

COVERING LETTER TO SALE NOTICE

Ref: 96400333/SN/2025/1

Date: 24.03.2025

To

M/S Sree Anjana Enterprises (Borr. Firm) Prop. Smt Vitta Pooja, D No.17/40/41a, Madhavaram Road, Adoni Town, Kurnool District, Andhra Pradesh – 518301.	Smt Vitta Pooja (Prop.& Mortgager) W/O Vitta Suresh, D No.17/40, Madhavaram Road, Sri Pavan Agrotech, Adoni, Kurnool District, Andhra Pradesh – 518301.
Sri. Vitta Muralidhar (Guar&Mortgager) S/O Vitta Bheemaiah, H No.17-702, Aluru Road, Adoni Town, Kurnool District Andhra Pradesh – 518301.	Sri. Vitta Suresh (Guarantor) S/O Vitta Ananthasena D No.17/40, Madhavaram Road, Sri Pavan Agrotech, Adoni, Kurnool District, Andhra Pradesh – 518301.

Dear Sir,

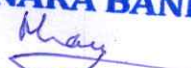
Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

As you are aware, I on behalf of Canara Bank **KURNOOL MAIN** 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 **KURNOOL MAIN** 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,

FOR CANARA BANK

Authorised Officer
Kurnool Br., A.P.-518001
Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

1
Internal

ANNEXURE – III
(Auction Sale Notice for Immovable properties)

**AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES UNDER RULES 8(6) & 9 OF
THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold by holding public auction.

1. Name and Address of the Secured Creditor: Canara Bank, KURNOOL MAIN Branch
2. Name and Address of the Borrower(s)/ Guarantor(s):

M/S Sree Anjana Enterprises (Borr. Firm) Prop. Smt Vitta Pooja, D No.17/40/41a, Madhavaram Road, Adoni Town, Kurnool District, Andhra Pradesh – 518301.	Smt Vitta Pooja (Prop.& Mortgager) W/O Vitta Suresh, D No.17/40, Madhavaram Road, Sri Pavan Agrotech, Adoni, Kurnool District, Andhra Pradesh – 518301.
Sri. Vitta Muralidhar (Guar.&Mortgager) S/O Vitta Bheemaiah, H No.17-702, Aluru Road, Adoni Town, Kurnool District Andhra Pradesh – 518301.	Sri. Vitta Suresh (Guarantor) S/O Vitta Ananthasena D No.17/40, Madhavaram Road, Sri Pavan Agrotech, Adoni, Kurnool District, Andhra Pradesh – 518301.

3. Total liabilities as on (23.03.2025) : Rs. 96,20,604.50+ Int & other charges

4. (a) Mode of Auction : E-AUCTION

(b) Details of Auction service provider

i) Company Name : M/s PSB Alliance Pvt. Ltd.

ii) Web site : <https://baanknet.com/>

(c) Date & Time of Auction : 23-04-2025 & 10:30AM

(d) Place of Auction : Online
<https://baanknet.com/>

5. Details of Property/ies :

S. No	Property Description	Reserve Price	EMD Amount
1	All that part and parcel of House Plot No.49 admeasuring 316.33 Sq.yds laid in Sy No. 175/2, 176 and 177 B of Mandagiri Grama panchayat, under LP No. 537/1986 Situated in Adoni Town, Adoni Mandal & Sub Registration District and Registration District of Kurnool with the following Name of the Title Holder : Sri. Vitta Muralidhar S/o Vitta Bheemaiah	51,20,000/-	5,12,000/-

Internal



Internal

	Boundaries: East: 33 ft colony Road West: 49 ft Road North: House Plot No.48 South: House Plot No.50 Measurements; East – West : 73 Feets or 22.25 Mtrs Nort – South : 39 Feets or 11.89 Mtrs Total Extent of 316.33 Sq. Yards		
2	All that part and parcel of House Plot No.50 admeasuring 316.33 Sq.yds laid in Sy No. 175/2, 176 and 177 B of Mandagiri Grama panchayat, under LP No. 537/1986 Situated in Adoni Town, Adoni Mandal & Sub Registration District and Registration District of Kurnool with the following Name of the Title Holder : Sri. Vitta Muralidhar S/o Vitta Bheemaiah Boundaries: East: 33 ft colony Road West: 40 ft Road North: House Plot No.49 South: House Plot No.51 Measurements; East – West : 73 Feets or 22.25 Mtrs Nort – South : 39 Feets or 11.89 Mtrs Total Extent of 316.33 Sq. Yards	51,20,000/-	5,12,000/-
3	All that part and parcel of House Plot No.24, admeasuring 266.66 Sq. yards laid in Sy No. 479 pyki, 480/A and 481/A pyki AC 23.97 of Mandagiri Village under LP No. 62/1989 Situated in Sri Padmavathi Nager Site "B", Adoni Town, Adoni Mandal & Sub Registration District and Registration District of Kurnool with the following Name of the Title Holder : Smt Vitta Pooja W/O Vitta Suresh Boundaries: East: House Plot No.25 West: House Plot No.23 North: Vanka South: 33 feet road Measurements; East – West : 40 Feets or 12.19 Mtrs Nort – South : 60 Feets or 18.288 Mtrs Total Extent of 266.66 Sq. Yards	37,75,000/-	3,77,500/-

Internal



Internal


6. Other terms and conditions:

- a. The property/ies will be sold in "AS IS WHERE 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 7(d) below).
- b. The property/ies will not be sold below the Reserve Price.
- c. The property can be inspected on **22.04.2025 between 10:00AM and 04:00PM.**
- d. The intending bidders shall deposit Earnest Money Deposit (EMD) being 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 **22nd April 2025 by 4.00 pm.**
- e. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- f. The successful bidder shall deposit 25 % of the sale price (inclusive of EMD already paid), immediately on the sale being knocked down in his/ her favour and the balance within 15 days from the date of confirmation of sale. If the successful bidder fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
- g. All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- h. For sale proceeds above Rs 50.00 Lakh (Rupees Fifty Lakh) and above, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- i. Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
- j. For further details contact Canara Bank, KURNOOL MAIN Branch (Ph No. 0518 222316 Cell, No; 9966985299), e-mail id : cb0661@canarabank.com or service provider "BAANKNET (M/s PSB Alliance Pvt. Ltd), (Contact No. 8291220220/ 7046612345/6354910172 /9892219848/8160205051,e-mail:support.BAANKNET@psballiance.com" may be contacted during office hours on any working day.

Place: KURNOOL MAIN

Date: 24.03.2025

For CANARA BANK


Authorised Officer
Kurnool Br. A.P-518001
Authorised Officer

Canara Bank

Internal