केनरा बैंक Canara Bank सिंडिकेट Syndicate A GOVERNMENT OF INDIA UNDERTAKING	**ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)** HYDERABAD CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD, SECUNDERABAD - 500026 E-mail: cb2752@canarabank.com
Ref: 2752/ARMB/SN/A.RAMASWAMY/2025-26/01	Dt: 09-03-2026

COVERING LETTER TO SALE NOTICE

To: Borrower(s)/Guarantor(s)/Mortgager(s)

Sri. Agapu Ramaswamy S/o. Sri. Agapu Balakondaiah, 3-46, Pothireddy Pally, Mehboobnagar Telangana – 509215.	Smt. Agapu Chennamma W/O Agapu Ramaswamy, 3-45, Pothireddy Pally, Mehboobnagar Telangana – 509215.

Respected Madam/ 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) & 9 of the Security Interest (Enforcement) Rules, 2002.

As you are aware, on behalf of Canara Bank Mahabubnagar Branch (13420) has taken possession of the assets described in Schedule of Sale Notice annexed here to subsequently transferred to Asset Recovery Management Branch Hyderabad (2752), Canara Bank Secured Creditor for recovery followup, in terms of Section 13 (4) of the Subject Act in connection with outstanding dues payable by you to our **Asset Recovery Management Hyderabad (2752)**, 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.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within **30** 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

प्राधिकृत अधिकारी, ए.आर.एम. शाखा, हैदराबाद.
Authorised Officer, ARM Branch, Hyderabad.

Authorised Officer, Canara Bank
ENCLOSURE – SALE NOTICE

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

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), mortgager(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 Mahabubnagar Branch (13420) subsequently transferred to Asset Recovery Management Branch Hyderabad (2752), Canara Bank Secured Creditor for recovery followup, will be sold on "As is where is", "As is what is", and "Whatever there is" condition on **18-04-2026** for recovery of **Rs. 29,72,878.03** (Rupees Twenty Nine Lakh Seventy Two Thousand Eight Hundred Seventy Eight and Paise Three Only) balance as on **Dt. 12-02-2026** plus subsequent interest and Bank charges, costs there on, due to the **Asset Recovery Management Hyderabad** Branch (2752) of **Canara Bank** from Sri. Agapu Ramaswamy, S/o. Sri. Agapu Balakondaiah (Borrower cum Mortgager) and Smt. Agapu Chennamma W/O Sri. Agapu Ramaswamy (Guarantor)

The Reserve Price will be **Rs.31,23,000/-** (Rupees Thirty One Lakh Twenty Three Thousand Only). and the Earnest Money Deposit will be **Rs.3,12,300/-** (Rupees Three Lakh Twelve Thousand Three Hundred Only). The Earnest Money Deposit shall be deposited on or before **17-04-2026 by 5:00 pm.**

Details and full description of the property
All that the Non Agriculture Land in Sy No: 228/H an extent Of Ac 0.15 Gts(1815 SQ Yrds) as per NALA order No: 2300350888 dtd 08/05/2023 situated at Pothireddipally Village Thimmajipet Mandal Nagarkurnool District Mahboobnagar and bounded by: North: A Ramaswamy South: Cheruvu Kalwa East: Jyothi West: Ravi CERSAI ID: 400089222310

***No Encumbrances Known to 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.**

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 the Chief Manager Sri. V. Sandeep Kumar, Senior Manager Sri. S Naveen ARM Branch, Canara Bank, Ph. No. 040-27725283 during office hours on any working day 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-26

Authorized Officer
Canara Bank

Date: 09-03-2026
Place: Hyderabad

Canara Bank 500026 2752 A.R.M. Br, Hyderabad-26 ए.आर.एम. शाखा, हैदराबाद

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 09-03-2026

1	Name and Address of the Secured Creditor	Canara Bank, Asset Recovery Management Branch Hyderabad, H No. 10-3-163 & 10-3-163/A, Plot No. 85, Beside Rail Nilayam, S.D. Road, Secunderabad – 500026.
2	Name and Address of the Borrower(s)/Guarantor(s)/Mortgager(s)	Sri. Agapu Ramaswamy S/o. Sri. Agapu Balakondaiah, 3-46, Pothireddy Pally, Mehboobnagar Telangana – 509215. Smt. Agapu Chennamma W/O Agapu Ramaswamy, 3-45, Pothireddy Pally, Mehboobnagar Telangana – 509215.
3	Total liabilities as on Dt. 12-02-2026	**Rs. 29,72,878.03** (Rupees Twenty Nine Lakh Seventy Two Thousand Eight Hundred Seventy Eight and Paise Three Only) balance as on **Dt. 12-02-2026** plus interest and Bank charges, costs there on.
4	i) Mode of Auction ii) Details of Auction service provider iii) Date & Time of Auction iv) Place of Auction	E-Auction **M/s. PSB Alliance (BAANKNET PORTAL)** **Contact Mobile No. 8291220220** E-mail: **support.baanknet@psballiance.com** Website: **www.baanknet.com** **18-04-2026 11:30 A.M. to 12:30 P.M.** (With unlimited extension of 5 minutes duration each till the conclusion of the sale) Online(**www.baanknet.com**)
5	Details of Property/ies	All that the Non Agriculture Land in Sy No: 228/H an extent Of Ac 0.15 Gts(1815 SQ Yrds) as per NALA order No: 2300350888 dtd 08/05/2023 situated at Pothireddipally Village Thimmajipet Mandal Nagarkurnool District Mahboobnagar and bounded by: North: A Ramaswamy South: Cheruvu Kalwa East: Jyothi West: Ravi **CERSAI ID:** 400089222310 Name of Title holder: Sri. Agapu Ramaswamy S/o. Sri. Agapu Balakondaiah.
6	Reserve Price	**Rs.31,23,000/-** (Rupees Thirty One Lakh Twenty Three Thousand Only).
7	Earnest Money Deposit	**Rs. 3,12,300/-** (Rupees Three Lakh Twelve Thousand Three Hundred Only).
8	The property can be inspected Date & Time	On **16-04-2026** between **10.00 AM** and **4.00 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 **16-04-2026** 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. 3,12,300/-** (Rupees Three Lakh Twelve Thousand Three Hundred Only). being of 10% of the Reserve Price in E-Wallet of M/s PSB Alliance Private Limited

Canara Bank 2752 A.R.M. Br, Hyderabad-500026

(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 **17-04-2026** at **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. 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. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.

l. For sale proceeds above **Rs. 50.00Lakh (Rupees Fifty lakh Only),** 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 / 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 **16-04-2026** between **10.00 AM** and **4.00 PM**.

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

p. For further details Branch In charge, Asset Recovery Management Branch Hyderabad, Canara Bank, Ph. No. 040-2772 5283/260, e-mail id: cb2752@canarabank.com 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.

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

Place: HYDERABAD
Date: 09-03-2026

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