

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: RO NLR/REEC/SN/508/ LAKSHMAIAH /2025

Date: 29.07.2025

To

1. Sri. TUMMA LAKSHMAIAH (Borrower)
S/O CHALAMAIAH 1/604 SATHYAVA
NAGAR CHINNAPADUGUPADU KOVUR
NELLORE- 524001

2. SRI. TUMMA MASTHANAIAH (Co-Borrower)
SOF LAKSHMAIAH 1 604 SARASWATHINAGA
CHINNAPADUGUPADU VIL
KOVUR MDL NELLORE DT
NELLORE-524137

3. PATAPANJULA GIRI MANOGNA (Guarantor)
D O VENKATESWRULU
DNO 4 210 CHELLEMMATHOTA
TANGUTUR
PRAKASAM- 523274

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 Nellore 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 Nellore 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,

For **CANARA BANK**

Authorised Officer,  **Authorised Officer**
Canara Bank

ENCLOSURE - SALE NOTICE

Confidential

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

Ref: RO NLR/REEC/SN/508/LAKSHMAIAH/2025

Date: 29.07.2025

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 Nellore Brindavanam Main Branch(13460) of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 30.08.2025, for recovery of Rs 27,48,707.53/- (Rupees Twenty Seven Lakhs Forty Eight Thousand Seven Hundred Seven and Paise Fifty Three only) due to the Nellore Brindavanam Main Branch (13460) Canara Bank from Sri. TUMMA LAKSHMAIAH (Borrower), SRI. TUMMA MASTHANAIAH (CO Borrower) and PATAPANJULA GIRI MANOGNA (Guarantor).

The reserve price will be Rs.57.23 Lakhs and the earnest money deposit will be Rs. 5.73 Lakhs.

1	Name and Address of the Secured Creditor	Canara Bank, Nellore Brindavanam Main Branch (13460)
2	Name and Address of the Borrower & Guarantor	1. Sri. TUMMA LAKSHMAIAH (Borrower) S/O CHALAMAIAH 1/604 SATHYAVA NAGAR CHINNAPADUGUPADU KOVUR NELLORE- 524001 2. SRI. TUMMA MASTHANAIAH (Co-Borrower) SOF LAKSHMAIAH 1 604 SARASWATHINAGA CHINNAPADUGUPADU VIL KOVUR MDL NELLORE DT NELLORE-524137 3. PATAPANJULA GIRI MANOGNA (Guarantor) D O VENKATESWRULU DNO 4 210 CHELLEMMATHOTA TANGUTUR PRAKASAM- 523274
3	Total liabilities as on 29.07.2025	Rs. 27,48,707.53/-
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (eBkay) 30.08.2025 11 AM TO 1 AM Online
5	Details of Property/ies	(A Schedule Property) Vacant Site situated in Sri SPSR Nellore Registration District, Sub Registrar Kovur, Kovur Mandalam, Padugupadu Village & Panchayath, Survey no 25/1,1 st ward ,Saraswathi Nagar, Near Dno 1-604 an extent of 10 akanams or 80 sq yards of vacant site within the following boundaries with all



	<p>easement rights.</p> <p>East: Site belongs to SK Bebijan @ Ramthunissa South: C ' Schedule property to some extent 'A' Schedule way site to some extent West:Way site of SK Kalesha to some extent and 'C' Schedule way site North:'C' Schedule property to some extent and house & Site of S K Bebijan to some extent.</p> <p><u>(C Schedule property)</u></p> <p>House & Site situated in Sri SPSR Nellore Registration District, Sub Registrar, Kovur,Kovur Mandalam, Padugupadu Village & Panchayath, Survey no 25/1,1st ward , Saraswathi Nagar, Near D.NO 1-604, Assessment no 743,an extent of 15 ankanams or 120 sq. yards of site therein an extent of 461.25 sqft asbestos sheet house an extent of 87.75 sq.ft , Electricity service 2651 with in the following boundaries with all fixtures and easement rights</p> <p>East: Way site belongs to S K Bebijan @ Ramthunissa'A' Schedule way site some extent South: Raja Veedhi West: Way site belongs to S K Kalesha North: 'A' schedule property</p>	
6	Reserve Price (Rupees (Please note to mention separately for each property))	Rs.57.23 Lakhs
7	Earnest Money Deposit	Rs.5.73 Lakhs
8	The property can be inspected Date & Time	Before 28.08.2025, From 11 AM to 4 PM

9 Other terms and conditions

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on or before 28.08.2025 from 11 AM to 4 PM on working days.
- 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. 5.73 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 29.08.2025 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, Nellore Brindavanam Main, 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 24.07.2025 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, Nellore Brindavanam branch Ph. No. 9441324108 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.ebkay@procure247.com

Place: Nellore
Date: 29.07.2025

For CANARA BANK


Authorized Officer
Canara Bank

Confidential