

(A GOVERNMENT OF INDIA UNDERTAKING)
(Auction Sale Notice for Sale of Immovable Properties)
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 possession of which has been taken by the Authorised Officer of SPECIALISED SME BRANCH ELURU of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **28-08-2023** for recovery of Rs.19,43,90,663.63 (Rupees Nineteen Crore Forty Three Lakhs Ninety Thousand Six Hundred Sixty Three and Paise Sixty Three Only) as on 30-06-2023 + interest and costs is due to the SPECIALISED SME BRANCH ELURU of Canara Bank from M/s Geeta Enterprises represented by its partners 1. Sri Prasadapu Venkateswara Rao, S/o Nagabhushanam, D.No.5-21, Madepalli Village, Jalipudi PO, West Godavari-534001 and 2. Prasadapu Sai Babu, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jalipudi PO, West Godavari- 534001 (BORROWER) & Sri Prasadapu Veeera Raju, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jalipudi PO, West Godavari-534001 (GUARANTORS).

The reserve price for Property 1 will be **Rs.68,65,000/-** (Rupees Sixty Eight Lakhs Sixty Five Thousand Only), Property 2 will be **Rs.1,70,91,000/-** (Rupees One Crore Seventy Lakhs Ninety One Thousand Only) and Property 3 will be **Rs.90,60,000/-** (Rupees Ninety Lakhs Sixty Thousand Only), Property 4 will be **Rs.1,72,40,000/-** (Rupees One Crore Seventy Two Lakhs Forty Thousand Only), Property 5 will be **Rs.53,81,000/-** (Rupees Fifty Three Lakh Eighty One Thousand Only), Property 6 will be **Rs.29,30,000/-** (Rupees Twenty Nine Lakhs Thirty Thousand Only) and Property 7 will be **Rs.12,15,000/-** (Rupees Twelve Lakhs Fifteen Thousand Only) and the earnest money deposit for Property 1 will be **Rs.6,86,500/-** (Rupees Six Lakhs Eighty Six Thousand Five Hundred Only), Property 2 will be **Rs.17,09,000/-** (Rupees Seventeen Lakhs Nine Thousand Only) and Property 3 will be **Rs.9,06,000/-** (Rupees Nine Lakh Six Thousand Only), Property 4 will be **Rs.17,24,000/-** (Rupees Seventeen Lakhs Twenty Four Thousand Only), Property 5 will be **Rs.5,38,000/-** (Rupees Five Lakhs Thirty Eight Thousand Only), Property 6 will be **Rs.2,93,000/-** (Rupees Two Lakhs Ninety Three Thousand Only), Property 7 will be **Rs.1,21,500/-** (Rupees One Lakh Twenty One Thousand Five Hundred Only). The Earnest Money Deposit shall be deposited on or before 5:00 PM, 25-08-2023.

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

Details of Property	Reserve Price	EMD Amount
Property 1: All that part and parcel of two storeyed (ground floor and first floor) R.C.C roofed residential building belongs to P.Venkateswara Rao, P.Sai Babu & P.Veera Raju in an extent of 300 Sq. Yds. in R.S.No.101/3, Dr. No.4-32(old), 5-23(New), Eluru to Kaikaluru Road, Madepalli, Eluru, West Godavari bounded by North : House of Sri Vannamreddy Rama Swamy East : Raja veechi South : Site of Sri Prasadapu Mukkanti	Rs.68,65,000/- (Rupees Sixty Eight Lakhs Sixty Five Thousand Only)	Rs.6,86,500/- (Rupees Six Lakhs Eighty Six Thousand Five Hundred Only)

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West : Irrigation Bodhi		
Property 2: All that part and parcel of clay tiled residential building with Appurtenant site of 670 Sq.yards situated in T.S.No.779, 1110, 1193, Dr.No 22B-8-27, Chadalavada Street, Powerpet, Eluru belonging to Sri P Venkateswara Rao, bounded by North : property of Sri Prasadapu Venkateswara Rao East : Municipal Road South : Property of Smt. Anguluri Lakshmi Parvathi West : Property of Smt. Anguluri Lakshmi Parvathi	Rs.1,70,91,000/- (Rupees One Crore Seventy Lakhs Ninety One Thousand Only)	Rs.17,09,000/- (Rupees Seventeen Lakhs Nine Thousand Only)
Property 3: All that part and parcel of vacant site in an extent of 5082 Sq. Yds. or Ac1.05 cts. in R.S.No.105/3 near D.No.5-23, Madepalli Village, Eluru to Kaikaluru road, Eluru; site divided in to two parts with boundaries as below: Part 1-Boundaries of Ac.1.00 cts or 4840 Sq. Yds. North : property of Sri Nukala Ramdas and some extent of Part 2 site East : Irrigation Canal South : Site of Sri Neela Giri Sri Rangam West : Sriparru Road Part 2- Boundaries of Ac.0.05 cts or 242 Sq. Yds. North : property of Sri Nukala Ramdas and some extent of site of Sri Perabaththina Perayya and others East : Land of Sri Nadikonda Pullamma South : Part 1 site to some extent, irrigational canal and vendors site West : Vendors site	Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand Only)	Rs.9,06,000/- (Rupees Nine Lakh Six Thousand Only)
Property 4: All that part of residential vacant site admeasuring 3547.4 Sq yards belonging to Sri P V Rao, Managing Partner of the firm situated at T S No. 27, D.No.16B-15, Tangellamudi village, Eluru bounded by North : Site of Nerusu Rama Rao East : Site of Prasadapu Rambabu South : Site of Sravan Kumar West : Site of Prasadapu Rambabu	Rs.1,72,40,000/- (Rupees One Crore Seventy Two Lakhs Forty Thousand Only)	Rs.17,24,000/- (Rupees Seventeen Lakhs Twenty Four Thousand Only)
Property 5: All that part and parcel of vacant Site in R S No 107/2, Plot No. 23 & 24, Vegavaram village, Gopannapalem panchayat, Denduluru Mandal, admeasuring to 3321.26 Sq Yds in plot No 9,10,11,12(835.77 Sq yds); Plot No13,14,15,16(851.52 Sq yards); Plot no 17,18,19,20(806.21 Sq yds) Plot NO. 21,22,23,24(827.76 Sq.yds) in the name of Prasadapu Saibabu, site divided into parts with boundaries as below: <u>Item No.1 extent of site-835.77 Sq. Yds:</u> North : 24 ft. Wide road East : 24 ft. Wide road South : 24 ft. Wide road West : remaining part of site in Plot no.5,6,7,8	Rs.53,81,000/- (Rupees Fifty Three Lakh Eighty One Thousand Only)	Rs.5,38,000/- (Rupees Five Lakhs Thirty Eight Thousand Only)

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<u>Item No.2 extent of site-851.52 Sq. Yds.:</u> North : 24 ft. Wide road East : Land of Challari Satyanarayana, Nukkella Satyanarayana and Kantheti Satyanarayana South : 21 ft. Wide road West : 24 ft. Wide road <u>Item No.3 extent of site-827.76 Sq. Yds.:</u> North : panta bodhi East : 24 ft. Wide road South : 24 ft. Wide road West : site in plot no.25,26,27,28 of Balla Vani W/o Pothuraju		
Property 6: All that part and parcel of vacant site in R S No. 440/2,441/1, Plot No 23&24, Venkatapuram, Eluru block 1, Eluru Mandal, measuring 328.72 Sq yds in the name of Prasadapu Veera Raju bounded by North : 15ft. Wide road East : Site of Ponnada Sudhakara Rao & Bodepalli Apparao South : Site belongs to Balanagu Venkata Subbamma West : site of Kurapati Ramachandra Rao	Rs.29,30,000/- (Rupees Twenty Nine Lakhs Thirty Thousand Only)	Rs.2,93,000/- (Rupees Two Lakhs Ninety Three Thousand Only)
Property 7: All that part and parcel of vacant site in R S No.865, 869, Plot no.16, Venkatapuram, Eluru block-3, Eluru admeasuring 150 Sq. yds. in the name of Prasadau Venkateswara Rao bounded by North : 33ft. Wide road East : Plot No.17 South : Site of Prasadapu Venkateswara Rao & others West : Road	Rs.12,15,000/- (Rupees Twelve Lakhs Fifteen Thousand Only)	Rs.1,21,500/- (Rupees One Lakh Twenty OneThousand Five Hundred Only)

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 Manager, **Specialised Sme Branch Eluru** Canara Bank, Ph. No.08812-230618, Mobile No: 9440905113 during office hours on any working day.

Place: Eluru
Date: 31-07-2023

कुते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी/Authorised Officer
Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 31-07-2023

1. Name and Address of the Secured Creditor:	CANARA BANK, SPECIALISED SME BRANCH ELURU
2. Name and Address of the Borrowers/Guarantor :	M/s Geeta Enterprises represented by its partners 1. Sri Prasadapu Venkateswara Rao, S/o Nagabhushanam, D.No.5-21, Madepalli Village, Jalipudi PO, West Godavari-534001 and 2. Prasadapu Sai Babu, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jalipudi PO, West Godavari- 534001 (BORROWER) & Sri Prasadapu Veeera Raju, S/o Nagabhushanam, D.No.5-21, Madepalli village, Jalipudi PO, West Godavari-534001 (GUARANTORS).
3. Total liabilities	Rs.19,43,90,663.63 (Rupees Nineteen Crore Forty Three Lakhs Ninety Thousand Six Hundred Sixty Three and Paise Sixty Three Only) as on 30-06-2023 + interest and costs
4 (a) Date & Time of e- auction:	Date: 28-08-2023 ; Time 10:30 am -11.30 am
(b) Portal of e- auction:	(With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://www.bankeauctions.com
5. Details of Property/ies:	<u>Details of Properties</u> <u>Property 1:</u> All that part and parcel of two storeyed (ground floor and first floor) R.C.C roofed residential building belongs to P.Venkateswara Rao, P.Sai Babu & P.Veera Raju in an extent of 300 Sq. Yds. in R.S.No.101/3, Dr. No.4-32(old), 5-23(New), Eluru to Kaikaluru Road, Madepalli, Eluru, West Godavari bounded by North : House of Sri Vannamreddy Rama Swamy East : Raja veedhi South : Site of Sri Prasadapu Mukkanti West : Irrigation Bodhi <u>Property 2:</u> All that part and parcel of clay tiled residential building with Appurtenant site of 670 Sq.yards situated in T.S.No.779, 1110, 1193, Dr.No 22B-8-27, Chadalavada Street, Powerpet, Eluru belonging to Sri P Venkateswara Rao, bounded by North : property of Sri Prasadapu Venkateswara Rao East : Municipal Road South : Property of Smt. Anguluri Lakshmi Parvathi West : Property of Smt. Anguluri Lakshmi Parvathi <u>Property 3:</u> All that part and parcel of vacant site in an extent of 5082 Sq. Yds. or Ac1.05 cts. in R.S.No.105/3 near D.No.5-23, Madepalli

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	Village, Eluru to Kaikaluru road, Eluru; site divided in to two parts with boundaries as below: Part 1-Boundaries of Ac.1.00 cts or 4840 Sq. Yds. North : property of Sri Nukala Ramdas and some extent of Part 2 site East : Irrigation Canal South : Site of Sri Neela Giri Sri Rangam West : Sriparru Road Part 2- Boundaries of Ac.0.05 cts or 242 Sq. Yds. North : property of Sri Nukala Ramdas and some extent of site of Sri Perabaththina Perayya and others East : Land of Sri Nadikonda Pullamma South : Part 1 site to some extent, irrigational canal and vendors site West : Vendors site Property 4: All that part of residential vacant site admeasuring 3547.4 Sq yards belonging to Sri P V Rao, Managing Partner of the firm situated at T S No. 27, D.No.16B-15, Tangellamudi village, Eluru bounded by North : Site of Nerusu Rama Rao East : Site of Prasadapu Rambabu South : Site of Sravan Kumar West : Site of Prasadapu Rambabu Property 5: All that part and parcel of vacant Site in R S No 107/2, Plot No. 23 & 24, Vegavaram village, Gopannapalem panchayat, Denduluru Mandal, admeasuring to 3321.26 Sq Yds in plot No 9,10,11,12(835.77 Sq yds); Plot No13,14,15,16(851.52 Sq yards); Plot no 17,18,19,20(806.21 Sq yds) Plot NO. 21,22,23,24(827.76 Sq.yds) in the name of Prasadapu Saibabu, site divided into parts with boundaries as below: <u>Item No.1 extent of site-835.77 Sq. Yds:</u> North : 24 ft. Wide road East : 24 ft. Wide road South : 24 ft. Wide road West : remaining part of site in Plot no.5,6,7,8 <u>Item No.2 extent of site-851.52 Sq. Yds.:</u> North : 24 ft. Wide road East : Land of Challari Satyanarayana, Nukkella Satyanarayana and Kantheti Satyanarayana South : 21 ft. Wide road West : 24 ft. Wide road <u>Item No.3 extent of site-827.76 Sq. Yds.:</u> North : panta bodhi East : 24 ft. Wide road
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	South : 24 ft. Wide road West : site in plot no.25,26,27,28 of Balla Vani W/o Pothuraju Property 6: All that part and parcel of vacant site in R S No. 440/2,441/1, Plot No 23&24, Venkatapuram, ELuru block 1, Eluru Mandal, measuring 328.72 Sq yds in the name of Prasadapu Veera Raju bounded by North : 15ft. Wide road East : Site of Ponnada Sudhakara Rao & Bodepalli Apparao South : Site belongs to Balanagu Venkata Subbamma West : site of Kurapati Ramachandra Rao Property 7: All that part and parcel of vacant site in R S No.865, 869, Plot no.16, Venkatapuram, Eluru block-3, Eluru admeasuring 150 Sq. yds. in the name of Prasadau Venkateswara Rao bounded by North : 33ft. Wide road East : Plot No.17 South : Site of Prasadapu Venkateswara Rao & others West : Road
6. Reserve Price:	Property 1 : Rs.68,65,000/- (Rupees Sixty Eight Lakhs Sixty Five Thousand Only), Property 2 : Rs.1,70,91,000/- (Rupees One Crore Seventy Lakhs Ninety One Thousand Only), Property 3 : Rs. Rs.90,60,000/- (Rupees Ninety Lakhs Sixty Thousand Only), Property 4: Rs.1,72,40,000/- (Rupees One Crore Seventy Two Lakhs Forty Thousand Only), Property 5: Rs.53,81,000/- (Rupees Fifty Three Lakh Eighty One Thousand Only), Property 6: Rs.29,30,000/- (Rupees Twenty Nine Lakhs Thirty Thousand Only) & Property 7: Rs.12,15,000/- (Rupees Twelve Lakhs Fifteen Thousand Only)
7. Last date of Deposit of EMD Amount:	on or before 5.00 P.M., 25-08-2023.

Other terms and conditions:

a) Auction/bidding shall be only through "Online Electronic Bidding" through the website

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<https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

- b) The property will be sold in "AS IS WHERE IS" condition including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrances, contact the undersigned before deposit of the Earnest Money Deposit).
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on or before 5:00 PM, 24-08-2023.
- d) 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.
- e) EMD amount of **10%** of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Specialised SME Branch Eluru OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Specialised SME Branch Eluru, A/c No **209272434** and IFSC Code: **CNRB0013620** on or before 5.00 PM, 25-08-2023.
- 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 C1 India Limited, contact person for Andhra Pradesh region: Name P: DHARANI KRISHNA, Mobile 9948182222, Email id ddharani.p@c1india.com, Support & backup Office: Support Team, contact no landline 0124-4302021/22/23/24, Mob: +91-7291981124/1125/1126.
- g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 5.00 PM, 25-08-2023 to Canara Bank, Specialised SME Branch Eluru, by hand or by email.
 - i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment 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 A/c details for online refund of EMD.
- h) The intending bidders should register their names at portal <https://www.bankeauctions.com> and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s C1 India Limited, contact person for Andhra Pradesh region: name P. Dharani Krishna, Mobile 9948182222, Email id ddharani.p@c1india.com, Support & backup Office: Support Team, contact no landline 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.
- 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.25,000/- for Property-1, Property-3, Property-5 and Property-6, Rs.50,000/- for Property-2 and Property-4 and Rs.10000/- for Property-7**. 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 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 the sale price, 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.
- l) **For sale proceeds of Rs. 50,00,000/- (Rupees Fifty Lakhs) and above**, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.
- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.

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- n) **Authorised 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 there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Canara Bank Specialised SME Branch Eluru**, who, as a facilitating centre, shall make necessary arrangements.
- p) For further details **contact : The Manager, Canara Bank Canara Bank Specialised SME Branch Eluru, (Ph.No 08812-230618, Mobile No : 9440905113) e-mail id : cb13620@canarabank.com ; OR the service provider M/s C1 India Ltd, Contact Person for Andhra Pradesh Region: P Dharani Krishna, Mobile: 9948182222, e-mail id: dharani.p@c1india.com, support & Backup Office: Support Team, Contact No Land line: - 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.**

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: Eluru
Date: 31-07-2023

कुते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी/Authorised Officer
Authorised Officer
Canara Bank