

**CANARA BANK
COVERING LETTER TO SALE NOTICE**

Ref: 8480: KADAGALA:6943/VZM

= Dated: 04.11.2025

To,

Borrower/s

Guarantor/s

BORROWER ADDRESS	GUARANTOR ADDRESS
1. KADAGALA ANAND (BORROWER) S/O LATE KADAGALA SATYAM, D.NO. 8-32-68, GANDHI NAGAR, V T AGRAHARAM, VIZIANAGARAM - 535 005. MOBILE NO. 9440681737.	2. KODI BABUJI, (GUARANTOR) S/O KODI RAMU NAIDU, PEDDHAVEEDHI, LINGALAVALASA, VIZIANAGARAM – 535578. MOBILE NO. 8897355757
<u>PROPERTY ADDRESS:</u> KADAGALA ANAND (BORROWER) S/O LATE KADAGALA SATYAM, FLAT NO. AF-4, FIRST FLOOR, A-BLACK, SWATHI ARCADE, SRI LAKSHMI MEGHA TOWNSHIP, PATHA BOBBILI, RAYADAPPARANGARAYAPURAM, DIBBAGUDDIVALASA VILLAGE, BOBBILI MANDALAM, VIZIANAGARAM – 535573. MOBILE NO. 9440681737.	<u>PRESENT ADDRESS:</u> KODI BABUJI, (GUARANTOR) S/O KODI RAMU NAIDU, FLAT NO.302, KOSALA APPARTMENT, CANTONMENT, VIZIANAGARAM -535003. MOBILE NO. 8897355757

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, **PHOOLBAGH Branch** have taken Physical possession of the assets described in the 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 **PHOOLBAGH Branch** of Canara Bank.

The undersigned proposes to sell the assets more fully described in the schedule of Sale Notice.



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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,

For CANARA BANK

Authorised Officer under Securitisation and
Reconstruction of Financial Assets &
Enforcement of Security Interest Act 2002

Authorised Officer,
Canara Bank

ENCLOSURE – SALE NOTICE

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CERSAI ID : 400015586835

(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 provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notices 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/symbolic possession of which has been taken by the Authorised Officer of **PHOOLBAGH, VIZIANAGARAM BRANCH** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.11.2025** for recovery amount of **Rs. 17,15,275.94 (Rupees Seventeen Lakhs Fifteen Thousand Two Hundred Seventy Five and Ninety Four Paisa Only)** + further interest and other charges etc. due to **PHOOLBAGH, VIZIANAGARAM BRANCH** of Canara Bank from **Sri. KADAGALA ANAND (Borrower)** and **Sri. KODI BABUJI (Guarantor)**.

The Reserve Price will be **Rs.13,99,000.00 (Rupees Thirteen Lakhs Ninety Nine Thousand Only)** the earnest money deposit will be **Rs.1,39,900.00 (Rupees One Lakh Thirty Nine Thousand Nine Hundred Only)**. The Earnest Money Deposit shall be deposited on or before **25.11.2025** by 12:00 Noon.

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Details and full description of the immovable property with known encumbrances, if any.

Item: Title in the name of Sri. Kadagala Anand

SCHEDULE-A:

All that piece and parcel of vacant site 2070.44 Sq.Yds in Plot No.5,6,7,8 situated in Sri Lakshmi Sai Megha Town Ship, situated at Patha Bobbili Village H/o. Bobbili, Rayadappa Rangarayapuram @ Dibbaguddivalasa Village Panchayat, Bobbili Mandal, Vizianagaram District comprised in Survey No.145/4 part, measurements and boundaries as follows:

Measurement:

East to West : 121 Feet (36.905 Mtrs)

North to South : 154 Feet (46.970 Mtrs)

Extent : 2074.44 Sq.Yds (1731.09 Sq.Mtrs)

Boundaries:

East : Vacant site belonging to T.A.V.S.S.R.B Varma

South : Vacant sites Plot Nos.2,3,4

West : Layout Road

North : Vacant Sites Plot Nos. 9,10,11,12,13,14,15

Out of the above total extant an Undivided and Unspecified share measuring of 35 Sq.Yds (29.26 Sq.Mtrs) is this "A" Schedule Property.

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SCHEDULE – B:

Residential Flat No. AF-4 in First Floor R.C.C slab building constructing on the above "A" Schedule total site having plinth area of 850 Sft. (including common area) in A-Block of "SWATHI ARCADE".

Boundaries of Flat No.AF-4 in First Floor:

East : Flat No.AF-5
South : Open to Sky
West : Flat No.AF-3
North : Common Corridor

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website (www.canarabank.bank.in) or may contact Chief Manager/ Manager, **PHOOLBAGH, VIZIANAGARAM BRANCH**, Canara Bank, Phone No. **8331015676/9885281085** during office hours on any working day.

For CANARA BANK

Authorised Officer under Securitisation and
Reconstruction of Financial Assets &
Enforcement of Security Interest Act 2002

Date: 04.11.2025

Place: Vizianagaram

Authorised Officer
CANARABANK

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04.11.2025.

1. Name and Address of the Secured Creditor : Canara Bank, PHOOLBAGH,
Vizianagaram

2. Name and Address of the Borrower(s) : Borrower:

BORROWER ADDRESS	GUARANTOR ADDRESS
1. KADAGALA ANAND (BORROWER) S/O LATE KADAGALA SATYAM, D.NO. 8-32-68, GANDHI NAGAR, V T AGRAHARAM, VIZIANAGARAM - 535 005. MOBILE NO. 9440681737.	2. KODI BABUJI, (GUARANTOR) S/O KODI RAMU NAIDU, PEDDHAVEEDHI, LINGALAVALASA, VIZIANAGARAM – 535578. MOBILE NO. 8897355757
PROPERTY ADDRESS:	PRESENT ADDRESS:
KADAGALA ANAND (BORROWER) S/O LATE KADAGALA SATYAM, FLAT NO. AF-4, FIRST FLOOR, A-BLACK, SWATHI ARCADE, SRI LAKSHMI MEGHA TOWNSHIP, PATHA BOBBILI, RAYADAPPARANGARAYAPURAM, DIBBAGUDDIVALASA VILLAGE, BOBBILI MANDALAM, : VIZIANAGARAM – 535573. MOBILE NO. 9440681737.	KODI BABUJI, (GUARANTOR) S/O KODI RAMU NAIDU, FLAT NO.302, KOSALA APPARTMENT, CANTONMENT, – VIZIANAGARAM -535003. MOBILE NO. 8897355757

3. Total liabilities as on 04.11.2025 : Rs. 17,15,275.94

4. (a) Mode of Auction : E-Auction

(b) Details of Auction service provider : M/s PSB Alliance Ltd
(<https://baanknet.com>)

(c) Date & Time of Auction : 25.11.2025 from 03:00 PM to

4:00 PM (Within unlimited extension of 5 minutes duration each till the conclusion of sale)

(d) Place of Auction : <https://baanknet.com/>

5. Reserve Price : Rs.13,99,000.00 (Rupees Thirteen
Lakhs Ninety Nine Thousand Only)

6. Earnest Money Deposit : Rs. 1,39,900.00 (Rupees One Lakh
Thirty Nine Thousand Nine Hundred Only)

7. The property can be inspected Date & Time : 21.11.2025 & 10:30 AM

8. Other terms and conditions:

a. The property/ies will be sold in AS is where 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.

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- c. The properties can be inspected on 21.11.2025 between 10:30 AM to 5:00 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) 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 25.11.2025 at 12:00 Noon.
- f. Auctions would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000.00 (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 a successful H-1 bidder. The bidder who submits the highest bid on closure of e-Auction process shall be declared as Successful Bidder and communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
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- g. The incremental amount/price during the time of each extension shall be Rs.10,000.00 (incremental price) and time shall be extended to 5 minutes when valid bid is received in the 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 Authorized 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, PHOOLBAGH BRANCH, IFSC Code: CNRB0008480 (Branch IFSC Code).
- 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. 50.00 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 is applicable, the same shall be paid by the Successful buyer as per

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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 on 25.11.2025 from 10:00 a.m. to 5:00 P.M.
- o. Authorized 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. VAMSI REDDY VAKATI, MOBILE No.8332959367** (Name of Nodal Officer & its team CO/RO/Branch, Ph. No. Mobile) 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.

For CANARA BANK

 Authorised Officer under Securitisation and
 Reconstruction of Financial Assets &
 Enforcement of Security Interest Act 2002

Place: Vizianagaram

Date : 04.11.2025

Authorised Officer

Canara Bank

