केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref: 2752/ARMB/SN/SGWP/2026-27/MKV	DT: 02.11.2026

To Borrower(s)/Guarantor(s)/Mortgagor(s)	To Borrower(s)/Guarantor(s)/Mortgagor(s)
1) M/s SIVAGANGA WATER PLANT **PROP BADAVATH SAROJA** **SY NO 502/A , H NO 10-1000001** **NEAR GOSHALA, BHAGATH NAGAR** **THORRUR VIILAGE & MANDAL** **MAHABUBABAD DISTRICT** **TELANGANA – 506163**	**2) Mrs. BADAVATH SAROJA** **W/o BADAVATH KISHAN** **DOOR NO. 1-2, DHAN SINGH THANDA** **RAMANNAGUDEM, MUNGIMADUGU** **WARANGAL, TELANGANA – 506234** **3) Mr. BHUKYA SHANKAR** **S/O BHUKYA BALU** **C19, C21 BODAKA THANDA** **RAMANNA GUDEM VILLAGE** **NARASIMHULAPET MANDAL** **WARANGAL, TELANGANA – 506324**

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, ARM Branch (2752) 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 ARM Branch (2752) of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice. Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 15 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,
कृते केनरा बैंक/for CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

AUTHORISED OFFICER
CANARA BANK

केनरा बैंक Canara Bank 2752 A.R.M. Br, Hyderabad-500026 ए.आर.एम. शाखा, हैदराबाद

ENCLOSURE – SALE NOTICE

केनरा बैंक Canara Bank
सिंडिकेट Syndicate

Ref: 2752/ARMB/SN/SGWP/2026-27/MKV | DT: 02.11.2026

SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION 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 constructive/physical possession of which has been taken by the Authorized Officer of **Canara Bank ARM Branch Hyderabad** for follow up, will be sold "As is where is", "As is what is", and "Whatever there is" on **21.11.2026** for recovery of **Rs. 1,99,73,405.82/- (Rupees One Crore Ninety Nine Lakh Seventy Three Thousand Four Hundred Five and Paise Eighty Two Only)** as on 31.10.2026 plus unapplied interest w.e.f 01.11.2026 and other Bank charges) due to the **ARM Branch**, Canara Bank from **M/s SIVAGANGA WATER PLANT PROP Mrs. BADAVATH SAROJA (Borrowers) and Mr. BHUKYA SHANKAR (Guarantor)**

The Reserve Price will be **Rs. 66,66,000/- (Rupees Sixty Six Lakh Sixty Six Thousand Only)**
Earnest Money Deposit will be **Rs. 6,66,600/- (Rupees Six Lakh Sixty Six Thousand Six Hundred Only)**
The Earnest Money Deposit shall be deposited on or before **20.11.2026 by 5:00 pm.**

Details and full description of the property

WATER PLANT BUILDING IN G+1 FLOORS TO AN EXTENT OF 427 SQ. YDS IN SURVEY NO.502/A, SITUATED NEAR SHARAN SCHOOL, GHOSHALA THORRUR VILLAGE & MANDAL MAHABUBABAD DISTRICT.

NORTH : OPEN PLOT WITH TEMPORARY SHEDS OF OTHERS
SOUTH : PROP 11 FT ROAD
EAST : PROP 18 FT ROAD
WEST: PROP 14 FT ROAD

***No known Encumbrances to the knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.**
***The Property is under Physical Possession of Bank**

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 In charge, Canara Bank ARM Branch Hyderabad during office hours on any working day Phone: 040-2772 5259/260 and E-mail: cb2752@canarabank.com

कृते केनरा बैंक For CANARA BANK

प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-2

Date: 02.11.2026
Place: Hyderabad

Authorized Officer
CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 02.11.2026

Name and Address of the Secured Creditor	**Canara Bank, Asset Recovery Management Branch Hyderabad**
Name and Address of the Borrower(s)/ Guarantor(s)	**1) M/s SIVAGANGA WATER PLANT** **PROP BADAVATH SAROJA** **SY NO 502/A , H NO 10-1000001** **NEAR GOSHALA, BHAGATH NAGAR** **THORRUR VIILAGE & MANDAL** **MAHABUBABAD DISTRICT** **TELANGANA – 506163** **2) Mrs. BADAVATH SAROJA** **W/o BADAVATH KISHAN** **DOOR NO:1-2, DHAN SINGH THANDA** **RAMANNAGUDEM,** **MUNGIMADUGU** **WARANGAL, TELANGANA – 506234** **3) Mr. BHUKYA SHANKAR** **S/O BHUKYA BALU** **C19, C21 BODAKA THANDA** **RAMANNA GUDEM VILLAGE** **NARASIMHULAPET MANDAL** **WARANGAL, TELANGANA – 506324**
Total Contractual liabilities as on (31.10.2026)	**Rs. 1,99,73,405.82/- (Rupees One Crore Ninety Nine Lakh Seventy Three Thousand Four Hundred Five and Paise Eighty Two Only)** (plus unapplied interest w.e.f 01.11.2026 and other Bank charges). The amounts remitted after issuance of Demand notice are duly accounted.
Mode of Auction	**Online Electronic Bidding**
Details of Auction service provider	**M/s. PSB Alliance (BAANKNET)** **Contact Mobile No. 8291220220** E-mail: **support.BAANKNET@psballiance.com** Website: **www.baanknet.com**
Date & Time of Auction	**21.11.2026 & 11:30 A.M. to 12:30 P.M.** (With unlimited extension of 05 minutes duration each till the conclusion of the sale)
Place of Auction	**Online**
Reserve Price	**Rs. 66,66,000/-** **(Rupees Sixty Six Lakh Sixty Six Thousand Only)**
Earnest Money Deposit (EMD)	**Rs. 6,66,600/-** **(Rupees Six Lakh Sixty Six Thousand Six Hundred Only)**
The Property can be inspected Date & Time	**19.11.2026 & 11:00 A.M. to 4:00 P.M.**



Details of Encumbrance	**Not known**
Detail of litigation	**Not known**

Other terms and conditions:

a. The property/ies will be sold in "As is where is", "As is what is", and "Whatever there is" "Without Recourse" condition, including encumbrances, if any, mentioned in above table at S. No 9 &10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11 (e) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid amount shall not be entertained.

b. The property/ies will be sold above the Reserve Price.

c. The property can be inspected on **19.11.2026** between **10.00 AM and 4.00 PM.**

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. 6,66,600/-** (Rupees Six Lakh Sixty Six Thousand Six Hundred Only) 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 **20.11.2026 by 5.00 PM.**

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 50,000/- (Rupees Fifty Thousand Only)** 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. 50,000/- (Rupees Fifty Thousand Only)** 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. No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the Bidder(s) submitted at the time of registration shall only be considered for this purpose. 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, Asset Recovery Management Hyderabad Branch, IFSC Code CNRB0002752.

k. 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, Asset Recovery Management Hyderabad Branch, IFSC Code **CNRB0002752**.

All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. It is the responsibility of the successful bidder/purchaser to obtain the NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearances or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity , water, maintenances charges, license fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.

m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

n. 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.

o. To the best of knowledge and information known to 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. No claim of whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.

Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.

p. 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 **19.11.2026 between 10.00 AM and 4.00 PM**.

q. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer.

r. At any stage of the auction, the Authorised officer reserves his/her right to revoke the auction notice for sale, without prior notice, at his/her discretion and the Authorised Officer may accept/reject/modify/cancel the bid/offer or postpone the auction without assigning any reason thereof and without any prior notice

s. For further details Branch In charge Asset Recovery Management Branch Hyderabad, Canara Bank, Ph. No. 040-27725259/60 during office hours on any working day and E-Mail: cb2752@canarabank.com,. The service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/ 6354910172/ 8291220220 /9892219848/ 8160205051, Email: support.BAANKNET@psballiance.com. / support.ebkray@procure247.com)."

***No known Encumbrances to the knowledge of the Bank. However, the intended bidders are required to make independent enquiries regarding encumbrances, title of the properties, claims/rights/dues affecting the properties prior to submitting the bid.**

***The Property is under Physical Possession of Bank**

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प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26

Date: 02.11.2026
Place: Hyderabad

Authorized Officer
CANARA BANK