केनरा बैंक Canara Bank
भारत सरकार का उपक्रम
A Government of India Undertaking
सिंडिकेट Syndicate

Ref: M CHOWDAIAH/SALE NOTICE/2025-26 Date:12.06.2025

Borrower/s	Surety/ies
Sri Mekala Chowdaiah S/o Venkateswarlu H No 1-13, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304	Sri Katraju Nagaraju S/o Ankaiah, H No 2-50, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304

Dear Sir,

Sub: Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

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As you are aware, I on behalf of Canara Bank, **KURICHEDU(13665) 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 KURICHEDU(13665) 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,

Authorized Officer
Canara Bank

Encl: Sale Notice

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क्षेत्रीय कार्यालय, ओंगोल
Regional Office: ONGOLE
1st floor, Sri Vasu Plaza, D No.: 37-1-407/12,
Bhagya Nagar 2nd Lane, **ONGOLE-523001**
Ph/फोन: 08592-280410, Fax/फैक्स: 08592-233408

ई-मेइल/**e-mail: rooglrec@canarabank.com**

RECOVERY SECTION

Ref: M CHOWDAIAH/SALE NOTICE/2025-26 **Date: 12.06.2025**

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 provison 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 to the Secured Creditor, the symbolic possession of which has been taken by the **Authorized Officer** of **Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.07.2025**, for recovery of **Rs.5,60,723/-(Rupees Five Lakh Sixty Thousand Seven Hundred Twenty three Only)** as on **05.05.2025** along with interest and cost due to the **KURICHEDU(13665)** branch of **Canara Bank** from **Sri M CHOWDAIAH.**

The reserve price for the property will be **Rs.23,00,000/-(Rupees Twenty Three Lakh Only)** with EMD amount of **Rs.2,30,000/- (Rupees Two Lakh Thirty Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **28.07.2025** at **4.00 P.M.**

Details and full description of the immovable property with no encumbrances to the knowledge of the bank:

Schedule of property:

Prakasam District, Markapur Registration District, Darsi Sub District, Kurichedu Mandal, Namassivayapuram Gram Panchayat Area – Namassivayapuram Village, Sy no 309/3, an extent of Ac 0.73.87 Cents of Vacant Site out of an extent of Ac 0.80 Cents of land and RCC roofed Ground Floor residential building constructed in an extent of 384 Sq.Yds in the said Vacant Site bounded by

East: Land of Katraju China Vengaiah
South: Peddavaram to Kurichedu Road
West: Land of Sons of Mekala Veeraiah
North: Katraju Naga Raju

(Covered under Registered Sale Deed dtd 28/07/2010 Vide Doc No. 5264/ 2010 of S.R.O Darsi)

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 Authorized Officer, Regional Office, Ongole, **Mobile No.:** 8332997013 **Branch Manager**, **KURICHEDU** branch, **Mobile No.:** 9440905279 during office hours on any working day.

Date: 12.06.2025
Place: ONGOLE

Authorized Officer
Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.06.2025

1. Name and Address of the Secured Creditor: **Canara Bank, KURICHEDU(13665) Branch**
2. Name and Address of the Borrower(s)/ Guarantor(s):

Borrower/s	Surety/ies
Sri Mekala Chowdaiah S/o Venkateswarlu H No 1-13, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304	Sri Katraju Nagaraju S/o Ankaiah, H No 2-50, Namassivayapuram Village, Kurichedu Mandal, Prakasam District – 523304

3. Total liabilities as on 05.05.2025 : Rs.5,60,723/- + interest + other expenses From thereon

4. (a) Mode of Auction : Online

(b) Details of Auction service provider : Baanknet (M/s PSB Alliance Pvt. Ltd)

(c) Date & Time of Auction **29.07.2025** & 11.30 AM-12.30 PM (with unlimited extension of 5 Minutes duration each till the Conclusion of the sale)

(d) Place of Auction : https://www.psballiance.com

5. Reserve Price : Rs.17,00,000/-

Other terms and conditions

a) Auction/bidding shall be only through "Online Electronic Bidding'' through the website https://www.psballiance.com. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

b) The property can be inspected, with Prior Appointment with Authorized Officer, on **28.07.2025** between **11 AM to 4 PM**.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) **EMD amount of 10% of the Reserve Price is to be deposited 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 **28.07.2025** before 4.00 pm.

e) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/8291220220/9892219848/8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).

f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **28.07.2025,** 4.00 PM, to Canara Bank, **PAMURU(13713)** Branch by hand or by email.

i) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.

ii) Bidders Name. Contact No. Address, E Mail Id.

iii) Bidder's A/c details for online refund of EMD.

g) The intending bidders should register their names at portal https://www.psballiance.com and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider Baanknet (M/s PSB Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/8160205051,Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).

h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.

j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within **15** days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.

k) For sale proceeds of Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to bear TDS at the rate 1% on the Sale proceeds additionally and submit the original receipt of TDS certificate to the Bank.

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

m) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

n) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Regional office or branch who as a facilitating centre, shall make necessary arrangements.

o) For further details contact Authorized Officer, Canara Bank(e-Syndicate), Regional office, Ongole,(Mobile No. 8332997013), e-mail id: rooglrec@canarabank.com or the service provider Baanknet (M/s PSB

Alliance Pvt. Ltd), (Contact No. 7046612345/6354910172/ 8291220220/9892219848/ 8160205051, Email:support.baanknet@psballiance.com/ support.baanknet@procure247.com).

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Ongole
Date: 12.06.2025

Authorized Officer
Canara Bank