केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati - 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

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Date:09.07.2025

Borrowers		
M/s LOKA ADS, Represented by its Partners T Lokanadha Redy & T L Jyothamma , Door No. 18-2-249/J5 Abbanna Colony, 2nd Main Road Ashok Nagar, Tirupati-517501	T Lokanadha Reddy, S/o T Subba Reddy, Door No. 18-1-374, First Floor, Bhavani Nagar, Tirupati-517501	T L Jyothamma W/o T Lokanadha Reddy Door No. 18-1-374, First Floor, Bhavani Nagar, Tirupati-517501

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 9 (1) and Provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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As you are aware, Authorised Officer, Canara Bank has 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 Specialized ARM Branch, Tirupati of Canara Bank (Account is transferred from Kanumalla Mec branch to Specialized ARM Branch, Kadapa due to administrative reasons).

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

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI प्रा.प.प्र. शाखा तिरुपति

केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

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(Auction Sale Notice for Sale of Immovable Properties)

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 Rule 9(1) and 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 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. 61,62,177/- as on 30.06.2025 + applicable interest and charges from 01.07.2025** due to the **Specialised ARM Branch Tirupati (formerly Specialised ARM Branch, Kadapa)** of Canara Bank from

Borrowers		
M/s LOKA ADS, Represented by its Partners T Lokanadha Redy & T L Jyothamma , Door No. 18-2-249/J5 Abbanna Colony, 2nd Main Road Ashok Nagar, Tirupati-517501	T Lokanadha Reddy, S/o T Subba Reddy, Door No. 18-1-374, First Floor, Bhavani Nagar, Tirupati-517501	T L Jyothamma W/o T Lokanadha Reddy Door No. 18-1-374, First Floor, Bhavani Nagar, Tirupati-517501

The reserve price and the earnest money deposit details and full description of the immovable properties with no encumbrances to the knowledge of the bank, are mentioned below:

Sl No.	Details of the property	Reserve Price (Rs.)	EMD Amount (Rs.)
1.	Sri Potti Sriramulu Nellore District, Gudur Sub Registration District, Venkatagiri Sub District , Venkatagiri Mandal, Somasanigunta Grama Panchayat, Chinthalapalli Vari Kandriga Village Revenue Survey nos. 45/5, 45/6, 45/7, 45/8, 45/9, 45/11, 46/1, 46/2, 46/3, 46/4,46/5,46/6,46/7, 46/9, 46/10, 46/11, 46/12, 46/13, 46/14, 46/15,46/16,46/17,46/19,47/2, 47/3, 47/4, 47/5, 47/6, 47/7, 47/8,47/10,47/11 in the layout formed out of an extent of Ac. 12.17 cents , Plot No.145 measuring extent of Ac.12.17 cents **1st Item: As per Sale Deed dated 21.08.2014/Doc No. 1055 in favour of T . Lokanadha Reddy** Plot No. 145 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 146 West: Plot No.144 North: Plot No.145 A	Rs.8,80,000/-	Rs.88,000/-

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI अ.ज.प. शाखा तिरुपति

केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch), KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

	2nd Item: As per Sale Deed dated 21.08.2014/Doc No. 1058 in favour of T . Lokanadha Reddy Plot No. 146 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 148 West: Plot No.143 North: Plot No.145 **3rd Item: As per Sale Deed dated 21.08.2014/Doc No. 1059 in favour of T . Lokanadha Reddy** Plot No. 147 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 148 West: Plot No.142 North: Plot No.146		
2.	Sri Potti Sriramulu Nellore District, Gudur Sub Registration District, Venkatagiri Sub District , Venkatagiri Mandal, Somasanigunta Grama Panchayat, Chinthalapalli Vari Kandriga Village Revenue Survey nos. 45/5,45/6,45/7,45/8,45/9,45/11,46/1,46/2,46/3,46/4,46/5,46/6,46/7,46/9,46/10,46/11,46/12,46/13,46/14,46/15,46/16,46/17,46/19,47/2, 47/3,47/4,47/5,47/6,47/7,47/8,47/10,47/11 in the layout formed out of an extent of Ac. 12.17 cents , **Item No: 4 Sale Deed No. 21.08.2014/ Doc No. 1056 in the Favour of T Lokanadha Reddy** Plot No.59 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 60 West: Plot No.44 North: Plot No.58 **Item No: 5 Sale Deed No. 21.08.2014/ Doc No. 1057 in the Favour of T Lokanadha Reddy** Plot No.58 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 59 West: Plot No.45 North: Plot No.57	Rs.5,90,000/-	Rs.59000/-

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI

केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

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The Earnest Money Deposit (EMD) shall be deposited on or before 28/07/2025 at 4:00 P.M.

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 Authorised Officer, Canara Bank, Specialised ARM Branch, KVC Arcade, 3rd Floor, 13-1, RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh- 517501 Ph. No.7901626759, 9901574353 during office hours on any working day.

Note: Dues/Taxes, if any, known/not known to the Bank are to be borne by the auction purchaser and same is exclusive of the final bid amount.

Date: 09.07.2025
Place: Tirupati

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI अ.व.प्र. शाखा तिरुपति

Authorised Officer

केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09.07.2025

1	Name and Address of the Secured Creditor	Canara Bank, Specialised ARM Branch, KVC Arcade, 3rd Floor, 13-1, RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh 517501
2	Name and Address of the Borrower(s) and Guarantor	**Borrowers** 1.M/s LOKA ADS, Represented by its Partners T Lokanadha Redy & T L Jyothamma , Door No. 18-2-249/J5 Abbanna Colony, 2nd Main Road Ashok Nagar, Tirupati-517501 2.T Lokanadha Reddy, S/o T Subba Reddy, Door No. 18-1-374, First Floor, Bhavani Nagar, Tirupati-517501 3.T L Jyothamma W/o T Lokanadha Reddy Door No. 18-1-374, First Floor, Bhavani Nagar, Tirupati-517501
	Total liabilities	**Rs. 61,62,177/- as on 30.06.2025 + applicable interest and charges from 01.07.2025**
4	(a) Mode of Auction	Online Electronic Bidding
	(b)Details of Auction service provider	The service provider BAANKNET (M/s PSB Alliance Pvt. Ltd), Contact No. +91 8291220220 Email:support.baanknet@psballiance.com).
	(c) Date & Time of Auction	29.07.2025 – 10:30 AM to 11:30 AM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	https://baanknet.com/
5	Details of Property/ies:	Sri Potti Sriramulu Nellore District, Gudur Sub Registration District, Venkatagiri Sub District , Venkatagiri Mandal, Somasanigunta Grama Panchayat, Chinthalapalli Vari Kandriga Village Revenue Survey nos. 45/5,45/6,45/7,45/8,45/9,45/11,46/1,46/2,46/3,46/4,46/5,46/6,46/7, 46/9, 46/10, 46/11, 46/12, 46/13, 46/14, 46/15, 46/16, 46/17, 46/19,47/2, 47/3,47/4,47/5,47/6,47/7,47/8,47/10,47/11 in the layout formed out of an extent of Ac. 12.17 cents , Plot No.145 measuring extent of Ac.12.17 cents **1st Item: As per Sale Deed dated 21.08.2014/Doc No. 1055 in favour of T . Lokanadha Reddy**

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI आ.व.प्र. शाखा तिरुपति

		Plot No. 145 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 146 West: Plot No.144 North: Plot No.145 A **2nd Item: As per Sale Deed dated 21.08.2014/Doc No. 1058 in favour of T . Lokanadha Reddy** Plot No. 146 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 148 West: Plot No.143 North: Plot No.145 **3rd Item: As per Sale Deed dated 21.08.2014/Doc No. 1059 in favour of T . Lokanadha Reddy** Plot No. 147 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 148 West: Plot No.142 North: Plot No.146
		Sri Potti Sriramulu Nellore District, Gudur Sub Registration District, Venkatagiri Sub District , Venkatagiri Mandal, Somasanigunta Grama Panchayat, Chinthalapalli Vari Kandriga Village Revenue Survey nos. 45/5,45/6,45/7,45/8,45/9,45/11,46/1,46/2,46/3,46/4,46/5,46/6,46/7,46/9,46/10,46/11,46/12,46/13,46/14,46/15,46/16,46/17,46/19,47/2, 47/3,47/4,47/5,47/6,47/7,47/8,47/10,47/11 in the layout formed out of an extent of Ac. 12.17 cents , **Item No: 4 Sale Deed No. 21.08.2014/ Doc No. 1056 in the Favour of T Lokanadha Reddy** Plot No.59 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 60 West: Plot No.44

केनरा बैंक CANARA BANK ARM BRANCH आ.व.प्र. शाखा तिरुपति

केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

		North: Plot No.58 **Item No: 5 Sale Deed No. 21.08.2014/ Doc No. 1057 in the Favour of T Lokanadha Reddy** Plot No.58 measuring East –West 50 feet, North –South 25 Feet, or 1250 Sqft or 138.88 Sqyds or 34.72 Ankanams bounded on the East: 25 Feet Layout Road South: Plot No. 59 West: Plot No.45 North: Plot No.57
6	Reserve Price: (Please note to mention separately for each property) EMD AMT:	**Property :1-** Reserve Price : Rs.8,80,000/- (Rupees Eight lakhs Eighty thousand only), EMD: 88,000/- (Rupees Eighty eight thousand Only) **Property :2-**Reserve Price : Rs.5,90,000/- (Rupees Five lakh ninety thousand only), EMD: 59,000/- (Rupees Fifty nine thousand only)
7.	Last date of Deposit of EMD Amount	On or Before 28.07.2025 04.00 P.M

8. Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website https://baanknet.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 **25/07/2025** 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) The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance).

e) 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.

f) 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 **M/s baanknet (service provider),** https://baanknet.com/ **and contact No.** +91 8291220220 **, Email: support.baanknet@psballiance.com**

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI अ.ब.प्र. शाखा तिरुपति

g) 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, Specialized ARM Branch, Tirupati 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.

h) The intending bidders should register their names at portal https://baanknet.com/ (mention the website address of service provider) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s PSB Alliance (BAANKNET) (service provider), Helpdesk Number: 8291220220, Email id : support.banknet@psballiance.com.

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

j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs. 10,000/-**. 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.

k) 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.

l) For sale proceeds of Rupees Fifty lacs and above, the successful bidder will have to deduct applicable TDS on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.

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

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

o) 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 Specialized ARM branch who as a facilitating centre, shall make necessary arrangements.

For further details contact Authorised Officer,

Canara Bank, Specialised ARM Branch, KVC Arcade, 3rd Floor,
13-1, RC Road, Vani Nagar, Avilala, Tirupati, Andhra Pradesh
517501. (Mob. No. 7901626759,9901574353)
E-mail id. cb7294@canarabank.com

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI शाखा तिरुपति

केनरा बैंक Canara Bank

Specialized Asset Recovery & Management Branch(Specialized ARM Branch),
KVC Arcade, 3rd floor, 13-1 RC Road, Vani Nagar, Avilala, Tirupati – 517 501
Contact No: 9901574353, 7901626759 E-mail id: cb7294@canarabank.com

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(Or)

The service provider Baanknet (M/s PSB Alliance Pvt. Ltd) Contact no : +91 8291220220 E Mail: support.baanknet@psballiance.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: Tirupati
Date: 09.07.2025

Authorized Officer

केनरा बैंक CANARA BANK ARM BRANCH TIRUPATI आ.व.प्र. शाखा तिरुपति जिला