

(Auction Sale Notice for Sale of Immovable Properties)
Brindavanam Main Branch(13460)
(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: RO NLR/REC/SN/524/2025

Date: 04.08.2025

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 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 symbolic possession of which has been taken by the Authorised Officer of **Brindavanam Main Branch(13460)** of Canara Bank will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **08.09.2025** , for recovery of **₹5,68,30,283.00 (Rupees Five Crore Sixty Eight Lakhs Thirty Thousand Two Hundred Eighty Three only)** due to the **Brindavanam Main Branch (13460)** Canara Bank from M/s Sri Lakshmi Prasuna Constructions (Borrower) and Sri.DSL Narayana Rao (Borrower & Guarantor), Sri.DSLV Prasad Rao(Borrower & Guarantor),Smt.D Rajeswaramma, (Borrower & Guarantor) Smt.Kalva Rajeswaramma, (Borrower & Guarantor), Smt.D.Swaroopaa(Borrower & Guarantor), Smt.D.Saroja(Borrower & Guarantor), Smt.CH Varalakshmi (Legal Heir Of Late D. Surya Prakash Rao)

The reserve price will be Rs. 1052.93 Lakhs and the earnest money deposit will be Rs. 105.30 Lakhs.

1	Name and Address of the Secured Creditor	Canara Bank, Brindavanam Main Branch (13460)
2	Name and Address of the Borrower & Guarantor	<p>1. M/s Sri Lakshmi Prasuna Constructions F.No.40806, Indu Fortune Field Grandenia Apartments Hafeez Pet Road, K.P.H.B. Colony, Medchal- Malkajgiri , District - 500085 Hyderabad.</p> <p>2. Sri.DSL Narayana Rao S/o Sri D Surya Prakash Rao F.No.40806, Indu Fortune Field Grandenia Apartments,Hafeez Pet Road, K.P.H.B. Colony, Medchal- Malkajgiri, District - 500085, Hyderabad.</p> <p>3. Sri.DSLV Prasad Rao S/o Sri D Surya Prakash Rao Srinilaya Sterling Court li Flat No : 505, Road No 10, Kakatiya Hills,Guttala Begumpet, Madapur Hyderabad-500085</p> <p>4. Smt.D Rajeswaramma W/O Prakash Rao ,F.No.40806, Indu Fortune Field Grandenia Apartments,Hafeez Pet Road, K.P.H.B. Colony, Medchal- Malkajgiri District - 500085,Hyderabad</p>

Internal

		<p>5. Smt.Kalva Rajeswaramma W/o Sri K Devi Prasad Rao, Srinilaya Sterling Court li Flat No : 505, Road No 10, Kakatiya Hills,Guttala Begumpet, Madapur Hyderabad-500081</p> <p>6. Smt.D.Swaroopa W/oSri DSLV Prasad Rao, Srinilaya Sterling Court II Flat No : 505, Road No 10, Kakatiya Hills,Guttala Begumpet, Madapur Hyderabad-500081</p> <p>7. Smt.D.Saroja, W/o Sri.DSL Narayana Rao F.No.40806, Indu Fortune Field Grandenia Apartments,Hafeez Pet Road, K.P.H.B. Colony, Medchal- Malkajgiri District - 500085, Hyderabad.</p> <p>8. Smt.Ch Varalakshmi (Legal Heir Of Late D. Surya Prakash Rao) D/O Duvvuru Surya Praksh Rao 25-2/1152, Revenue Colony, Siromani Nagar, A.K.Nagar Post, Dargamitta, Nellore-524004</p>
3	Total liabilities as on 31.07.2025	₹ 5,68,30,283.00
4	<p>e) Mode of Auction</p> <p>f) Details of Auction service provider</p> <p>g) Date & Time of Auction</p> <p>h) Place of Auction</p>	<p>E-Auction</p> <p>M/s PSB Alliance (eBkay)</p> <p>08.09.2025 11 AM TO 1 AM</p> <p>Online</p>

5	Details of Property/ies	<p>Property No. 01</p> <p>Sri Potti SriRamulu Nellore District Registration, Nellore Sub Registration, Nellore Town, within the limits of Nellore Municipal corporation,Dargamitta , Revenue Colony (Siromani Nagar),Survey no 2043,2044 and 2051,layout plot no 9,Block-A Terraced RCC building and site bearing Municipal Ward no 25-11,Municipal Door NO 826,Door No 1152 Assessment No 39336/75263(old),1031037298(New) within the following boundaries East :Terraced house and site in plot no 16 belonging to Jayakrishna South:Road West: Road North:Terraced house and site in plot no 10 belonging to P Venkata Subbiah</p> <p>Within the above said boundaries house site of an extent 60 ankanams with RCC building consisting ground floor an extent of 22.22 ankanams or 1600 sq.ft and first floor an extent of 13 ankanams or 936 sq.ft along with easementary rights.</p> <p>Property No. 02</p> <p>Itemno : 1 SPSR Nellore Dist.- Nellore Registration-Nellore Sub- Registration- within the limits of Nellore Municipal Corporation,Vedayapalem area land in Survey No. 93/1 and 93/2 of Vedayapalem village under layout plan vide P.R.No.6 dt: 02.10.1970 of Vedayapalem Gram Panchayath, as per approved layout plan Plot No: 204 consisting an extent of 33 1/3 ankanams or 222.969 sq.mts of vacant site bounded by:-</p> <p>East:Layout Road South: Plot no 203 West: Plot No 201 North: Plot No 205</p> <p>Out of it an extent of 7ankanams and 24 sqft , or 58.6 sq yards of vacant site within the above referred boundaries with all its easementary rights</p> <p>Item no:2 SPSR Nellore Dist.- Nellore Registration-nellore Sub- Registration- within the limits of Nellore Municipal Corporation, Vedayapalemarea land in Survey No.</p>
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	<p>91/5 of vedayapalem village under layout plan vide PR No 6:02.10.1970 of vedayapalem Gram Panchayat as per approved layout plan plot no .204 consisting an extent of 331/3 ankanams or 222.969 sq.mts of vacant site</p> <p>Bounded By: East:Layout Road South: Plot no 203 West: Plot No 201 North: Plot No 205</p> <p>Out of it an extent of 26 ankanams or 208 sq yards of vacant site within the above referred boundaries with all its easementary rights .</p> <p>Item no:1 & 2 properties ie: an extent of 7 ankanams and 24 sq ft + 26 ankanms in total 33 1/3 anakanams of vacant site in Plot no 204, with in the above referred boundaries with all easementary rights.</p> <p>Property No:3</p> <p>SPSR Nellore Dist.- Nellore Registration-nellore Sub- Registration- within the limits of Nellore Municipal Corporation,Vedayapalem area land in Survey No. 93/1 of Vedayapalem area under approved layout plan - situated near Door No: 26-1-1605 out of it</p> <p>Item No:1 Plot No 201 consisting of an extent of 33 1/3 ankanams of vacant site, Plot No 202 consisiting of an extent of 33 1/3 ankanams of vacant site, In total 66 2/3 ankanams or 445.888 sqmts of vacant site Bounded by</p> <p>East:Plot No 203 &204 South: Layout Road West:Layout Road North: Plot no 200</p> <p>an extent of 66 2/3 ankanams or 445.888 sqmts of vacant site within the above referred boundaries</p> <p>Item no:2 Plot No.203 consisting of an extent of 33 1/3 ankanams or 222.944 sqmts of vacant site bounded by: East:Layout Road South:Layout Road (cement Road leads to kalyan Nagar) West: Plot no 202 North: Plot no 204</p>
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an extent of 33 1/3 ankanams or 222.944 sqmts of vacant site within the above referred boundaries

Item no:1 & 2 propertiesie: an extent of 66 2/3 ankanams + 33 1/3 ankanms in total 100 anakanams of vacant site, with in the above referred boundaries with all easementary rights.

Property no:4

SPSR Nellore Dist.- Nellore Registration- Nellore Sub- Registration- within the limits of Nellore Municipal Corporation- Nellore City- Vedayapalem on eastern side to GNT Road area - Land in Patta No.1, Survey No.60/11 and its corresponding present Re Survey No. 40/1 under Layout - R Mark lot - jyothi Nagar area Muncipal Ward No. 26-2, Near Door No.1243 - an extent of 54 ankanams and 07 sq ft, or 432.777 sq yds, of vacant site out of 94 ankanams of vacant site in Plot bearing Nos. 1 &2. Bounded by

East:Site of Sri. Gourineni Venkateswarlu

South: Sop Rooms of K Subbarayudu

West: GNT Road

North: Site and Building sold by Isaka Radha Krishna Reddy to others.

an extent of 54 ankanams and 07 sq ft, or 361.856 sqmts of vacant site in plot bearing Nos 1 &2 within the above referred boundaries with all its easementary rights.

6	Reserve Price (Please note to mention separately for each property)	Property No1: Rs 3,32,90,000.00 Property No2: Rs 82,49,000.00 Property No3: Rs 2,47,50,000.00 Property No4: Rs 3,90,04,000.00
7	Earnest Money Deposit	Property No1: Rs 33,29,000.00 Property No2: Rs 8,25,000.00 Property No3: Rs 24,75,000.00 Property No4: Rs 39,01,000.00
8	The property can be inspected Date & Time	On or Before 06.09.2025 From 11 AM to 4 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).
- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on or before **06.09.2025 from 11 AM to 4 PM** on working days.
- 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 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.
- e. The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 105.30 Lakhs 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 06.09.2025 at 4 PM.**
- f. 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.
- g. The incremental amount/price during the time of each extension shall be Rs.10,000/- 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, Brindavanam Main Branch, IFSC Code (CNRB0013460).
- 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 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 or before 06.09.2025 from 11 AM. to 4 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 (Authorized Officer, Canara Bank, Brindavanam Main branch Ph. No. 9440905284 may be contacted during office hours on any working day. The service provider 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/ support.ebkrray@procure247.com

Place: Nellore
Date: 04.08.2025

Authorized Officer
Canara Bank

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: RO NLR/REEC/SN/524/2025

Date: 04.08.2025

To

1. M/s Sri Lakshmi Prasuna Constructions
F.No.40806,
Indu Fortune Field Grandenia Apartments
Hafeez Pet Road,
K.P.H.B. Colony, Medchal- Malkajgiri ,
District - 500085 Hyderabad.
2. Sri.DSL Narayana Rao
S/o Sri D Surya Prakash Rao
F.No.40806,
Indu Fortune Field Grandenia
Apartments,Hafeez Pet Road,
K.P.H.B. Colony, Medchal- Malkajgiri,
District - 500085, Hyderabad.
3. Sri.DSLV Prasad Rao
S/o Sri D Surya Prakash Rao
Srinilaya Sterling Court Ii
Flat No : 505, Road No 10,
Kakatiya Hills,Guttala Begumpet, Madapur
Hyderabad-500085
4. Smt.D Rajeswaramma
W/O Prakash Rao ,F.No.40806,
Indu Fortune Field Grandenia
Apartments,Hafeez Pet Road,
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W/o Sri K Devi Prasad Rao,
Srinilaya Sterling Court Ii
Flat No : 505, Road No 10,
Kakatiya Hills,Guttala Begumpet, Madapur
Hyderabad-500081
6. Smt.D.Swaroopaa
W/oSri DSLV Prasad Rao,
Srinilaya Sterling Court II
Flat No : 505, Road No 10,
Kakatiya Hills,Guttala Begumpet, Madapur
Hyderabad-500081

Internal

7. Smt.D.Saroja,
W/o Sri.Dsl Narayana Rao
F.No.40806,
Indu Fortune Field Grandenia
Apartments,Hafeez Pet Road,
K.P.H.B. Colony, Medchal- Malkajgiri
District - 500085,
Hyderabad.
8. Smt.Ch Varalakshmi (Legal Heir Of Late D.
Surya Prakash Rao)
D/O Duvvuru Surya Praksh Rao
25-2/1152, Revenue Colony, Siromani
Nagar, A.K.Nagar Post, Dargamitta,
Nellore-524004

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 Brindavanam 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 Brindavanam 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,

Authorised Officer, Canara Bank

ENCLOSURE - SALE NOTICE

Internal