

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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of ARM Branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.11.2025, for recovery of Rs. 18,77,69,014.34 as on 15.10.2025 plus subsequent interest and other charges due to the ARM branch, Vijayawada of Canara Bank from M/s Eswarsankalp Developers, D.No:85-12-14/13, Brundvan Elite, All Bank Colony, Beside JK Gardens, Rajahmundry, East Godavari District, Andhra Pradesh-533101, represented by its Managing Partner Sri. Arimanda Durga Rama Krishna Reddy, S/o Arimanda Kanaka Reddy & Late Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy, D.No:1-100-23/2, plot no: 236, Sector V, M V P Colony, Visakhapatnam, Andhra Pradesh-530017(BORROWERS), 1. Sri. Arimanda Manikanta Reddy, S/o A.Ramakrishna Reddy, 1-99- 10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 & 2. Sri. Arimanda Venkata Lakshmi Narasimha Reddy, S/o A.Ramakrishna Reddy, 1-99-10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 (Legal Heirs of deceased guarantor/partner Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy).

The reserve price for the property will be Rs.17.00 Crores with an EMD amount of Rs. 1.70 crores. The Earnest Money Deposit shall be deposited on or before 11.11.2025 at 12.00 pm.

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

Description of Property	RS in Cr.	
	Reserve price	EMD Amount
<p>Undivided and Unspecified area schedule:</p> <p>All that part and parcel of site measuring 3200 sqyds being an undivided and unspecified share of Builder/ Developer share 5967.36 sqyds in the total extent of 10288.55 sq. yds a with 69 flats (unfinished flats) there on with a super built up area of 89045 Sft. Including common areas and balconies in C,D,E,F & Amenities blocks and car parking of 5520 sft. (for 69 flats' car parking with 80 sft. each) and stilt floors in C,D,E,F & Amenities' blocks of "ESWARSANKALP HOMES" covered by S.No.306/1 of V.L.Puram, Rajahmundry Municipal Corporation area and S.No.308 of V.L.Puram, Pidimgoyya Gram Panchayath, Rajahmundry rural area in the registration district area of Pidimgoyya Joint sub-Registrar's Office, East Godavari district and total site bounded as follows</p> <p>East : Part of land left by the vendors no.1 & 2 for proposed 40 feet wide master plan road 241.37 ft.</p> <p>South : Land belongs to others in S.No.327 and part of land belongs to Dr. Aravindam 391.11 ft.</p> <p>West : Part of land left by the site owners for proposed 40 feet wide Master plan road 223.91 ft.</p> <p>North : Land belongs to M/s Peace Hotels Ltd and K.Krishna Swamy in S.No.306/1 & 308 404.99 ft.</p> <p>Out of total 110 flats of Builder's share in "A,B,C,D,E,F and Amenities Blocks" following 69 flats in C,D,E,F and Amenities blocks are mortgaged to Bank.</p>	17.00	1.70

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In Block C: Ground Floor Flat no-101,102,103,104,106. In First Floor Flat No-201,202,203,204,206. In Fourth Floor Flat No-501,502,503,504,505,506.

In Block D :

First Floor Flat no : 201,203,204,206 In Third Floor Flat No:401,402,403,404,405,406

In Block E :

Ground Floor Flat No: 101,102,103,104,105,106, In First Floor Flat No: 202, 205. In Second Floor Flat no: 301,306. In Third Floor Flat No: 401,402,403,404,405,406 In Fourth Floor Flat No: 501,502,503,504,505,506

In Block F:

First Floor Flat No: 201,202,203,204,206 In second Floor Flat no: 301,303,304,306 In Third Floor Flat No: 401,402,403,404,405,406 In Fourth Floor Flat no : 503

Amenities Block :Ground floor Flat no :102 In First Floor Flat no:201 In second Floor Flat No: 302 In Third Floor Flat No: 401 In fourth Floor Flat No : 502.

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

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FOR CANARA BANK


अधिकृत अधिकारी / Authorised Officer

Authorised Officer

Date: 15.10.2025

Place: Vijayawada

ANNEXURE-III
CANARA BANK
COVERING LETTER TO SALE NOTICE

Ref: ESWARSANKALP: SN: 2025-26: PSB

Date: 15-10-2025

To

Borrower	
M/s Eswarsankalp developers D no 85-12-14-13, brundavan elite, all bank colony, beside jk gardens, Rajahmundry, east godavari district, Andhra pradesh 533101	Legal heirs of Smt. Arimanda kalyani(deceased guarantor and partner of the firm m/s Eswarsankalp developers) 1. Sri Arimanda Manikanta Reddy S/o A. Durga Ramakrishna reddy 1-99-10/4 plot no 294 sector 5 mvp colony visakhapatnam 530017 2. Sri Arimanda Venkata Lakshmi Narasimha Reddy S/o A.Durga Ramakrishna reddy 1-99-10/4 plot no 294 sector 5 mvp colony visakhapatnam 530017
Mr. Arimanda Durga Rama Krishna Reddy S/o arimanda kanaka reddy D.no. 1-100-23/2 plot no 236 SECTOR 5 MVP colony visakhapatnam Andhra pradesh 530017	

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,

केनरा बैंक
For CANARA BANK


अधिकृत अधिकारी / Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE – SALE NOTICE

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)
SALE NOTICE

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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of ARM Branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on 11.11.2025, for recovery of Rs Rs. 18,77,69,014.34 as on 15.10.2025 plus subsequent interest and other charges due to the ARM branch, Vijayawada of Canara Bank from M/s Eswarsankalp Developers, D.No:85-12-14/13, Brundvan Elite, All Bank Colony, Beside JK Gardens, Rajahmundry, East Godavari District, Andhra Pradesh-533101, represented by its Managing Partner Sri. Arimanda Durga Rama Krishna Reddy, S/o Arimanda Kanaka Reddy & Late Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy, D.No:1-100-23/2, plot no: 236, Sector V, M V P Colony, Visakhapatnam, Andhra Pradesh-530017(BORROWERS), 1. Sri. Arimanda Manikanta Reddy, S/o A.Ramakrishna Reddy, 1-99- 10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 & 2. Sri. Arimanda Venkata Lakshmi Narasimha Reddy, S/o A.Ramakrishna Reddy, 1-99-10/4, Plot no.294, Sector 5, MVP Colony, Visakhapatnam-530017 (Legal Heirs of deceased guarantor/partner Smt. Arimanda Kalyani, W/o Arimanda Durga Rama Krishna Reddy).

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	M/s Eswarsankalp developers D no 85-12-14-13, brundavan elite, all bank colony, beside jk gardens, Rajahmundry, east godavari district, Andhra pradesh 533101 Mr. Arimanda Durga Rama Krishna Reddy S/o arimanda kanaka reddy D.no. 1-100-23/2 plot no 236 SECTOR 5 MVP colony visakhapatnam Andhra pradesh 530017 Legal heirs of Smt. Arimanda kalyani(deceased guarantor and partner of the firm m/s Eswarsankalp developers) 1. Sri Arimanda Manikanta Reddy S/o A. Durga Ramakrishna reddy 1-99-10/4 plot no 294 sector 5 mvp colony visakhapatnam 530017 2. Sri Arimanda Venkata Lakshmi Narasimha Reddy S/o A.Durga Ramakrishna reddy 1-99-10/4 plot no 294 sector 5 mvp colony visakhapatnam 530017
3.	Total liabilities as on 15.10.2025	Rs. 18,77,69,014.34
4.	a) Mode of Auction b) Details of Auction service provider	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET)



	c) Date & Time of Auction d) Place of Auction	11.11.2025 & 2.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	<p>Undivided and Unspecified area schedule: All that part and parcel of site measuring 3200 sqyds being an undivided and unspecified share of Builder/ Developer share 5967.36 sqyds in the total extent of 10288.55 sq. yds a with 69 flats (unfinished flats) there on with a super built up area of 89045 Sft. Including common areas and balconies in C,D,E,F & Amenities blocks and car parking of 5520 sft. (for 69 flats' car parking with 80 sft. each) and stilt floors in C,D,E,F & Amenities' blocks of "ESWARSANKALP HOMES" covered by S.No.306/1 of V.L.Puram, Rajahmundry Municipal Corporation area and S.No.308 of V.L.Puram, Pidimgoyya Gram Panchayath, Rajahmundry rural area in the registration district area of Pidimgoyya Joint sub-Registrar's Office, East Godavari district and total site bounded as follows East : Part of land left by the vendors no.1 & 2 for proposed 40 feet wide master plan road 241.37 ft. South : Land belongs to others in S.No.327 and part of land belongs to Dr. Aravindam 391.11 ft. West : Part of land left by the site owners for proposed 40 feet wide Master plan road 223.91 ft. North : Land belongs to M/s Peace Hotels Ltd and K.Krishna Swamy in S.No.306/1 & 308 404.99 ft.</p> <p>Out of total 110 flats of Builder's share in "A,B,C,D,E,F and Amenities Blocks" following 69 flats in C,D,E,F and Amenities blocks are mortgaged to Bank.</p> <p>In Block C: Ground Floor Flat no-101,102,103,104,106. In First Floor Flat No- 201,202,203,204,206. In Fourth Floor Flat No- 501,502,503,504,505,506.</p> <p>In Block D : First Floor Flat no : 201,203,204,206 In Third Floor Flat No:401,402,403,404,405,406</p> <p>In Block E : Ground Floor Flat No: 101,102,103,104,105,106, In First Floor Flat No: 202, 205. In Second Floor Flat no: 301,306. In Third Floor Flat No: 401,402,403,404,405,406 In Fourth Floor Flat No: 501,502,503,504,505,506</p> <p>In Block F: First Floor Flat No: 201,202,203,204,206 In second Floor Flat no: 301,303,304,306 In Third Floor Flat No: 401,402,403,404,405,406 In Fourth Floor Flat no : 503</p> <p>Amenities Block :Ground floor Flat no :102 In First Floor Flat no:201 In second Floor Flat No: 302 In Third Floor Flat No: 401 In fourth Floor Flat No : 502.</p>
6.	Reserve price	17.00 crores

7.	Earnest Money Deposit	Rs. 1.70 crores The Earnest Money Deposit shall be deposited on or before 11.11.2025 at 12.00 pm.
8.	The property can be inspected Date & Time	07.11.2025 11.00 AM to 05.00 PM

9. Other terms and conditions:

- 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).
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on 07.11.2025 between 11.00 am and 5.00 Pm.
- 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 digilocker 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).
- 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 in the account details as mentioned in the said challan" on or before 11.11.2025 at 12.00 PM.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 500,000/- for reserve price above Rs. 500 lacs. 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.
- 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.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- 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.
- All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- 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.
- 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.
- It shall be the responsibility of Bidder to make due diligence and physical verification of property and

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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 07.11.2025 from 11.00 a.m. to 5.00 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

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For CANARA BANK

अधीकृत अधिकारि / Authorised Officer

Place: Vijayawada
Date: 15.10.2025

Authorised Officer
Canara Bank