केनरा बैंक Canara Bank

Regional office: ONGOLE,
1st floor, Sri Vasu Plaza, D No: 37-1-407/12 , Bhagya Nagar 2nd Lane, ONGOLE-523001
Contact No: 08592-280410, 8332958706 E-mail id: rooglrec@canarabank.com

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: M CHOWDAIAH/SALE NOTICE/11/2025-26 Date: 09.11.2026

Borrower/s	Surety/ies
Sri Mekala Chowdaiah **S/o Venkateswarlu** H No 1-13, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304	**Sri Katraju Nagaraju** **S/o Ankaiah** H No 2-50, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization 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, **KURICHEDU (13665) 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 KURICHEDU (13665) 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

Authorized Officer

प्राधिकृत आधिकारी
Authorised Officer
Canara Bank

Encl: Sale Notice

केनरा बैंक Canara Bank RECOVERY & LEGAL SECTION REGIONAL OFFICE, ONGOLE

केनरा बैंक Canara Bank

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Contact No: 08592-280410, 8332958706 E-mail id: rooglrec@canarabank.com
(Auction 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) & 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/physical possession of which has been taken by the Authorised Officer of Canara Bank, will be sold "As is where is", "As is what is", and " Whatever there is" on **30.11.2026** for recovery of **Rs.12,64,308.56/- (Rupees Twelve Lakh Sixty Four Thousand Three Hundred Eight and Paisa Fifty Six Only) as on 17.10.2026 + applicable interest and charges from 18.10.2026** due to the **KURICHEDU Branch** of Canara Bank from

Borrower/s	Guarantor/s
Sri Mekala Chowdaiah **S/o Venkateswarlu** H No 1-13, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304	**Sri Katraju Nagaraju** **S/o Ankaiah** H No 2-50, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304

The reserve price and the earnest money deposit details and full description of the immovable properties with no encumbrances to the knowledge of the bank, are mentioned below:

Sl No.	Details of the property	Reserve Price (Rs.)	EMD Amount (Rs.)
1.	Prakasam District, Markapur Registration District, Darsi Sub District, Kurichedu Mandal, Namassivayapuram Gram Panchayat Area – Namassivayapuram Village, Sy no 309/3, an extent of Ac 0.73.87 Cents of Vacant Site out of an extent of Ac 0.80 Cents of land and RCC roofed Ground Floor residential building constructed in an extent of 384 Sq.Yds in the said Vacant Site bounded by East: Land of Katraju China Vengaiah South: Peddavaram to Kurichedu Road West: Land of Sons of Mekala Veeraiah North: Katraju Naga Raju (Covered under Registered Sale Deed dtd 28/07/2010 Vide Doc No. 5264/ 2010 of S.R.O Darsi)	17,00,000/-	1,70,000/-

केनरा बैंक Canara Bank RECOVERY & LEGAL SECTION REGIONAL OFFICE, ONGOLE

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Contact No: 08592-280410, 8332958706 E-mail id: rooglrec@canarabank.com

The Earnest Money Deposit (EMD) shall be deposited on or before 27/11/2026 at 4:00 P.M.

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 Authorised Officer, Regional Office, Ongole, **Mobile No.:** 8332997013 or Branch **Manager**, **KURICHEDU** branch, **Mobile No.:** 9440905279 during office hours on any working day.

Note: Dues/Taxes, if any, known/not known to the Bank are to be borne by the auction purchaser and same is exclusive of the final bid amount.

कृते केनरा बैंक/For CANARA BANK
प्राधिकृत आधिकारी
Authorised Officer

Date: 10.11.2026
Place: ONGOLE

Authorised Officer

RECOVERY & LEGAL SECTION, Canara Bank, केनरा बैंक, कार्यालय, ओंगोल REGIONAL OFFICE, ONGOLE

Regional office: ONGOLE,
1st floor, Sri Vasu Plaza, D No: 37-1-407/12 , Bhagya Nagar 2nd Lane, ONGOLE-523001
Contact No: 08592-280410, 8332958706 E-mail id: rooglrec@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 10.11.2026

1	Name and Address of the Secured Creditor	Canara Bank, KURICHEDU Branch, KURICHEDU, Prakasam, Andhra Pradesh – 523320.
2	Name and Address of the Borrower(s) and Guarantor	Borrower: **Sri Mekala Chowdaiah S/o Venkateswarlu H No 1-13, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304.** Guarantor: **Sri Katraju Nagaraju S/o Ankaiah, H No 2-50, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304.**
3	Total liabilities as on 17.10.2026	**Rs.12,64,308.56/- (Rupees Twelve Lakh Sixty Four Thousand Three Hundred Eight and Paisa Fifty Six Only) as on 17.10.2026 + applicable interest and charges from 18.10.2026.**
4	(a) Mode of Auction (b)Details of Auction service provider **(c) Date & Time of Auction** (d) Place of Auction	Online Electronic Bidding The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), Contact No. +91 8291220220 Email:support.baanknet@psballiance.com). **30.11.2026 – 11:00 A.M. to 04:00 P.M.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://baanknet.com/
5	Details of Property/ies:	Prakasam District, Markapur Registration District, Darsi Sub District, Kurichedu Mandal, Namassivayapuram Gram Panchayat Area – Namassivayapuram Village, Sy no 309/3, an extent of Ac 0.73.87 Cents of Vacant Site out of an extent of Ac 0.80 Cents of land and RCC roofed Ground Floor residential building constructed in an extent of 384 Sq.Yds in the said Vacant Site bounded by East: Land of Katraju China Vengaiah South: Peddavaram to Kurichedu Road West: Land of Sons of Mekala Veeraiah North: Katraju Naga Raju (Covered under Registered Sale Deed dtd 28/07/2010 Vide Doc No. 5264/ 2010 of S.R.O Darsi)
6	Reserve Price: (Please note to mention separately for each property)	Reserve Price: Rs. 17,00,000/- (Rupees Seventeen Lakh only)

केनरा बैंक, Canara Bank RECOVERY & LEGAL SECTION REGIONAL OFFICE, ONGOLE

7	Earnest Money Deposit (EMD)	EMD: Rs.1,70,000/- (Rupees One Lakh Seventy Thousand Only)
8.	Last date of Deposit of EMD Amount	On or Before 27.11.2026 04.00 P.M.
9	The Property Can be Inspected Date & Time	The property can be inspected, with Prior Appointment with Authorized Officer, on **27/11/2026** between **11 AM to 4 PM**.

10. Other terms and conditions:

a) The property/ies will be sold in "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER 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 10(h) below).

b) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

c) The property can be inspected, with Prior Appointment with Authorized Officer, on **27/11/2026** between **11 A.M. to 4 P.M.**.

d) Auction/bidding shall be only through "Online Electronic Bidding'' through the website https://baanknet.com/. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

e) 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 & Aadhar and Aadhar 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).**

f) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider **M/s baanknet (service provider),** https://baanknet.com/ **and contact No.** +918291220220 **, Email: support.baanknet@psballiance.com.**

g) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Regional office or Branch who as a facilitating centre, shall make necessary arrangements.

केनरा बैंक, Canara Bank RECOVERY & LEGAL SECTION कार्यालय, ओंगोल REGIONAL OFFICE, ONGOLE

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1st floor, Sri Vasu Plaza, D No: 37-1-407/12 , Bhagya Nagar 2nd Lane, ONGOLE-523001
Contact No: 08592-280410, 8332958706 E-mail id: rooglrec@canarabank.com

h) The intending bidders shall deposit Earnest Money Deposit (EMD) amount of Rs.1,70,000/- 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 27/11/2026 at 4:00 P.M..

i) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 27/11/2026, 4.00 P.M., to Canara Bank, KURICHEDU Branch by hand or by email.

   i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

   ii) Bidders Name. Contact No. Address, E Mail Id.

   iii) Bidder's A/c details for online refund of EMD.

j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-** (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.

l) The incremental amount/price during the time of each extension shall be Rs.10,000/- (incremental price) and time shall be extended to 5 (minutes) when valid bid received in last minutes.

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

n) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on same day and or not later than the 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 Authorized Officer without any notice and property shall forthwith be put up for sale again.



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o) The above mentioned sale price (other than EMD amount) should be remitted by the successful bidder through RTGS/NEFT to Account No.209272434 of Canara Bank, **KURICHEDU Branch, IFSC Code: CNRB0013665.**

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

q) For sale proceeds of above Rs.50,00,000/-(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 per Government guidelines.

r) 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 eAuction 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.

s) 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 A.M. to 4:00 P.M.

t) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

For further details contact

Authorised Officer, Canara Bank, Regional Office, Ongole, 1st floor,Sri Vasu Plaza, Bhagya Nagar 2nd Lane, Prakasam, Andhra Pradesh-523001.(Mob. No. 08592-280410,8332997013) E-mail id. rooglrec@canarabank.com **Or** The service provider Baankent (M/s PSB Alliance Pvt. Ltd), (Contact No. +91 8291220220). Email: support.baanknet@psballiance.com during office hours on any working day.

केनरा बैंक, Canara Bank RECOVERY & LEGAL SECTION REGIONAL OFFICE, ONGOLE

केनरा बैंक Canara Bank

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Contact No: 08592-280410, 8332958706 E-mail id: rooglrec@canarabank.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.

कृते केनरा बैंक/For CANARA BANK

प्राधिकृत आधिकारी
Authorised Officer

Place: ONGOLE
Date: 10.11.2026

Authorized Officer

केनरा बैंक Canara Bank RECOVERY & LEGAL SECTION REGIONAL OFFICE, ONGOLE