

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

Ref: RO NLR/REEC/SN/SARVAM SAI/445/2026-27

Date: 14.08.2026

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 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 Branch (13460) of Canara Bank will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 21.09.2026, for recovery of **Rs. 2,92,07,950.04 (Rupees Two Crores Ninety Two Lakhs Seven Thousand Nine Hundred Fifty and Paise Four Only)** due to Nellore Brindavanam Branch (13460) Canara Bank from Borrower M/S Sarvam Sai Shoppers PVT LTD and Guarantors 1. Smt. Sheela Rajan, 2. Sri. Venu Gopal Dwaram, 3. Sri. Gouse Basha Shaik, 4. Sri. Rajan Kaliappan.

The reserve price will be Rs.40,91,000.00 and the earnest money deposit will be Rs.4,09,100.00 Lakhs.

1	Name and Address of the Secured Creditor	Canara Bank, Nellore Brindavanam Branch (13460)
2	Name and Address of the Borrower & Guarantor	1. M/S Sarvam Sai Shoppers Pvt Ltd (Borrower) Registered Office:16/4/1704/23A, 302, Pavani Majestic Apartments, Near Childrens Park, Haranathapuram, Nellore-2, Andhra Pradesh. 2. M/S Sarvam Sai Shoppers Pvt Ltd (Borrower) Shop: 24-2-840, Ground Floor, Ramnagar, Opp: MG Brothers, Dargamitta, Nellore-524003 3. M/S Sarvam Sai Shoppers Pvt Ltd (Borrower) Shop: Sai Teja Towers, Opp: RSR Kalyana Mandapam, Kavali Post and Town, Nellore Dist. AP 524201. 4. Smt. Sheela Rajan (Guarantor) W/o Rajan, Flat No 302, A Block, Pavani Majestic Apartment, Near Childrens park, Nellore-524001 Andhra Pradesh. 5. Sri. Venugopal Dwaram (Guarantor) S/O Jalaiah,25-2-1077, Revenue Colony, Near AM Reddy Showroom, Nellore-524003, Andhra Pradesh

Confidential

		6. Sri. Gouse Basha Shaik (Guarantor) S/O Kalesha Saheb, 9-14-7, Amara Vari street, Kavali post and Mandal-524201, Nellore Dist, Andhra Pradesh. 7. Sri. Rajan Kaliappan (Guarantor) S/o Kaliappan, Flat no 302, A Block, Pavani Majestic Apartments, Near Childrens Park, Nellore-524001, Andhra Pradesh
3	Total liabilities as on 13.08.2026	Rs. 2,92,07,950.04
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) 21.09.2026, 11 AM TO 1 PM Online
5	Details of Property/ies	All the part and parcel of Residential Building held in the name of Shaik Gouse Basha covered by Document No RCE No. 1517/1999, dated 17.11.2003 of MRO Kavali. House Site bearing as residential building of 1058.75 Sq.Fts located in Nellore District, Kavali Sub Registration, Kavali Town and Mandal, Bapuji Nagar, Journalist Colony, Door No 10-44-4, Survey No 2082-5, Plot No.9 an extent of Ac.0.04 cents is bounded by: East: Compound wall of this house towards Plot No.8 site of M. Srihari measures 38'-3" ft South: Road measures 45'-3"ft West: Way to the site measures 38'-3"ft North: Compound wall of this site towards Plot no.2 site of B.V. Lakshmi Narayana measures 45'-3" ft
6	Reserve Price (Rupees (Please note to mention separately for each property)	Rs.40,91,000/-
7	Earnest Money Deposit	Rs.4,09,100/-
8	The property can be inspected Date & Time	Before 19.09.2026, 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 **19.09.2026 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.409100/- 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 19.09.2026 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 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 19.09.2026 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.ebkray@procure247.com

Place: Nellore
Date: 14.08.2026

Authorized Officer
Canara Bank

CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: RO NLR/REC/SN/SARVAM SAI/445/2026-27

Date: 14.08.2026

To

1. M/S Sarvam Sai Shoppers Pvt Ltd (Borrower)
Registered Office:16/4/1704/23A, 302,
Pavani Majestic Apartments,
Near Childrens Park,
Haranathapuram, Nellore-2,
Andhra Pradesh.
2. M/S Sarvam Sai Shoppers Pvt Ltd (Borrower)
Shop: 24-2-840, Ground Floor,
Ramnagar, Opp: MG Brothers,
Dargamitta, Nellore-524003
3. M/S Sarvam Sai Shoppers Pvt Ltd (Borrower)
Shop: Sai Teja Towers, Opp: RSR Kalyana Mandapam, Kavali Post and Town,
Nellore Dist. AP 524201.
4. Smt. Sheela Rajan, (Guarantor)
W/o Rajan, Flat No 302,
A Block, Pavani Majestic Apartment,
Near Childrens park, Nellore-524001
Andhra Pradesh.
5. Sri. Venugopal Dwaram, (Guarantor)
S/O Jalaiah,25-2-1077, Revenue Colony,
Near AM Reddy Showroom,
Nellore-524003,
Andhra Pradesh
6. Sri. Gouse Basha Shaik, (Guarantor)
S/O Kalesha Saheb,
9-14-7, Amara Vari street,
Kavali post and Mandal-524201,
Nellore Dist,
Andhra Pradesh.
7. Sri. Rajan Kaliappan, (Guarantor)
S/o Kaliappan,
Flat no 302, A Block,
Pavani Majestic Apartments,
Near Children's Park, Nellore-524001,
Andhra Pradesh

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 Alluru 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 Alluru 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