



CANARA BANK,Regional Office,Nellore

**Ritwik Enclave, AK Nagar, NELLORE-524004,Email:ronlrrec@canarabank.com
(A GOVERNMENT OF INDIA UNDERTAKING)**

Ref: RO NLR/REEC/SN/2375/2025

Date: 15.04.2025

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 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 **Brindavanam Branch(13460)** branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **23.05.2025**, for recovery of **Rs 2,71,01,611.35/- (Rupees Two Crores Seventy One Lakhs One Thousand Six Hundred Eleven and Paise Thirty Five Only)** due to the **Brindavanam Branch(13460)**, Canara Bank, Borrower M/S Sarvam Sai Shoppers PVT LTD and Guarantors 1. Smt.Sheela Rajan,2.Sri.Venu Gopal Dwaram,3.Sri. Gouse Basha Shaik,4.Sri. Rajan Kaliappan .

The reserve price for the property will be

Property	Reserve Price	EMD Amount
Property no :1	Rs.22,25,,000	Rs.2,22,500
Property no :2	Rs.12,15,000	Rs.1,21,500

The Earnest Money Deposit shall be deposited on or before **21.05.2025** at **4.30 pm.**


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

Property Details:

Property No :1

Schedule-A

Sri Potti Sreeramulu Nellore Registration District,Stonehousepet Sub Registration,with in the limits of Nellore Municipal Corporation,Nellore Bit-2,Thummalakatta Sangam ,Near ward no 27-1,Doo rno 1150,Comprising Survey no 890,891,899 and 900 of land converted into layout house plots approved by director of Town planning Hyderabad vide LP No 145/90 as per the approved layout plan plot no 29 an extent of 64 ankanams 32 sq feets ,plot no 30,an extent of 48 ankanams 64 sqfeets,plot no 31,an extent of 55 ankanams 60 feets,plot no 32 an extent of 53 ankanams 64 sq feets total 221 ankanams 4 sq. feets bounded by



East :33 feet lay out road
South:33 feet layout road
West :plot no 33
North :canal

With in these boundaries an extent of 221 ankanams 4 sq feets an undivided site 27.91 sq.yards of vacant site with all easement rights.

Schedule-B

Pavani Majestic,3 rd floor,Flat no A-302 in A-Block ,measuring inclusive common areas of utility 1005 sq.feets of RCC house there in with in the following boundaries

East :Corridar
South:Open to Sky
West:Open to Sky
North:Open to Sky



Property no :2

Vacant site situated in prakasam Registration District,Singarayakonda sub registration area Singarayakonda Revenue Mandal Limits,Singarayakonda Gram panchayat,Tirumala Pattabhi nagar area,Patta no 264,Survey no 634/1 an extent of 480 sq.yards of vacant site with in the following boundaries

East :Site of Vendor measures 36'-0" ft
West:Site of vendor measure 120-0'ft
North:T Pedda Venkaiah sold site and other site measures 120-0'ft

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 Branch Manager, **Brindavanam Branch (13460)** ,Nellore, Canara Bank, **Phone No: 9440905284** during office hours on any working day.

Date: 15.04.2025
Place: Nellore


Authorized Officer
Canara Bank


DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 15.04.2025

1. Name and Address of the Secured Creditor : Canara Bank, Brindavanam Branch (13460)
2. Name and Address of the Borrower(s)/ Guarantor(s)/Mortgager :

BORROWER	GUARANTOR
M/S Sarvam sai Shoppers pvt Ltd, Registered Office:16/4/1704/23A,302,Pavani Majestic Apartments,Near Childrens park,Haranathapuram,Nellore-2, Andhrapradesh.	1.Smt.Sheela Rajan, W/o Rajan ,Flat no 302, A Block,Pavani Majestic Apartment, Near Childrens park ,Nellore-524001 Andhrapradesh.
Shop :24-2-840,Ground Floor, Ramnagar,Opp:MG Brothers,Dargamitta, Nellore-524003	2.Sri. Venugopal Dwaram, S/O Jalaiah,25-2-1077,Revenue colony, Near AM Reddy Showroom, Nellore-524003, Andhrapradesh
Shop:Sai Teja Towers,Opp : RSR Kalayana Mandapam,Kavali post and Town,Nellore Dist.AP 524201.	3.Sri.Gouse Basha Shaik, S/O Kalesha Saheb, 9-14-7,Amara Vari street, Kavali post and Mandal-524201, Nellore Dist, Andhrapradesh.
	4.Sri.Rajan Kaliappan, S/o Kaliappan, Flat no 302,A Block, Pavani Majestic Apartments, Near Childrens park,Nellore-524001, Andhrapradesh

3. Total liabilities as on 15.04.2025 : **Rs 2,71,01,611.35/- /- + interest + other expenses**

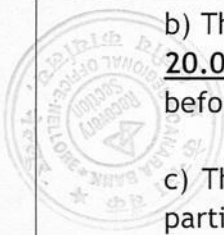
4. (a) Mode of Auction : Online
- (b) Details of Auction service provider : M/S PSB Alliance
- (c) Date & Time of E-Auction : 23.05.2025 10.30 AM
- (d) Place of Auction : Brindavanam Branch (13460)

5. The Reserve Price:

Property	Reserve Price	EMD Amount
Property no :1	Rs.22,25,,000	Rs.2,22,500
Property no :2	Rs.12,15,000	Rs.1,21,500

6. Other terms and conditions

a)The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. The auction sale will be "online through e-auction" portal <https://www.baanknet.com> .



b) The property can be inspected, with Prior Appointment with Authorized Officer, **Before 20.05.2025 between 11 AM to 4 PM** . The Earnest Money Deposit shall be deposited on or before **21.05.2025 at 5.00 pm**.

c) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.

d) The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their email id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.

e) Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

f) Platform (<https://baanknet.com>) for e-Auction will be provided by e Auction service provider M/sPSB Alliance Pvt. Ltd. Helpdesk Number +91 8291220220, Email Id: support.BAANKNET@psballiance.com). The intending Bidders/ Purchasers are required to participate in the eAuction process at e-Auction Service Provider's website <https://ebkray.in> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

g) The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ web page portal. (1) <https://baanknet.com>

h) The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e auction portal (<https://baanknet.com>).

i) Bidder's e-Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.

j) It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e auction, Help Manual on operational part of e-Auction and follow them strictly.

k) In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the <http://baanknet.com> portal.

l) After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).

m) The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque / Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, Canara Bank, Brindavanam Branch(13460)" or shall be deposited through RTGS/NEFT/fund transfer to credit of account of Canara Bank, Nellore

Main Branch ,Nellore A/C 209272434,IFSC Code CNRB00013460 . In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

n) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their incremental amount in multiplies of Rs 10,000/-.

o)The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

p)All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

q)The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.

r)The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

s) The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.

For further details contact Authorized Officer, Canara Bank, Brindavanam Branch(13460), (Mobile No. 9440905284), e-mail id: cb13460@canarabank.com OR the service provider: M/S PSB Alliance, Help Desk Number: 8291220220
Email: support.BAANKNET@psballiance.com Website: <https://baanknet.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: NELLORE
Date: 15.04.2025

Authorized Officer
Canara Bank