केनरा बैंक Canara Bank
Syndicate

ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref:33209740000319/sale Date:10.11.2026

To
NAGESWARA RAO ARUDRA
S O NARASIMHA RAO
H NO 4 101 BALLEPALLI
NEAR RAMALAYAM,
KHAMMAM

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.

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As you are aware, I on behalf of Canara Bank Khammam Branch 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 Khammam Branch(0775) 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, क्षेत्रीय कार्यालय, वरंगल
Authorised Officer, Regional Office, Warangal

Authorised Officer

Canara Bank

KHAMMAM BRANCH (0775) #POST BOX NO.56,GANDHI CHOWK,KHAMMAM, TELANGANA 507003 mail: cb775@canarabank.com Mob: 9866206260

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

[Appendix – IV-A]
[See provison 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 Symbolic Possession of which has been taken by the Authorised Officer of CANARA BANK KHAMMAM Branch (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.11.2026 (mention date of the sale), for recovery of ₹31,87,813.78 (Thirty One Lakhs Eighty Seven Thousand Eight Hundred Thirteen and Seventy Eight paise Only) due to the CANARA BANK Khammam Branch (Secured Creditor) from **Sri. NAGESWARA RAO ARUDRA S/O NARASIMHA RAO, H NO 4 101 BALLEPALLI, NEAR RAMALAYAM, KHAMMAM** . The reserve price will be Rs.7,12,215(Seven Lakhs Twelve Thousand Two Hundred Fifteen Only) and the earnest money deposit will be Rs.71,221(Seventy One Thousand Two Hundred Twenty One only)

Details of Immovable Property

Semi Finished residential Flat No.503, 4th Floor with plinth area of 904 Sq.ft including common area in the GODAVARI block in GRR-Srinivasam together with undivided share of land measuring 39-00 sq-yards or 32.60 Sq.mts, out of Sy No. 156/^A of Velugumatla revenue village, within khammam municipal corporation limits, Khammam urban mandal, Khammam
Flat is Bounded by :
NORTH : Corridor
SOUTH : Open to Sky
EAST : Flat No 502
WEST : Open to Sky
Title Holder: **Mr ARUDRA NAGESHWAR RAO**
CERSAI SECURITY ID : 400100026621, Asset ID : 200102458638

*For detailed terms and conditions of the sale, please refer to the link provided In Secured Creditor's website i.e. www.canarabank.bank.in

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प्राधिकृत अधिकारी, क्षेत्रीय कार्यालय, वरंगल
Authorised Officer, Regional Office, Warangal
Authorised Officer

Date:10.11.2026
Place:WARANGAL

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केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CERSAI ID : 400100026621

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 mortaged/ charged to the secured Creditor, the Symbolic possession of which has been taken by the Authorised Officer of 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

₹31,87,813.78 (Thirty One Lakhs Eighty Seven Thousand Eight Hundred Thirteen and Seventy Eight paise Only) due to the 'CANARA BANK KHAMMAM BRANCH' (Secured Creditor) from **Sri. NAGESWARA RAO ARUDRA S/O NARASIMHA RAO, H NO 4 101 BALLEPALLI, NEAR RAMALAYAM, KHAMMAM** . The reserve price will be Rs.7,12,215(Seven Lakhs Twelve Thousand Two Hundred Fifteen Only) and the earnest money deposit will be Rs.71,221(Seventy One Thousand Two Hundred Twenty One only)

1	Name and Address of the Secured Creditor	CANARA BANK KHAMMAM BRANCH(0775)
2	Name and Address of the Borrower & Guarantor	**Sri. NAGESWARA RAO ARUDRA S/O NARASIMHA RAO, H NO 4 101 BALLEPALLI, NEAR RAMALAYAM, KHAMMAM**
3	Total liabilities as on date	₹31,87,813.78 (Thirty One Lakhs Eighty Seven Thousand Eight Hundred Thirteen and Seventy Eight paise Only)
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 (11.30AM to 04.30PM) www.baanknet.com
5	Details of Property/ies	Semi Finished residential Flat No.503, 4th Floor with plinth area of 904 Sq.ft including common area in the GODAVARI block in GRR-Srinivasam together with undivided share of land measuring 39-00 sq-yards or 32.60 Sq.mts, out of Sy No. 156/^A of Velugumatla revenue village, within khammam municipal corporation limits, Khammam urban mandal, Khammam Flat is Bounded by : NORTH : Corridor SOUTH : Open to Sky EAST : Flat No 502 WEST : Open to Sky

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Authorised Officer, Regional Office, Warangal

		CERSAI SECURITY ID : 400100026621 Asset ID : 200102458638
6	Reserve Price (Rupees____)	Rs.7,12,215(Seven Lakhs Twelve Thousand Two Hundred Fifteen Only)
7	Earnest Money Deposit	Rs.71,221(Seventy One Thousand Two Hundred Twenty One only)
8	The property can be inspected Date & Time	On or before 29.11.2026 (10.00AM to 5.00PM)

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).

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

c. The property can be inspected on or before 29.11.2026 (10.00AM to 5.00PM)

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 & addhaar and addhaar 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.**

The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs.71,221(Seventy One Thousand Two Hundred Twenty One 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" Canara Bank on or before 29.11.2026 at 5.00PM.

e. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.20,000/- (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.

f. The incremental amount/price during the time of each extension shall be Rs.20,000 (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

g. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

h. 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.

i. 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

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Authorised Officer, Regional Office, Warangal

Bank,Khammam Name of Branch, IFSC Code CNRB0000775(Branch IFSC Code).

j. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

k. 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.

l. 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 or before 29.11.2026 from 10.00 A.M to 05.00 P.M.

m. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

n. For further details Mr JYOTHI HARI KRISHNA Divisional Manager (Regional Office Warangal, Mobile 9985426425/9866206260) 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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प्राधिकृत अधिकारी, क्षेत्रीय कार्यालय, वरंगल
Authorised Officer, Regional Office, Warangal

Place: WARANGAL

Date:10.11.2026

Authorised Officer
Canara Bank

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