

Ref: 2752/ARMB/KB/050625/2024-25

Date: 05-06-2025

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8 (6) R/W 9(1) 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 Authorised Officer of **AF HITECH Branch**, subsequently transferred to ARM Branch of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and " Whatever there is" on **27/06/2025**, for recovery of **Rs. 4,35,30,289.88/-** (Contractual dues as on 31/05/2025) due to the **AF HITECH Branch** of Canara Bank from **SRI KURVA BALARAMUDU AND SMT KURVA DEVAMMA**.

The reserve price for will be **Rs. 90,83,000/-** and the earnest money deposit will be **Rs.9,08,300/-**

The Earnest Money Deposit shall be deposited on or before **26/06/2025** at **5:00pm**.

Details and full description of the immovable property

LOT NO	Property Description								
1.	All that part and parcel of land admeasuring Ac 3.20 gts along with poultry farm bearing Layer Sheds, Brood & Grover Sheds, Feed Godowns, Labour Quarters and other civil constructions works thereon in Sy No 146/2 situated at Munagala Village, Itikyala Mandal, Jogulamba Gadwal District, Telangana in the name of Sri Kurva Balaramudu S/o Kurva Dastagiri and bounded by:								
	<table border="1"> <thead> <tr> <th>North</th> <th>South</th> <th>East</th> <th>West</th> </tr> </thead> <tbody> <tr> <td>Land of Smt Savrannud</td> <td>Land of Sri K Nallanna</td> <td>Land of Sri Golla Hanumanthu</td> <td>Itikyala Road</td> </tr> </tbody> </table>	North	South	East	West	Land of Smt Savrannud	Land of Sri K Nallanna	Land of Sri Golla Hanumanthu	Itikyala Road
North	South	East	West						
Land of Smt Savrannud	Land of Sri K Nallanna	Land of Sri Golla Hanumanthu	Itikyala Road						

*No Known Encumbrances to the Knowledge of the Bank. However the bidders were required to make independent enquiries regarding encumbrances and title of the property etc. and participate in the e-auction.

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 Authorized Officer, ARM Branch, Canara Bank, Ph. No. **040-27725283/ 27725285** during office hours on any working day.

Date: 05/06/2025
 Place: Hyderabad



कृते केनरा बैंक For CANARA BANK
 मुख्य प्रबंधक, ए.आर.एम. शाखा, हैद (DP: 2752)
 Chief Manager, A.R.M. Br, Hyderabad-26
Authorized Officer
 Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 05/06/2025

1. Name and Address of the Secured Creditor : CANARA BANK, ARM Branch, ,Ground Floor, Circle Office Building, Beside Rail Nilayam, Secunderabad – 500 026, Phone No: 040- 27725283, 27725285
E MAIL : cb2752@canarabank.com

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

**Sri Kurva Balaramudu,
S/o Kurva Dastagiri, H No. 4-70,
Munagala Village, Itikyala mandal,
Alampur Mahaboobnagar Dist. Telangana
State - 509128.**

**Smt Kurva Devamma,
W/o Sri Kurva Balaramudu, H No. 4-70
Munagala Village, Itikyala mandal,
Alampur Mahaboobnagar Dist. Telangana
State - 509128.**

3. Total Contractual liabilities as on (31/05/2025) **Rs. 4,35,30,289.88/- (Rupees Four Crore Thirty Eight Lakh Thirty Thousand Two Hundred Eighty Nine and Paise Eighty Eight Only)** plus unapplied interest w.e.f 01/06/2025 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.

4. (a) Mode of Auction : **Online Electronic Bidding**
- (b) Details of Auction service provider : M/s PSB Alliance (BAANKNET)
Web site: www.baanknet.com
Contact Numbers – 8291220220
E-mail: support.baanknet@psballiance.com.
- (c) Date & Time of Auction : **27/06/2025, 11.30 A.M. to 12.30 P.M.**
(With unlimited extension of 10 minutes duration each till the conclusion of the sale)
- (d) Place of Auction : Canara Bank, ARM Branch,
Ground Floor, Circle Office Building ,
MCH No: 10-3-163 & 10-3-163/A ,
Beside Rail Nilayam, Secunderabad- 500 026
5. Reserve Price : **Rs 90,83,000/- (Rupees Ninety Lakh Eighty Three Thousand Only)**



Internal

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website **www.baanknet.com**. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
- c) The property can be inspected, with Prior Appointment with Authorized Officer, on **26/06/2025** between **11:00AM and 4:00PM**.
- d) The property may be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- e) EMD amount of 10% of the Reserve Price is to be deposited in E-Wallet of M/s PSB Alliance Pvt Ltd (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 **26/06/2025, 5:00 PM**. For further details/registration the intended bidders shall contact the service provider **M/s PSB Alliance Pvt Ltd (BAANKNET)** Web site: **www.baanknet.com** Contact numbers 8291220220 and E-mail: **support.baanknet@psballiance.com**
- 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 PSB Alliance(BAANKNET), Website:www.baanknet.com Help Desk Number:8291220220,Email:support.baanknet@psballiance.com.
- g) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **26/06/2025, 5:00 PM**, to Canara Bank, ARM Branch, Hyderabad by hand or by email.
 - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - ii) 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.
 - iii) Bidders Name. Contact No. Address, E Mail Id.
 - iv) Bidder's Bank A/c details for online refund of EMD.
- h) The intending bidders should contact e-Auction Service **M/s PSB Alliance(BAANKNET)**, Web site: **www.baanknet.com** Help Desk Number:8291220220 Email:support.baanknet@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 multiples of **Rs.1,00,000/- (Rupees One Lakh)**. 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, i.e. on same day or not later than next working day 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, then the amount remitted by him/her shall be forfeited by the Authorized Officer without any notice and property shall forthwith be put up for sale again.
- l) **For sale proceeds of Rs. 50.00 Lakh (Rupees Fifty Lakh) and above, the successful bidder will have to deduct TDS at the rate 1% 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. The successful bidder shall bear all the statutory/ non-statutory dues, taxes, rates etc., if any.
- n) Authorized 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 of bidders who do not have access to the internet but interested in participating the e-auction, they can approach ARM branch who, as a facilitating centre, will make necessary arrangements.
- p) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/ 27725285) e-mail id. cb2752@canarabank.com OR the service provider M/s PSB Alliance(BAANKNET), Website:www.baanknet.com, Help Desk Number:8291220220 Email: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: Hyderabad
Date: 05/06/2025



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मुख्य प्रबंधक, आर.एम. शाखा, हैद (DP: 2752)
Chief Manager, A.R.M. Br, Hyderabad-26
Authorized Officer
Canara Bank