केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

Asset Recovery Management Branch
Ground Floor, Lakshmi Avenue Building, Srinivasa Nagar Bank Colony, Vijayawada
Phone No.: 8331011695

COVERING LETTER TO SALE NOTICE

Ref: MECWEL/07/2026-27

Date: 06.11.2026

To

M/s MECWEL CONSTRUCTIONS PRIVATE LIMITED **Managing Director: MR. PARUCHURI PRASAD RAO** PLOT NO: 510, SERVICE ROAD, SRI RAMA NILAYAM, SN BANK COLONY, VIJAYAWADA – 520008, Ph No: 9440893368	**Sri AEPURI VIJAYALAXMI** W/O. A.V.V NARAYANA H.NO: 7-1-99, SAHAKAR NAGAR, KHANAPURAM HAVELI, KHAMMAM, TELANGANA- 507002 Ph No: 9491088591
Sri A.V.V.NARAYANA **S/o. Aepuri. Gopaiah,** H NO: 7-1-99, SAHAKAR NAGAR, KHANAPURAM HAVELI, KHAMMAM, TELANGANA- 507002 Ph No: 9440073755	**Sri P VIJAYA RATNAM (Director)** **W/o.P PRASAD RAO** PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008 Ph No: 9440893368
Sri P SIVA RAM **S/O: P.PRASAD RAO,** PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008	**Sri P.PRASADA RAO** **S/o Paruchuri Ramaiah,** PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008 Ph.No: 9440893368
Sri MASINENI SILPA SREEHARSHA D/O: Paruchuri Prasada Rao, SERVICE ROAD, SRI RAMA NILAYAM, SN BANK COLONY VIJAYAWADA – 520008	**Sri KATTA SREENIVASA RAO** S/o.K.Krishna Murthy, PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008 Ph.No.9704560487
M/S GAYATHRI ENGINEERS **Prop KATTA SREENIVASA RAO** SYNO 42 & 43,PLOT NO 13 INDUSTRIAL DEVELOPMENT AREA KONDAPALLI IBRAHIMPATNAM KRISHNA DIST -521228	**M/S SRI VENKAT GRANITES** **Prop A VIJAYA LAKSHMI** W/O A VV NARAYANA SY NO 284/ E KAIKONDAIGUDEM MALLEMADUGU MANDAL KHAMMAM RURAL KHAMMAM DISTRICT- 507002

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[1] .

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केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

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,

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

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केनरा बैंक Canara Bank
सिन्डिकेट Syndicate

Asset Recovery Management Branch
Ground Floor, Lakshmi Avenue Building, Srinivasa Nagar Bank Colony, Vijayawada
Phone No.: 8331011695

[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/charged to the Secured Creditor, the constructive/physical (whichever is applicable) possession of which has been taken by the Authorised Officer of Canara Bank, ARM Branch, Vijayawada., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.11.2026** , for recovery of **Rs.28,97,57,797.47/- (Rupees Twenty Eight Crores Ninety Seven Lakhs Fifty Seven Thousand Seven Hundred Ninety Seven and Forty Seven Paisa Only)** due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from **M/s MECWEL CONSTRUCTIONS PRIVATE LIMITED** represented by the following under respective capacity as on 06.11.2026 and interest there on.

1. **Managing Director: MR. PARUCHURI PRASAD RAO**
2. **Director: Sri P VIJAYA RATNAM W/o** Mr. Paruchuri Prasad Rao **and**
3. **Guarantor: Smt. AEPURI VIJAYALAXMI** W/o. A.V.V Narayana
4. **Guarantor: Sri A. V. V. NARAYANA** S/o Aepuri Gopaiah
5. **Guarantor: Sri P SIVA RAM** S/o P Prasad Rao
6. **Guarantor: Sri P. PRASADA RAO** S/o Paruchuri Ramaiah
7. **Guarantor: Sri MASINENI SILPA SREEHARSHA** D/o Paruchuri Prasada Rao
8. **Guarantor: Sri KATTA SREENIVASA RAO** S/o K Krishna Murthy
9. **Guarantor: M/S GAYATHRI ENGINEERS** Prop. Katta Sreenivasa Rao
10. **Guarantor: M/S SRI VENKAT GRANITES** Prop. A Vijaya Lakshmi

The reserve price and the earnest money deposit are as mentioned below for each property.

PROPERTY: 1

The reserve price will be **Rs.1,77,83,000/- (Rupees One Crore Seventy-Seven lakh and Eighty-Three Thousand only**) and the earnest money deposit will be **Rs.17,78,300/- (Rupees Seventeen Lakh Seventy-Eight Thousand and Three Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

Details and full description of the immovable property with known encumbrances, if any:
Residential Plot No.2 and No.3 extent of 790.35 Sq. yards, under Sy.No.239/E and 241/A located at Ballepalli Khammam Taluka and district property belongs to A VIJAYA LAKSHMI W/o AVV NARAYANA with the following boundaries.

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East: Owners Land
West: Land of L. Buchiramaiah and A. Budhakodanda Rama Jogisarma
North: 25 Feet Road
South: Vaddera Colony

PROPERTY: 2

The reserve price will be **Rs. 98,17,000/- (Rupees Ninety-Eight Lakh and Seventeen Thousand only**) and the earnest money deposit will be **Rs. 9,81,700/- (Rupees Nine Lakh Eighty-One Thousand and Seven Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

Vacant site to an of extent of 283.33 Sq. yards, Near Door No. 15-9-146 in Sy.No.233/AA with Plot No.45 of Khanapuram Haveli Revenue Village located at Kavirajnagar, (presently part of Khammam Municipal Corporation), Khammam district belongs to AVV NARAYANA S/O A GOPAIAH with the following boundaries.

East: 30 feet wide road
West: Plot No.44 of A. Vijaya Laxmi
North: 20 Feet Road
South: Plot No.53

PROPERTY: 3

The reserve price will be **Rs.99,90,000/- (Rupees Ninety-Nine Lakh Ninety Thousand only**) and the earnest money deposit will be **Rs.9,99,000/- (Rupees Nine lakh Ninety Nine Thousand only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

Vacant site with Plot No.44 to an extent of 300 Sq. yards, in Sy.No.233/AA of Khanapuram Haveli Revenue village, presently part of Khammam Municipal Corporation, Khammam district belongs to A VIJAYA LAKSHMI W/O AVV NARAYANA with the following boundaries.

East: Plot No.45 of AVV Narayana
West: Plot No.43 of Syed Subhan
North: 20 Feet Road
South: Plot No.54 of Syed Rasool

PROPERTY: 4

The reserve price will be **Rs.85,91,000/- (Rupees Eighty Five lakh Ninety One Thousand only**) and the earnest money deposit will be **Rs.8,59,100/- (Rupees Eight Lakh Fifty Nine Thousand One Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

Vacant Residential plot No.5, to an extent of 258 Sq. yards Near Door No. 15-8-572/1 Survey No.102, located at Khanapuram Haveli, Near Mamatha Medical College, Khammam City, Khammam district belongs to P Vijaya Ratnam W/o P Prasad Rao with the following boundaries.

East: Plot No.8,
West: 30 Feet Road,
North: Plot No.6
South: Plot No.4

PROPERTY: 5

The reserve price will be **Rs.2,09,31,000/- (Rupees Two Crore Sixteen lakh only**) and the earnest money deposit will be **Rs.20,93,100/- (Rupees Twenty lakh Ninety Three Thousand and One Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** pm.

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

An extent of 1444.76sqyds or 1208sqmts of site with shed No: 11 in S.No.42P, 43P, Industrial Development Area, Kondapalli, Ibrahimpatnam Mandal, SRO Ibrahimpatnam, Krishna Dist. Belongs to M/S GAYATHRI ENGINEERS Prop KATTA SRINIVAS S/O KRISHNA MURTHY, within the following boundaries:

East: open space
South: shed no.10
West: 12.0M wide road
North: Shed No.12

PROPERTY: 6

The reserve price will be **Rs.1,50,86,000/- (Rupees One Crore Fifty lakh Eighty Six Thousand only**) and the earnest money deposit will be **Rs.15,08,600/- (Rupees Fifteen lakh Eight thousand and Six Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** pm.

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

An extent of 1081.44sqyds or 904.22sqmts of site in S.No.108, Plot No.11, Industrial Development Area, Kondapalli, Ibrahimpatnam Mandal, SRO Ibrahimpatnam, Krishna Dist. Belongs to M/S GAYATHRI ENIGNEERS Prop. KATTA SRINIVAS S/O KRISHNA MURTHY, within the following boundaries:

East: Prop.12mts wide road
South: plot no.10
West: shed no.11
North: plot no.12

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PROPERTY: 7

The reserve price will be **Rs.43,66,000/- (Rupees Forty Three Lakh Sixty Six Thousand only**) and the earnest money deposit will be **Rs.4,36,600/- (Rupees Four Lakh Thirty Six Thousand Six Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

The Residential Vacant site Plot No. 05, to an extent of 236.65 Sq. Yards., = 197.87 Sq. Mts., in and out of survey No. 66/A part, situated at Dhamsalapuram, Khammam belongs to AVV NARAYANA S/O A GOPAIAH, Khammam District

East : Plot No. 06.
West : 30.0 Feet Wide Proposed Road.
North : Plot No.,04
South : 30.0 Feet Wide Proposed Road.

PROPERTY: 8

The reserve price will be **Rs.48,19,000/- (Rupees Forty Eight Lakh Nineteen Thousand only**) and the earnest money deposit will be **Rs.4,81,900/- (Rupees Four lakh Eighty One Thousand Nine Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

The vacant site admeasuring 184.65 Sq. Yards., 112.60 Sq. Mts., Northern side to H.No. 7-2-14 in and out of Burahanpuram survey No. 99, situated at Dwaraka Nagar area, with in the limits of Municipal Corporation, Khanapuram Haveli, Khammam City and District Khammam Urban Mandal belongs to AVV NARAYANA S/O A GOPAIAH with the following boundaries.

East : H.No. 7-2-13/1, belongs to K. Nagachai
West : 30.0 Feet Wide to some extent 20.0 Feet Wide Road.
North 30,0 Feet Wide Road.
South: H.No. 7-2-14 belongs to P. Venkateswarlu

PROPERTY: 9

The reserve price will be **Rs.1,90,57,000/- (Rupees One Crore Ninety lakh Fifty Seven Thousand only**) and the earnest money deposit will be **Rs.19,05,700/- (Rupees Nineteen lakh Five thousand Seven Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

Vacant land to an extent of 0.25 Gts or 3025 sq. Yards in and out of Mallemadugu revenue Village survey No. 284/E part, situated at with in the limits of Kaikondaigudem Grampanchayat,

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Malemadugu revenue Village, Khammam rural Mandal, Khammam District belongs to M/S SRI VENKAT GRANITES Prop A VIJAYA LAKSHMI W/O AVV NARAYANA with following boundaries.

East : Agl. Land of vendor
West : 30.0 Feet Wide Road.
North: Agl. Land of Vendor
South: Land of Jayanthi Granites

PROPERTY: 10

The reserve price will be **Rs.1,58,40,000/- (Rupees One Crore Fifty Eight lakh Forty Thousand only**) and the earnest money deposit will be **Rs.15,84,000/- (Rupees Fifteen lakh Eighty Four thousand only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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

AC sheet Shed for Granite unit "Venkat Granites" constructed land in an extent of 400-00 Sq.Yds equivalent to 334-44 Sq.Mts, built up area 47-71 Sq. Mts. equivalent to 167-22.60 Sq.Mts, vide Plot No 8 of Dhamsalapuram Revenue village of Khammam Urban Mandal presently part of Khammam Municipal Corporation vide H.No. 20-7-125 belongs to M/S SRI VENKAT GRANITES Prop A VIJAYA LAKSHMI W/O AVV NARAYANA within the following boundaries:

East : Vacant Plot No 17
West : Khammam to Bonakalu Road
North : Vacant Plot No.7
South : Vacant Plot No. 9

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

प्राधिकृत अधिकारी / Authorised Officer

Date: 06.11.2026
Place: Vijayawada

Authorised Officer
Canara Bank

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केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

Asset Recovery Management Branch
Ground Floor, Lakshmi Avenue Building, Srinivasa Nagar Bank Colony, Vijayawada
Phone No.: 8331011695

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 **MADHUNAGAR BRANCH** of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.11.2026**, for recovery of **Rs.28,97,57,797.47/- (Rupees Twenty Eight Crores Ninety Seven Lakhs Fifty Seven Thousand Seven Hundred Ninety Seven and Forty Seven Paisa Only)** for the Account No: 0775256010219, **as on 06.11.2026** plus future interest and other charges thereon due to the **ARM BRANCH, Vijayawada of Canara Bank** from **M/s MECWEL CONSTRUCTIONS PRIVATE LIMITED** represented by the following under respective capacity.

1. **Managing Director: MR. PARUCHURI PRASAD RAO**
2. **Director : Sri P VIJAYA RATNAM W/o** MR. PARUCHURI PRASAD RAO
3. **Guarantor : Smt AEPURI VIJAYALAXMI** W/O. A.V.V NARAYANA
4. **Guarantor : Sri A.V.V.NARAYANA** S/o.Aepuri.Gopaiah
5. **Guarantor : Sri P SIVA RAM** S/o: P.PRASAD RAO
6. **Guarantor : Sri P.PRASADA RAO** S/o.Paruchuri Ramaiah
7. **Guarantor : Sri MASINENI SILPA SREEHARSHA** D/O: Paruchuri Prasada Rao,
8. **Guarantor : Sri KATTA SREENIVASA RAO** S/o.K.Krishna Murthy,
9. **Guarantor : M/S GAYATHRI ENGINEERS** Prop. KATTA SREENIVASA RAO
10. **Guarantor : M/S SRI VENKAT GRANITES** Prop. A VIJAYA LAKSHMI

1.	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 MECWEL CONSTRUCTIONS PRIVATE LIMITED** **Managing Director: MR. PARUCHURI PRASAD RAO** PLOT NO: 510, SERVICE ROAD, SRI RAMA NILAYAM, SN BANK COLONY, VIJAYAWADA – 520008, Ph No: 9440893368

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		Sri A.V.V.NARAYANA **S/o.Aepuri.Gopaiah,** H NO: 7-1-99, SAHAKAR NAGAR, KHANAPURAM HAVELI, KHAMMAM, TELANGANA- 507002 Ph No: 9440073755
		Sri P SIVA RAM **S/O: P.PRASAD RAO,** PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008
		Sri MASINENI SILPA SREEHARSHA D/O: Paruchuri Prasada Rao, SERVICE ROAD, SRI RAMA NILAYAM, SN BANK COLONY VIJAYAWADA – 520008
		M/S GAYATHRI ENGINEERS **Prop KATTA SREENIVASA RAO** SYNO 42 & 43,PLOT NO 13 INDUSTRIAL DEVELOPMENT AREA KONDAPALLI IBRAHIMPATNAM KRISHNA DIST -521228
		Sri AEPURI VIJAYALAXMI W/O. A.V.V NARAYANA H.NO: 7-1-99, SAHAKAR NAGAR, KHANAPURAM HAVELI, KHAMMAM, TELANGANA- 507002 Ph No: 9491088591
		Sri P VIJAYA RATNAM (Director) **W/o.P PRASAD RAO** PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008 Ph No: 9440893368
		Sri P.PRASADA RAO **S/o Paruchuri Ramaiah,** PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008 Ph.No: 9440893368
		Sri KATTA SREENIVASA RAO S/o.K.Krishna Murthy, PLOT.510, Sri Rama Nilayam, SERVICE ROAD, SRINIVASA NAGAR BANK COLONY, VIJAYAWADA-520008 Ph.No.9704560487
		M/S SRI VENKAT GRANITES **Prop A VIJAYA LAKSHMI** W/O A VV NARAYANA

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		SY NO 284/ E KAIKONDAIGUDEM MALLEMADUGU MANDAL KHAMMAM RURAL KHAMMAM DISTRICT- 507002
3.	Total liabilities as on 06.11.2026	**Rs.28,97,57,797.47/- (Rupees Twenty Eight Crores Ninety Seven Lakhs Fifty Seven Thousand Seven Hundred Ninety Seven and Forty Seven Paisa Only)** plus future interest and other charges thereon
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)** 30.11.2026 & 02.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	**As mentioned Below**
6.	Reserve Price (Rupees____)	**As mentioned Below**
7.	Earnest Money Deposit	**As mentioned Below**
8.	The property can be inspected Date & Time	**27.11.2026** **From 11.00 AM to 04.00 PM**

PROPERTY: 1

The reserve price will be **Rs.1,77,83,000/- (Rupees One Crore Seventy-Seven Lakh Eighty-Three Thousand only**) and the earnest money deposit will be **Rs.17,78,300/- (Rupees Seventeen Lakh Seventy-Eight Thousand and Three Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00 PM**.

PROPERTY: 2

The reserve price will be **Rs. 98,17,000/- (Rupees Ninety Eight Lakh Seventeen Thousand only**) and the earnest money deposit will be **Rs. 9,81,700/- (Rupees Nine lakh Eighty-One thousand and Seven Hundred Only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 3

The reserve price will be **Rs.99,90,000/- (Rupees Ninety-Nine Lakh Ninety Thousand only**) and the earnest money deposit will be **Rs.9,99,000/- (Rupees Nine lakh Ninety Nine Thousand only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 4

The reserve price will be **Rs.85,91,000/- (Rupees Eighty Five lakh Ninety One Thousand only**) and the earnest money deposit will be **Rs.8,59,100/- (Rupees Eight lakh Fifty Nine Thousand One Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

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PROPERTY: 5

The reserve price will be **Rs.2,09,31,000/- (Rupees Two Crore Nine lakh Thirty One Thousand only**) and the earnest money deposit will be **Rs.20,93,100/- (Rupees Twenty lakh Ninety Three Thousand and One Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 6

The reserve price will be **Rs.1,50,86,000/- (Rupees One Crore Fifty lakh Eighty-Six Thousand only**) and the earnest money deposit will be **Rs.15,08,600/- (Rupees Fifteen lakh Eight thousand and Six Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 7

The reserve price will be **Rs.43,66,000/- (Rupees Forty-Three Lakh Sixty Six Thousand only**) and the earnest money deposit will be **Rs.4,36,600/- (Rupees Four lakh Thirty Six Thousand Six Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 8

The reserve price will be **Rs.48,19,000/- (Rupees Forty Eight Lakh Nineteen Thousand only**) and the earnest money deposit will be **Rs.4,81,900/- (Rupees Four lakh Eighty One Thousand and Nine Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 9

The reserve price will be **Rs.1,90,57,000/- (Rupees One Crore Ninety lakh Fifty Seven Thousand only**) and the earnest money deposit will be **Rs.19,05,700/- (Rupees Nineteen lakh Five Thousand and Seven Hundred only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** PM.

PROPERTY: 10

The reserve price will be **Rs.1,58,40,000/- (Rupees One Crore Fifty Eight Lakh Forty Thousand only**) and the earnest money deposit will be **Rs.15,84,000/- (Rupees Fifteen Lakh Eighty Four Thousand only**). The Earnest Money Deposit shall be deposited on or before **30.11.2026** by **12.00** 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).

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b. The property/ies will be sold above the Reserve Price.
c. The property can be inspected on 27.11.2026 between 11.00 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 & 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 30.11.2026 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 multiples of Rs 25,000/- for reserve price above Rs.25 lacs and up to Rs.50 lacs, in multiples of Rs 50,000/- for reserve price above Rs.50 lacs to 100 lacs and in multiples 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

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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 27.11.2026 from 11.00 AM to 4.00 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

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Place: Vijayawada
Date: 06.11.2026

Authorised Officer
Canara Bank

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