

(A GOVERNMENT OF INDIA UNDERTAKING)
Regional Office, Recovery Section
CANARA BANK, 7 ROADS, KADAPA, ANDHRA PRADESH-516001
COVERING LETTER TO SALE NOTICE

Ref: 6939/ROKDPREC/SALE/125004613134/2025/1

DATE: 31-05-2025

To

Borrowers:

M/S SREE LAKSHMI BHAVANI BULIDERS,
PROP: BADDELA BHAVANI SANKAR,
D NO 4/717, SHIVA NAGAR,
DHARMAVARAM
SRI SATHYA SAI DISTRICT
ANDHRA PRADESH 515671

BADDELA BHAVANI SANKAR,
S/O BADDELA CHANDRA SEKHAR
D NO 4/717, SHIVA NAGAR,
DHARMAVARAM
SRI SATHYA SAI DISTRICT
ANDHRA PRADESH 515671

Guarantor & Mortgagor:

BADDELA CHANDRA SEKHAR,
S/O BADEELA BALAVENKATESHU,
4-717, SIVA NAGAR,
DHARMAVARAM,
SRI SATHYA SAI DISTRICT
ANDHRA PRADESH 515671



Dear Sir/Mam,

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 **DHARMAVARAM II** branch 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 DHARMAVARAM II 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

AUTHORISED OFFICER

कुते केनरा बैंक / For CANARA BANK

[Signature]
प्राधिकृत अधिकारी / Authorized Officer
वसुली कक्षा / RECOVERY CELL
क्षेत्र का, कडपा / R.O. Kadapa

CANARA BANK

ENCLOSURE – SALE NOTICE



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CANARA BANK, 7 ROADS, KADAPA, ANDHRA PRADESH-516001
(Auction Sale Notice for Immovable properties)
SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH RULES 8(6) & 9 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 **DHARMAVARAM II Branch** the Canara Bank, will be sold on AS is where is", As is what is", and Whatever there is" on **08-07-2025** (date of the sale), for recovery of **Rs.10,83,428.33/- (Rupees Ten Lakh Eighty Three Thousand Four Hundred Twenty Eight and Paise Thirty Three Only)** As on 30-04-2025 and Interest, cost etc., due thereon, due to the DHARMAVARAM II **Branch** of Canara Bank from M/S Sree Lakshmi Bhavani Buliders, Proprietor: Baddela Bhavani Sankar (Borrower) & Sri Baddela Chandra Sekhar (Guarantor & mortgager)

The reserve price and the earnest money deposit details and full description of the immovable properties with no encumbrances to the knowledge of the bank, are mentioned below:

Sl No.	Details of the property	Reserve Price(Rs)	EMD Amount(Rs)
1.	<p>All that piece and parcel of the Residential House bearing Door No 4/717 within Dharmavaram village fields in Survey Number 389, present in 4th ward, Siva Nagar, within the limits of Dharmavaram Municipal area and situated within the SRO of Dharmavaram and within the RD of Sri Sathya Sai</p> <p>Extent /area: Survey No 389, Ac.10.13 cents out of it Ac.5.13 cents out of it Ac.0.02 $\frac{1}{4}$ cents bearing plot no 65 out of it southern portion house bearing DNO 4/717 Ground Floor Measuring East X West: 18 feet or 5.484 mts North X South: 27 feet or 8.226 mts First Floor Measuring East X West: 18 feet or 5.484 mts North X South: 16 feet or 4.874 mts Ground Floor Extent: 486 Sq feet First Floor Extent: 288 Sq feet Total Extent: 54 Sq yards</p> <p>Bounderies: - East: House of R Lakshminarasamma West: Road North: House of B. Mohaniah in C Schedule South: Road</p>	22,47,000/-	2,24,700/-

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The Earnest Money Deposit shall be deposited on or before **07-07-2025 at 04:00 pm.**

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: Authorised Officer, Regional office kadapa, Canara Bank, Ph. No. 7901308790 during office hours on any working day.

Note: Dues/Taxes, if any, known/not known to the Bank are to be borne by the auction purchaser and same is exclusive of the final bid amount.

Date: 31-05-2025

Place: KADAPA

कुते केनरा बैंक / For CANARA BANK
 प्राधिकृत अधिकारी / Authorized Officer
 वसूली कक्ष / RECOVERY CELL
 क्षेत्र का कड़पा / R.O. Kadapa
 Authorised Officer
 CANARA BANK



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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 31-05-2025

1	Name and Address of the Secured Creditor	Canara Bank, Dharmavaram II Branch 12/23, Sudarshan Complex, NTR Circle, Dharmavaram Sri Sathya Sai District, Andhra Pradesh-515671	
2	Name and Address of the Borrower(s)/Guarantor(s)	Borrowers M/S Sree Lakshmi Bhavani Buliders, Prop: Baddela Bhavani Sankar, D No 4/717, Shiva Nagar, Dharmavaram Sri Sathya Sai District Andhra Pradesh 515671 Baddela Bhavani Sankar, S/O Baddela Chandra Sekhar D No 4/717, Shiva Nagar, Dharmavaram Sri Sathya Sai District Andhra Pradesh 515671	Guarantor & Mortgagor Baddela Chandra Sekhar, S/O Badeela Balavenkateshu, 4-717, Siva Nagar, Dharmavaram, Sri Sathya Sai District Andhra Pradesh 515671
3	Total liabilities as on	Rs.10,83,428.33/- (Rupees Ten Lakh Eighty-Three Thousand Four Hundred Twenty Eight and Paise Thirty Three Only) as on 30-04-2025 plus applicable interest and charges.	
4	(a) Mode of Auction	Online E-Auction	
	(b) Details of Auction service provider	Service provider: M/S PSB Alliance Pvt Ltd (eBkray) Website: https://baanknet.com/ and Helpdesk Number: 8291220220, Email id : support.baanknet@psballiance.com	
	(c) Date &Time of Auction	08-07-2025 Time 10:30 AM to 11:30 AM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)	
	(d) Place of Auction	E-Auction https://baanknet.com//	
5.	Reserve Price: EMD AMT: Last date of Deposit of EMD Amount:	Reserve Price: Rs.22,47,000/- EMD: Rs.2,24,700/- The Earnest Money Deposit shall be deposited on or before 07-07-2025 at 04:00 pm.	
6	Other terms and conditions:		
6.a	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 6(e) below)		
6.b	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.		
6.c	The property can be inspected on 07-07-2025 between 10.00 am and 4.00 pm		
6.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 &		

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	<p>Aadhaar and Aadhaar linked with latest Mobile number and also register with Digi locker mandatorily.</p> <p>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.</p>
6.e	<p>The intending bidders shall deposit Earnest Money Deposit (EMD) of Rs. 2,24,700/- 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 07-07-2025 at 4.00 PM.</p>
6.f	<p>Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 25,000/- (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 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</p>
6.g	<p>The incremental amount/price during the time of each extension shall be Rs.25000/- (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.</p>
6.h	<p>Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.</p>
6.i	<p>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</p>
6.j	<p>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, DHARMAVARAM II Branch, IFSC Code CNRB0013802.</p>
6.k	<p>All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only</p>
6.l	<p>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</p>
6.m	<p>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</p>
6.n	<p>It shall be the responsibility of Bidder to make due diligence and physical verification of property</p>

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	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 07-07-2025 from 10 a.m. to 4.00 P.M.
6.o	Authorised officer reserves the right to postpone/cancel or vary the terms and conditions of auction without assigning any reason thereof.
6.p	For further details, contact Sri LAKSHMI NARAYANA MADDI, Authorised Officer, Regional office kadapa, Canara Bank, Ph. No. 7901626769 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.ebkay@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.

Place: Kadapa
Date: 31-05-2025

ಕರ್ನಾಟಕ ಕಾನರಾ ಬ್ಯಾಂಕ್ / For CANARA BANK
ಪ್ರಾಧಿಕೃತ ಅಧಿಕಾರಿ / Authorized Officer
ವಸುಲಾ ಕಕ್ಷಾ / RECOVERY CELL
ಕೆ.ಎಸ್.ಎಂ. ಕಡಪಾ
Authorised Officer
Canara Bank



