केनरा बैंक Canara Bank

(A GOVERNMENTOF INDIA UNDERTAKING)

(भारत सरकार का एक उपक्रम)

Regional Office, Recovery Section

CANARA BANK, 7 ROADS, KADAPA, ANDHRA PRADESH-516001

COVERING LETTER TO SALE NOTICE

Ref: 6939/ROKDPREC/SALE/160000461360/2025-26/2 **DATE: 06-09-2025**

To

Borrowers:

D. SHAIK FAZLUR RAHAMAN,
S/O D. SHAIK ABDUL RAHAMAN,
Door no: 58/151 REDDY GAFAR SAB STREET,
BHATTU STREET,
RAYACHOTI,
ANDHRA PRADESH, 516269
MOB: 9390950002

Dear Sir/Mam,

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 **RAYACHOTI II** 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 RAYACHOTI II 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

प्राधिकृत अधिकारी /Authorized Officer
CANARA BANK RECOVERY CELL
क्षे.का.कडपा/ R.O. Kadapa

ENCLOSURE – SALE NOTICE

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(Auction Sale Notice for Immovable properties)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 Authorised Officer of **RAYACHOTI II Branch** the Canara Bank, will be sold on AS is where is", As is what is", and Whatever there is" on **14-10-2025** (date of the sale), for recovery of **Rs.23,51,726.91/-(Rupees Twenty Three Lakhs Fifty One Thousand Seven Hundred Twenty Six and Paisa Ninety One Only)** As on 06-09-2025 and Interest, cost etc., due thereon, due to the RAYACHOTI II Branch of Canara Bank from D SHAIK FAZLUR RAHAMAN (Borrower).

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.	All that part and parcel of land and building (G+2) IN SY no 675/2B1, DNO 58/150 & 58/151, bhattu street, Rayachoty Municipality, in 77.75 sq yards (31.09 sq. yards in dno58/150 and 46.66 sq. yards in Dno 58/151) within the following specific boundaries. **Item No. 1:** S.No. 675/2B1 an extent of 31.09 Sq. yards D No. 58/150 Bounded by: • East-Rasta • West-House of Asifa Begum W/o. Asad • North- House of Shaik Fazulur Rahman door No. 58/151 • South- House of Uppu Suresh, Gafoor Measuring: • East -West (length) = 24 feet • North – South (width) = 11.8 feet **Item No. 2:** S.No. 675/2B1 an extent of 46.66 Sq yards D No. 58/151 Bounded by • East-Rooms bearing door No. 58/150-A, B, C, D, E • West-House of Asifa Begum W/o. Asad • North – Rasta • South-House of Shaik Fazlur Rahman door NO. 58/150. Measuring: • East- West (length) = 14 feet North – South (width) = 30 feet	**50,50,000/-**	**5,05,000/-**

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The Earnest Money Deposit shall be deposited on or before **13-10-2025 at 04:00 pm**.

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, Regional office kadapa, Canara Bank, Ph. No. 7901626769 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.

कृते केनरा बैंक / For CANARA BANK

Authorised Officer

CANARA BANK

Date: 06-09-2025

Place: KADAPA

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CANARA BANK, 7 ROADS, KADAPA, ANDHRA PRADESH-516001

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 06-09-2025

1	Name and Address of the Secured Creditor	Canara Bank, RAYACHOTI II Branch Trunk Road, Rayachoty, Annamayya District Andhra Pradesh-516269
2	Name and Address of the Borrower(s)/Guarantor(s)	D. SHAIK FAZLUR RAHAMAN, S/O D. SHAIK ABDUL RAHAMAN, Door no: 58/151 REDDY GAFAR SAB STREET, BHATTU STREET, RAYACHOTI, ANDHRA PRADESH, 516269 MOB: 9390950002
3	Total liabilities as on	**Rs.23,51,726.91/-(Rupees Twenty-Three Lakhs Fifty-One Thousand Seven Hundred Twenty-Six and Paisa Ninety-One Only) As on 06-09-2025plus applicable interest and charges from 06.09.2025**
4	(a) Mode of Auction	Online E-Auction
	(b) Details of Auction service provider	Service provider: M/S PSB Alliance Pvt Ltd (Baanknet) Website: https://baanknet.com/ and Helpdesk Number: 8291220220, Email id: support.baanknet@psballiance.com
	(c) Date &Time of Auction	**14-10-2025 Time 11:30 AM to 02:30 PM** (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
	(d) Place of Auction	E-Auction **https://baanknet.com//**
5.	Reserve Price: EMD AMT: Last date of Deposit of EMD Amount:	Reserve Price: **Rs.50,50,000/-** EMD: **Rs.5,05,000/-** The Earnest Money Deposit shall be deposited on or before **13-10-2025 at 04:00 pm.**
6	Other terms and conditions:	
6.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 6(e) below).	
6.b	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.	
6.c	The property can be inspected on 13-10-2025 between 10.00 am and 4.00 pm	
6.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.**	

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6.e	The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs 5,05,000/- 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 13-10-2025 at 4.00 PM.
6.f	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 25,000/- (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
6.g	The incremental amount/price during the time of each extension shall be Rs.25,000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
6.h	Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
6.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
6.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, RAYACHOTI II Branch, IFSC Code CNRB0013194.
6.k	All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only
6.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**
6.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.
6.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 13-10-2025 from10 a.m. to 4.00

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	P.M.
6.o	Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
6.p	For further details, contact Sri KRALETI VENKATA VISWANATH, Authorised Officer, Regional office Kadapa, Canara Bank, Ph. No. 7901626769 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 / support.ebkray@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.

पूते केनरा बैंक / For CANARA BANK

Authorised Officer / Authorized Officer
वसूली कक्ष/RECOVERY CELL
क्षे.का.कडप्पा/R.O. Kadapa

Place: Kadapa
Date: 06-09-2025

Authorised Officer
Canara Bank

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