केनरा बैंक Canara Bank
सिंडिकेट Syndicate

D.NO. 54-15-4B, GROUND FLOOR, LAKSHMI AVENUE,
SRINIVASANAGAR BANK COLONY, VIJAYAWADA – 520008
E-MAIL ID: armvij@canarabank.com **MOBILE: 8331011695**

ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: 1330841000017 SN:7:2026-27 Date: 04.11.2026

To

Borrower:
Sri. Khambhampati Rammohan Rao
S/o Chinna Kannaiah
D-no: 6C-8-2
Kambhampati Vari Street
Eluru - 534001
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 ARM Branch, Vijayawada 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 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,
कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer
Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE

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केनरा बैंक Canara Bank
A Government of India Undertaking
सिंडिकेट Syndicate

ANNEXURE-II

[Appendix – IV-A]

[See proviso to rule 8 (6)]

Sale Notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 (whichever is applicable) possession of which has been taken by the **Chataparru Branch of Canara Bank**, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.11.2026**, for recovery of **Rs. 1,13,29,986.38 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousand Nine Hundred Eighty Six and Thirty Eight Paisa Only)** as on 04.11.2026 plus subsequent interest and other charges due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from **(Borrower)** Mr. Khambhampati Rammohan Rao S/o Chinna Kannaiah.

The reserve price and the earnest money deposit are as mentioned below for property.

The reserve price will be **Rs.74,02,000/-** and the earnest money deposit will be **Rs.7,40,200/- Lakhs.**

The Earnest Money Deposit shall be deposited on or before **26.11.2026** by **12.00** Noon.

Details and full description of the immovable properties with known encumbrances, if any.

Schedule of the Property

All the part and parcel of land in an extent of 175 Sq Yds. out of total land of 700 Sq Yds. in T.S. No 1820 & 1821 in 6th Division, Eluru Corporation, Eluru comprising of following three items.

Item No 1:

A land of 132.6 Sq. Yds in D.No. 4-18-4 bounded by

East : Item no.1 of "B" Schedule of Partition Deed in an extent 136.6 Sq Yds.	53.0 ft.
South: Property belongs to Pinisetty Chandra Sekha & Vemula Tukaram	22.6 ft.
West : Remaining site of Pillamgolla Rangarao and Giri Kumari in this R.S. No.	53.0 ft.
North: Below Item no.2 Joint Passage 22.6 ft.	

Item No 2:

A 1/4th undivided joint share of 27.75 Sq. Yds. out of 111.11 Sq. Yds.

East : Site of Gutturthi Sanyasi Rao	10.0 ft.
South: Below Item No.3 Joint Passage, above Item No.1 site etc.	100.0 ft.
West : Remaining site of Pillamgolla Rangarao and Giri Kumari in this R.S. No.	10.0 ft.
North: Remaining site of Pillamgolla Rangarao and Giri Kumari in this R.S. No	10.0 ft.

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Item No 3:

A 1/4th undivided joint share of 14.75 Sq. Yds. out of 58.88 Sq. Yds.

East : Site of Gutturthi Sanyasi Rao	53.0 ft.
South : Municipal Road	10.0 ft.
West : Below "D" Schedule Item No.1 site of 132.6 Sq. yds.	53.0 ft.
North : Above Item No.2 Joint Passage	10.0 ft

A total land of 175 Sq. yds including all buildings thereon and all machinery therein.

CERSAI Id of the above mentioned property : 400018193116

For detailed terms and conditions of the sale, please refer to the link provided in Canara Bank Secured Creditor's website i.e. www.canarabank.bank.in

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Date: 04.11.2026
Place: Vijayawada

Authorised Officer
Canara Bank

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केनरा बैंक Canara Bank
सिंडिकेट Syndicate

CERSAI ID: 400018193116

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 Authorised Officer of **Chataparru Branch of Canara Bank.**, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26-11-2026**, for recovery **Rs. 1,13,29,986.38 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousand Nine Hundred Eighty Six and Thirty Eight Paisa Only)** for the Account No: 1330841000017 as on 04-11-2026 plus future interest and other charges thereon due to the **ARM BRANCH, Vijayawada of Canara Bank** from **(Borrower)** Mr. Khambhampati Rammohan Rao S/o Chinna Kannaiah.

1.	Name and Address of the secured Creditor	**ARM BRANCH VIJAYAWADA** D.NO. 54-15-4B, GROUND FLOOR, LAKSHMI AVENUE, SRINIVASANAGAR BANK COLONY, VIJAYAWADA – 520008 E-MAIL ID: armvij@canarabank.com, MOBILE: 8331011695
2.	Name and Address of the Borrower & Guarantor	**Sri. Khambhampati Rammohan Rao** S/o Chinna Kannaiah D-no: 6C-8-2 Kambhampati Vari Street Eluru - 534001 Andhra Pradesh.
3.	Total liabilities as on 04-11-2026	**Rs. 1,13,29,986.38 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousand Nine Hundred Eighty Six and Thirty Eight Paisa Only)**
4.	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	**E-Auction** **M/s PSB Alliance Pvt. Ltd (BAANKNET)** **26-11-2026 & 2.00 PM - 4.00 PM** Vijayawada
5.	Details of Property/ies	**All the part and parcel of land in an extent of 175 Sq Yds. out of total land of 700 Sq Yds. in T.S. No 1820 & 1821 in 6th Division, Eluru Corporation, Eluru comprising of following three items.** **Item No 1:** A land of 132.6 Sq. Yds in D.No. 4-18-4 bounded by East : Item no.1 of "B" Schedule of Partition Deed in an extent 136.6 Sq Yds. 53.0 ft.

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		South: Property belongs to Pinisetty Chandra Sekha & Vemula Tukaram 22.6 ft. West : Remaining site of Pillamgolla Rangarao and Giri Kumari in this R.S. No. 53.0 ft. North: Below Item no.2 Joint Passage 22.6 ft. **Item No 2:** A 1/4th undivided joint share of 27.75 Sq. Yds. out of 111.11 Sq. Yds. East : Site of Gutturthi Sanyasi Rao 10.0 ft. South: Below Item No.3 Joint Passage, above Item No.1 site etc. 100.0 ft. West : Remaining site of Pillamgolla Rangarao and Giri Kumari in this R.S. No. 10.0 ft. North: Remaining site of Pillamgolla Rangarao and Giri Kumari in this R.S. No 10.0 ft. **Item No 3:** A 1/4th undivided joint share of 14.75 Sq. Yds. out of 58.88 Sq. Yds. East : Site of Gutturthi Sanyasi Rao 53.0 ft. South : Municipal Road 10.0 ft. West : Below "D" Schedule Item No.1 site of 132.6 Sq. yds. 53.0 ft. North : Above Item No.2 Joint Passage 10.0 ft **A total land of 175 Sq. yds including all buildings thereon and all machinery therein.**
6.	Reserve Price (in Rs.)	**Rs.74,02,000/-**
7.	Earnest Money Deposit	**Rs.7,40,200/-**
8.	The property can be inspected Date & Time	**24-11-2026 From 11.00 AM to 04.00 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 24-11-2026 between 11.00 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 8291220220, Email: support.baanknet@psballiance.com.

e. The intending bidders shall deposit Earnest Money Deposit (EMD) 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

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in the account details as mentioned in the said challan" on or before 26-11-2026 at 12.00 PM.

f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs 10,000/- for Reserve Price up to Rs.25 lakhs, in multiplies of Rs 25,000/- for reserve price above Rs.25 lakhs and up to Rs.50 lakhs, in multiplies of Rs 50,000/- for reserve price above Rs.50 lakhs to 100 lakhs and in multiplies of Rs 100,000/- for reserve price above Rs. 100 to 500 lakhs and in multiplies of Rs 500,000/- for reserve price above 500 Lakhs. 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 as mentioned in "Point No. f" 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, ARM Branch, Vijayawada., IFSC Code CNRB0006682.

k. All charges for conveyance, stamp duty and registration, any revenue taxes /statutory dues to local authority including property / water/ electricity, 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 /

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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 24-11-2026 from 11.00 a.m. to 4.00 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 Mr. Nagaraj C Meeshi, Ph. No. Mobile 8331011695 may be contacted during office hours on any working day. The service provider baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email: support.baanknet@psballiance.com

कृते केनरा बैंक
For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

Place: Vijayawada
Date: 04-11-2026

Authorised Officer
Canara Bank

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