl,JADCHERLA,TELANGANA-509301.

And Guarantor: MR.RAMESH PATHLAVATH(GUARANTOR),,S/O PEERYA,HNO 6 32 1 RALLACHERVU THANDA,AVANCHA THIMMAJI PET MANDAL, JADCHERLA,TELANGANA-509301.

Reserve Price Rs.10,00,000.00/- (Rupees Ten Lakhs Only) and the earnest money deposit will be **Rs.1,00,000.00/- (Rupees One Lakh Only)**

EMD amount of 10% of the Reserve Price is to be deposited in the baanknet wallet on or before 19th November , 2026 07.00 PM.

Details and full description of the immovable property with known encumbrances, if any.

All that the property in Syno.772/Vu to an extent of 0.20 Gts situated at Avancha Village,Thimmajipet mandal,Nagarkurnool District,(Converted the land in Syno.772/E(772/Vu)Ext 0.20 Gts(2420 sq yds) as NALA through proceedings of Thasildar Thimmajipet Fil No 2101090348 Dtd 01.12.2021) and bounded by

East: Land of R Mangya
West: Road
North: Land of Hariya
South: Land of M Manya
TAHSILDAR THIMMAJIPET(PASSBOOK NO T03160040247)
CERSAI ID: 400086099526

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 **Manager, Mahaboobnagar [13420]** of Canara Bank, Ph. No. **+9885784550/8712691152**) during office hours on any working day.

Date : 03.11.2026

Authorised Officer
केनरा बैंक For CANARA BANK
प्राधिकृत अधिकारी Authorised Officer
CANARA BANK

Place : Nagarkurnool

केनरा बैंक/CANARA BANK * प्राधिकृत अधिकारी AUTHORISED OFFICER सरफेसी अधिनियम 2002 Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002

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EMAIL ID: cb13420@canarabank.com

Ref: 13420/SALENOTICE/CHAVDI/03112026 **Date : 03.11.2026**

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.11.2026

1. Name and Address of the Secured Creditor : Canara Bank, Mahaboobnagar (13420), D No.1-5-107/4/2, New Town Chowrastha, Mahaboobnagar, Telangana – 509 001
2. Name and Address of the Borrowers : SMT.PALTHYAVATH CHAVDI, (BORROWER), W/O PEERYA, HNO 6-32-1 RALLACHERVU THANDA AVANCHA THIMMAJI PET MANDAl,JADCHERLA,TELANGANA-509301. And Guarantor: MR.RAMESH PATHLAVATH(GUARANTOR),,S/O PEERYA,HNO 6 32 1 RALLACHERVU THANDA,AVANCHA THIMMAJI PET MANDAL, JADCHERLA,TELANGANA-509301.
3. **Liability : Rs. Rs. 23,54,496.49 (Rupees Twenty Three Lakhs Fifty Four Thousand Four hundred and Ninety Six and Paise Forty Nine only)** plus unapplied interest from 01.10.2026 and bank charges there on.
4. (a) Mode of Auction : Online Electronic Bidding.
   (b) Details of Auction service provider : M/S PSB Alliance (baanknet.com)
   Contact: 8291220220,Email: support.baanknet@psballiance.com
   Website: https://baanknet.com/
   c) Date & Time of Auction : **20th November, 2026 from 11.30 hrs. to 12.30 hrs.**
   (d) Place of Auction : Online.

5.Details of property: All that the property in Syno.772/Vu to an extent of 0.20 Gts situated at Avancha Village,Thimmajipet mandal,Nagarkurnool District,(Converted the land in Syno.772/E(772/Vu)Ext 0.20 Gts(2420 sq yds) as NALA through proceedings of Thasildar Thimmajipet Fil No 2101090348 Dtd 01.12.2021) and bounded by

East: Land of R Mangya
West: Road
North: Land of Hariya
South: Land of M Manya

6.**Reserve Price : Rs. 10,00,000/- (Rupees Ten Lakhs only)**

7.**Earnest Money Deposit: Rs.1,00,000/- (Rupees One Lakh only)**

8.The property can be inspected with Prior Appointment with Authorized Officer, on **05/11/2026 – 19/11/2026** between **11.00AM** and **3.00PM.**

9.Details of encumbrance: As per EC Dated 09.06.2026, Latest Encumbrance is in favour of Canara Bank.

10.Details of litigation: NOT KNOWN

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प्राधिकृत अधिकारी/Authorized Officer

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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 (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 05.11.2026 – 19.11.2026 between 11.00 A.M and 3.00 P,M.

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 Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051/Email:support.BAANKNET@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 1,00,000.00 being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited (BAANKNET) portal directly (online) 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 19.11.2026 at 7.00 P.M.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.5,000.00 (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.5,000.00 (incremental price) and time shall be extended to 10 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. 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, Mahboob Nagar Branch, IFSC Code CNRB0013420.

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license 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 from sale amount. 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 and claims/rights/dues affecting the said property, prior to submitting their bid. The e-Auction advertisement/sale notice 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 of 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

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auction will be permitted to interested bidders at site on on 05.11.2026 – 19.11.2026 between 11.00 A.M and 3.00 P,M.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r. At any stage of the 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 RANJIT NAIK N(Chief Manager) Ph. No. Mobile **919885784550** 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

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: Nagarkurnool

AUTHORISED OFFICER

Date: 03.11.2026

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