



ANNEXURE-III

CANARA BANK

COVERING LETTER TO SALE NOTICE

Ref: 32701250003857 SN:1:2025-26

Date: 03-11-2025

To

Borrower:	Guarantors:
M/s N.V.R Enterprises Prop. Sri. Nandipati Burraiah S/o Venkata Subbalah Door No: 5-37-44 Shop No.3 Kalangi Buildings 4/7 Brodipet Guntur - 522002	Sri. Nandipati Viswanath S/o Burraiah Door No.2-14-96/2 Syamala Nagar Near Sri Venkateswara Bala Kutir Guntur - 522006
Sri. Nandipati Burraiah S/o Venkata Subbaiah Door No: 2-14-96/2 3 rd Line Syamala Nagar Near Sri Venkateswara Bala Kutir Guntur - 522006	Sri. Nandipati Viswanath S/o Burraiah Flat No.4 Sai Towers 5/1 Chandramouli Nagar Guntur - 522007
Sri. Nandipati Burraiah S/o Venkata Subbalah Flat No.4 Sai Towers 5/1 Chandramouli Nagar Guntur - 522007	Smt. Nandipati Syamalamma W/o Burraiah Door No.2-14-96/2 Syamala Nagar Near Sri Venkateswara Bala Kutir Guntur - 522006
	Smt. Nandipati Syamalamma W/o Burraiah Flat No.4 Sai Towers 5/1 Chandramouli Nagar Guntur - 522007
	Smt. Nandipati Syamalamma W/o Burraiah D.No.2-14-117/62/1, Dhobi Ghat back side 3 Line Extension, Syamala Nagar Guntur - 522006

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,

कुले केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorised Officer

Authorised Officer, Canara Bank

ENCLOSURE -- SALE NOTICE



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/charged to the Secured Creditor, the constructive/physical (whichever is applicable) possession of which has been taken by the Guntur Main II Branch of Canara Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 27.11.2025, for recovery of Rs. 2,45,26,593.10 (Rupees Two Crore Forty Five Lakhs Twenty Six Thousand Five Hundred Ninety Three and Ten Paise Only) plus subsequent interest and other charges due to the Canara Bank ARM Branch, Vijayawada, Secured Creditor from (Borrowers) M/s N.V.R Enterprises Prop. Sri. Nandipati Burraiah, S/o Venkata Subbaiah, (Guarantor) Smt. Nandipati Syamalamma W/o Burraiah and Sri. Nandipati Viswanath S/o Burraiah.

The reserve price and the earnest money deposit are as mentioned below for property.

The reserve price will be Rs.15.63 Lakhs and the earnest money deposit will be Rs.1.56 Lakhs.

The Earnest Money Deposit shall be deposited on or before 27-11-2025 by 12.00 Noon.

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

Schedule of the Property

Document Nos: 824/1978, 825/1978, 826/1978 and 827/1978 standing in the name of Sri. Nandipati Burraiah, S/o Venkata Subbaiah.

Item No.1

Residential Vacant site situated in D.No 155/c Lemallepadu Village D.No 155/C of an extent of Ac 0.09 cents or 435.6 Sq.Yds of site therein is being bounded by:

East : Sarkar Bazar

South: Site of the title holder sold by Arumalla Subbaiah and others

West : Site of Kakumanu Bhushanam

North: Site of koya Sambasiva Rao and others

Item No.2

Residential Vacant site situated in D.No 155/c Lemallepadu Village D.No 155/C of an extent of Ac 0.05 cents or 242 Sq.Yds of site therein is being bounded by:

East : Site of the title holder sold by Arumalla Subbaiah and others

South: 2 Sq. Yds width of Bazar

West : Site of Kakumanu Bhushanam

North: Site of the title holder sold by Arumalla Aseervadam and others

Item No.3

Residential Vacant site situated in D.No 155/c Lemallepadu Village D.No 155/C of an extent of Ac 0.02 1/2 cents or 121 Sq.Yds of site therein is being bounded by:

East : Sarkar Bazar

South : 2 Sq. Yds width of Bazar

West : Site of the title holder sold by Kakumanu Nagamma and others

North : Site of the title holder sold by Arumalla Aseervadam

Item No.4

Residential Vacant site situated in D.No 155/c Lemallepadu Village D.No 155/C of an extent of Ac 0.02 1/2 cents or 121 Sq.Yds of site therein is being bounded by:

East : Land of the title holder sold by Athota Ramanaiah

South: 2 Sq. Yds width of Bazar


West : Site of the title holder sold by Kakumanu Nagamma and others

North: Site of the title holder sold by Arumalla Aseervadam

CERSAI Id of the above mentioned property : 400004839743

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

चुले केनरा बैंक
For CANARA BANK


अधिकृत अधिकारी / Authorised Officer
Authorised Officer

Date: 03.11.2025

Place: Vijayawada



CERSAI ID: 400004839743

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 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/charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of ARM Branch, Vijayawada of the Canara Bank., will be sold on "As is where is", "As is what is", and "Whatever there is" on 27-11-2025, for recovery Rs. 2,45,26,593.10 (Rupees Two Crore Forty Five Lakhs Twenty Six Thousand Five Hundred Ninety Three and Ten Paise Only) for the Account No: 32701250003857 as on 03-11-2025 plus future interest and other charges thereon due to the ARM BRANCH, Vijayawada of Canara Bank from (Borrowers) M/s N.V.R Enterprises Prop. Sri. Nandipati Burraiah, S/o Venkata Subbaiah, (Guarantor) Smt. Nandipati Syamalamma W/o Burraiah and Sri. Nandipati Viswanath S/o Burraiah

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 N.V.R Enterprises Prop. Sri. Nandipati Burraiah S/o Venkata Subbaiah Door No: 5-37-44 Shop No.3 Kalangi Buildings 4/7 Brodipet Guntur - 522002 Sri. Nandipati Burraiah S/o Venkata Subbaiah Address 1 Door No: 2-14-96/2 3 rd Line Syamala Nagar Near Sri Venkateswara Bala Kutir Guntur - 522006 Address 2 Flat No.4

		<p>Sai Towers 5/1 Chandramouli Nagar Guntur - 522007</p> <p>Smt. Nandipati Syamamma W/o Burraiah Address 1 Door No.2-14-96/2 Syamala Nagar Near Sri Venkateswara Bala Kutir Guntur - 522006</p> <p>Address 2 Flat No.4 Sai Towers 5/1 Chandramouli Nagar Guntur - 522007</p> <p>Address 3 D.No.2-14-117/62/1, Dhobi Ghat back side 3 Line Extension, Syamala Nagar Guntur - 522006</p> <p>Sri. Nandipati Viswanath S/o Burraiah Address 1 Door No.2-14-96/2 Syamala Nagar Near Sri Venkateswara Bala Kutir Guntur - 522006</p> <p>Address 2 Flat No.4 Sai Towers 5/1 Chandramouli Nagar Guntur - 522007</p>
3.	Total liabilities as on 03-11-2025	2,45,26,593.10 (Rupees Two Crore Forty Five Lakhs Twenty Six Thousand Five Hundred Ninety Three and Ten Paise Only)
4.	a) Mode of Auction b) Details of Auction service provider c) Date & Time of Auction d) Place of Auction	E-Auction M/s PSB Alliance Pvt. Ltd (BAANKNET) 27.11.2025 & 2.00 PM - 4.00 PM Vijayawada
5.	Details of Property/ies	As mentioned Above
6.	Reserve Price (in Rs.)	Rs.15,63,000/-
7.	Earnest Money Deposit	Rs. 1,56,300/-
8.	The property can be inspected Date & Time	25.11.2025 From 11.00 AM to 04.00 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).

- b. The property/ies will be sold above the Reserve Price.
- c. The property can be inspected on 25.11.2025 between 11.00 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 8291220220, Email: support.baanknet@psballiance.com).
- e. 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 27.11.2025 at 12.00 PM.
- f. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs 10,000/- for Reserve Price up to Rs.25 lakhs, in multiples of Rs 25,000/- for reserve price above Rs.25 lakhs and up to Rs.50 lakhs, in multiples of Rs 50,000/- for reserve price above Rs.50 lakhs to 100 lakhs and in multiples of Rs 100,000/- for reserve price above Rs. 100 to 500 lakhs and in multiples of Rs 500,000/- for reserve price above 500 Lakhs. 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 as mentioned in "Point No. f" 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, ARM Branch, Vijayawada., IFSC Code CNRB0006682.

- 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 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 on 25.11.2025 from 11.00 a.m. to 4.00 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

Place: Vijayawada
Date: 03.11.2025

कुते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorised Officer
Authorised Officer
Canara Bank