

(Auction Sale Notice for Immovable properties)

SALE NOTICE

e-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASETS 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 possession of which has been taken by the Authorised Officer of **Canara Bank Hanumakonda II** branch the Secured Creditor, account now being transferred to **ARM Hyderabad** branch for follow up, will be sold on As is where is", As is what is", and Whatever there is" condition on **13/10/2026**, for recovery of **Rs. 51,99,773.97 (Rupees Fifty One Lakh Ninety Nine Thousand Seven Hundred and Seventy Three and Paise Ninety Seven Only)** as on **31/08/2026** (Unapplied Interest and bank charges applicable further till the date of realization) due to the secured creditor from **M/s Bhadrakali Shopping Mall , Mr Ramineni Bhaskar Rao , Mr Ramadugu Srinivasa Rao , Ms Anusha Ramineni** (Names of Borrower(s)/co borrower(s)/co obligant(s)/Guarantor(s)/Mortgagor(s)).

The Reserve Price for Lot 1 will be **Rs. 38,00,000/-(Rupees Thirty Eight Lakhs Only)** and the Earnest money deposit for Lot 1 will be **Rs. 3,80,000/-(Rupees Three Lakh Eighty Thousand Only).**

The Reserve Price for Lot 2 will be **Rs. 22,50,000/-(Rupees Twenty Two Lakh Fifty Thousand Only)** and the Earnest money deposit for Lot 2 will be **Rs. 2,25,000/-(Rupees Two Lakh Twenty Five Thousand Only).**

1	Name and Address of the Secured Creditor	Canara Bank ARM branch,Hyderabad 10-3-163 & 10-3-163/A,Plot no 85, Near Rail Nilayam,S.D Road,Secunderabad-500026
2	Name and Address of the Borrower & Guarantor	1)M/s Bhadrakali Shopping Mall D No 3-209-5/C/1 Nayan nagar,Kodad Suryapet,Telangana-508206 Phn:7013279967 9848571640 2) Mr Ramineni Bhaskar Rao S/o R Kotaiah H No 2-87 Ameenabad Kodad Suryapet,Telangana-508206 Phn:7013279967 3) Mr Ramadugu Srinivasa Rao C/o Ramadugu Venkat Rao H No 3-202/5/1/B Nayan nagar,Kodad Suryapet,Telangana-508206 Phn:9848571640

ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)
CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD
E-mail: cb2752@canarabank.com



		4) Ms Anusha Ramineni W/o R Bhaskar Rao H No 2-87 Ameenabad Kodad Suryapet, Telangana-508206 Phn: 7013279967
3	Total liabilities	Rs. 51,99,773.97 (Rupees Fifty One Lakh Ninety Nine Thousand Seven Hundred and Seventy Three and Paise Ninety Seven Only) as on 31/08/2026 (Unapplied Interest and bank charges applicable further till the date of realization)
4	e) Mode of Auction f) Details of Auction service provider g) Date & Time of Auction h) Place of Auction	E-Auction M/s PSB Alliance (eBkay) 13/10/2026 & 11:30 Hrs to 12:30 Hrs Online
5	Details of Property/ies (As per our mortgage deeds)	Lot 1: Residential property at H No 3-209/2/1 in Sy No 159 ad measuring 146 Sq Yards consisting of RCC Ground floor and RCC Second floor both with 1104 Sq ft at Block no 03, Near public club, & Jyothi Apartment, Nayanagar, Kodad Town, Kodad Municipality and Revenue limits, Kodad Mandal, Suryapet District, Telangana in the name of Ms Ramineni Anusha. Boundaries: North : House of Challa Prakash South : 24 feet wide Municipal Road East : House of Puligandla Papa Rao West : House of Shaik Jubeda Sale deed No 11296/2019 Dated 28/10/2019 at SRO Kodad Mortgage Deed no. 11298/2019 Dated: 29/10/2019 & 8000/2023 dated 07/10/2023 at SRO Kodad Security Interest Id: 400036066344 Lot 2: Open residential plot located in Sy No 720/A1-2, 725/C, 725/9, 725, 725/C/9, 720/A1-1 with an extent of 261.52 Sq Yds in Plot no 12, Gudibanda Road side area in block no 04, Kodad town, Kodad Municipality, Suryapet District, Telangana in the name of Mr Ramineni Bhaskar Rao. Boundaries: North : Plot no 11 South : Remanining place in Plot no 12 East : Plot no 1 West : 40 feet wide Municipal Road Sale deed No 8617/2021 Dated 23/08/2021 at SRO Kodad Mortgage Deed no. 11298/2019 Dated: 29/10/2019 at SRO Kodad Security Interest Id: 400075249860

Confidential



6	Reserve Price	Reserve Price for Lot 1 is Rs. 38,00,000/-(Rupees Thirty Eight Lakhs Only) Reserve Price for Lot 2 is Rs. 22,50,000/-(Rupees Twenty Two Lakh Fifty Thousand Only)
7	Earnest Money Deposit	Earnest money deposit for Lot 1 is Rs. 3,80,000/-(Rupees Three Lakh Eighty Thousand Only). Earnest money deposit for Lot 2 is Rs. 2,25,000/-(Rupees Two Lakh Twenty Five Thousand Only) to be deposited on or before 12/10/2026; 17:00 Hrs
8	The property can be inspected on Date & Time	09/10/2026; Between 10:00 Hrs to 16:00 Hrs
9	Details of encumbrance	No known encumbrances to the bank.
10	Detail of litigation	The sale is subject to outcome of SA 509/2026 pending at DRT I Hyderabad.No other litigations known to the bank.

11. Other terms and conditions:

- The property/ies will be sold in **As is where is", As is what is", and Whatever there is" "Without Recourse"** condition, including encumbrances if any mentioned in above table at S.No 9 & 10. For details of encumbrance and litigation, contact the undersigned authorised office before deposit of the Earnest Money Deposit (EMD) referred to in 11(s) below. After deposit of EMD, if bidder has participated in the auction, subsequent claim/request regarding cancelation of auction and refund of bid shall not be entertained.
- The property/ies will be sold above the Reserve Price.
- The property can be inspected on **09/10/2026** between **10:00 Hrs to 16:00 Hrs** by prior confirmation from authorised officer.
- 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 operative 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)
- The intending bidders shall deposit **Earnest Money Deposit (EMD)** for Lot 1 is Rs. 3,80,000/-(Rupees Three Lakh Eighty Thousand Only) and for Lot 2 is Rs. 2,25,000/-(Rupees Two Lakh Twenty Five Thousand Only) 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 **12/10/2026, 17:00 Hrs**.
- Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs. 1,00,000/- (Rupees One Lakh Only)** (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.
- The incremental amount/price during the time of each extension shall be **Rs. 1,00,000/- (Rupees One Lakh Only)** (incremental price) and time shall be extended to 5 minutes when valid bid received in last minutes.
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 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.
- No additions/deletions/amendment of names of the bidders shall be permitted after acceptance of the bid. The name of the bidder(s) submitted at the time of registration shall only be considered for this purpose.
- The above mentioned balance sale price (other than EMD amount) should be remitted by the successful

Confidential

ASSET RECOVERY MANAGEMENT BRANCH HYDERABAD (DP CODE: 2752)

CIRCLE OFFICE, 10-3-163&10-3-163/A, PLOT NO. 85, BESIDE RAIL NILAYAM, S. D. ROAD

E-mail: cb2752@canarabank.com



bidder through RTGS/NEFT to Account No. 209272434 of Canara Bank, ARM Hyderabad Branch, IFSC Code CNRB0002752.

- l. It is the responsibility of the successful bidder/purchaser to obtain NOC from the relevant authorities concerned as required for registry of the sale certificate including the payment of fee, taxes as applicable. All charges on account of obtaining necessary clearness including payment of fee, taxes as applicable. All charges on account of obtaining necessary clearance or approvals, charges (including but not limited to society charges, RWA, NOC charges, Electricity, water, maintenance charges, licence fee and any other charges required for transfer of the said property in favour of the successful bidder should be undertaken by the successful bidder at its own cost, effort and liabilities.
- m. All charges for conveyance, stamp duty and registration, GST etc., as applicable shall be borne by the successful bidder only.
- n. 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 by the Successful buyer. Wherever the GST applicable, same shall be paid by the Successful buyer as per Government guidelines.
- o. To the best of knowledge and information of the Authorized Officer, there is no encumbrance or litigation on property affecting the security interest except if any mentioned in above table at S No 9 & 10. However, the intending bidders should make their own independent inquiries / due diligence regarding the encumbrances, and litigation on property put on auction mentioned at S No 5 above and claims / rights / dues affecting the said property, prior to submitting their bid. The e- Auction advertisement / sale does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims / rights / dues. No claim whatsoever nature will be entertained after submission of the online bid regarding secured asset put for sale.
- p. 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 **09/10/2026 from 10:00 Hrs to 16:00 Hrs** by prior confirmation from authorised officer.
- q. The particulars specified in the e-auction published in the newspaper have been stated to the best of the information of the authorised officer.
- r. At any stage of auction the authorised officer reserves his/her right to revoke the auction notice for sale without prior notice, at his / her discretion and the authorised officer may accept / reject / modify / cancel the bid / offer or postpone the auction without assigning any reason thereof and without any prior notice.
- s. For further details **Mr V Sandeep Kumar** (Name of Nodal Officer & its team ARM Branch, Hyderabad. Ph. No: 040-27725283/260 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: Hyderabad
Date: 01/09/2026

कृते केनरा बैंक For CANARA BANK


प्रधीकृत अधिकारी, ए.आर.एम. शाखा, हैद (DP: 2752)
Authorised Officer, A.R.M. Br, Hyderabad-26
Authorised Officer
Canara Bank

