

(Auction Sale Notice for Sale of Immovable Properties)
BUJA BUJA NELLORE BRANCH
(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: RO NLR/REEC/SN/2376/2025

Date: 15.04.2025

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Buja Buja Nellore(13535) branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 23.05.2025 , for recovery of Rs 24,17,195.52/- (Rupees Twenty Four Lakhs Seventeen Thousand One Hundred Ninety Five and Paise Fifty two Only) due to the Buja Buja Nellore(13535) branch, Canara Bank from Mr. Masanam Suresh.

The reserve price for the property will be Rs.4,13,000/- lakhs with EMD amount of Rs.41,300/- lakhs. The Earnest Money Deposit shall be deposited on or before 21.05.2025_at **4.30 pm.**

Details and full description of the immovable property with no encumbrances to the knowledge of the bank:

Property Details:

All the part and parcel of Semi finished 1BHK flat in Residential apartment situated in Sy no 110/3,110-2 & 108-1,plot No 3&4 in K-Block,13/P &14/P in S-Block,flat no 408, Fouth floor,"PRUDHVI NIVAS' apartment,L.P No 113/2007/RO/NLR,126/2007/RO/NLR,"SATYAM G NAGAR "LAYOUT,Vaviletipadu area,Nellore Municipal Corporation,SPSR Nellore.

Boundaries of the Property

	Site	Flat No: 408
North	Remaining site in plot no 13/P & 14/P in S Block	Common corridor
South	33 feet layout Road	Open to Sky
East	33 feet layout Road	Lift some extent & Open to sky some extent
West	33 feet layout Road	Staircase some extent & Open to some extn

Within the above boundaries total extent of site 21.33 sqyds of undivided share of land and Flat measuring with 646 Sqft .

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 Branch Manager, **Buja Buja Nellore (13535) Branch**, Nellore, Canara Bank, **Phone No: 9491304361** during office hours on any working day.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.04.2025

1. Name and Address of the Secured Creditor : Canara Bank, ,Buja Buja Nellore Branch (13535)
2. Name and Address of the Borrower(s)/ Guarantor(s)/Mortgager :

(i) Sri. Masanam Suresh (Borrower)

S/O Venkata Subbiah,
25-13-869,Ummareddygunta,
Kondayapalem Gate,Nellore

(ii) Sri. Kakani Sankar Rao,(Guarantor)

S/O Lingaiah,Flat no 4,
Anam Mahalakshmi Apartments,
B V Nagar Nellore

3. Total liabilities as on 15.04.2025 : **Rs 24,17,195.52/- + interest + other**

expenses

4. (a) Mode of Auction : Online
(b) Details of Auction service provider : M/S PSB Alliance
(c) Date & Time of E-Auction : 15.04.2025 10.30 AM
(d) Place of Auction : Buja Buja Nellore Branch (13535)

5. The Reserve Price:

Property	Reserve Price	EMD Amount
Property	Rs.4,13,000	Rs.41,300

6. Other terms and conditions

a)The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be “online through e-auction” portal <https://www.baanknet.com> .

b) The property can be inspected, with Prior Appointment with Authorized Officer, **Before 21.05.2025** between **11 AM to 4 PM .** The Earnest Money Deposit shall be deposited on or before **23.05.2025 at 5.00 pm.**

c) 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.

d)The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

e) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

f) Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/sPSB Alliance Pvt. Ltd. Helpdesk Number +91 8291220220, Email Id: support.BAANKNET@psballiance.com). The intending Bidders/ Purchasers are required to participate in the eAuction process at e-Auction Service Provider's website <https://ebkray.in> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

g) The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) <https://baanknet.com>

h) The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e auction portal (<https://baanknet.com>).

i) Bidder's e-Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.

j) It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e auction, Help Manual on operational part of e-Auction and follow them strictly.

k) In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the <http://baanknet.com> portal.

l) After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

m) The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque / Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Canara Bank, Buja Buja Nellore Branch(13535)" or shall be deposited through RTGS/NEFT/fund transfer to credit of account of Canara Bank, Nellore Main Branch ,Nellore A/C 209272434, IFSC Code CNRB00013535 . In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

n) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their incremental amount in multiples of Rs 10,000/-.

o) The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

p)All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

q)The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

r)The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

s) The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

For further details contact Authorized Officer, Canara Bank, Buja Buja Nellore Branch(13535), (Mobile No. 9491304361), e-mail id: cb13535@canarabank.com OR the service provider: M/S PSB Alliance, Help Desk Number: 8291220220
Email: support.BAANKNET@psballiance.com Website: <https://baanknet.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: NELLORE
Date: 15.04.2025

Authorized Officer
Canara Bank