

(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

B/C

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 Specialized ARM Branch, Kadapa of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07.08.2024** for recovery of **Rs.9,84,44,943.08** as on **30.06.2024+ applicable interest and charges and thereon** due to the Specialized ARM Branch, Kadapa of Canara Bank from the Borrowers and Guarantors as mentioned below

Borrowers	Surety/ies
M/s Andhra Spice, Managing partner: Sri B Ravichandra 2 nd Partner: Sri B Siva Ramakrishna D No. 10-14-580, Tilak Road, Tirupathi PIN Code: 517501 (Loan A/c: 31717920000032,31717920000043, 31711400000238)	1. Sri Patnam Prasad S/o Guruvaiah Patnam Flat 104, Sripada Kesava Apts S V Nagar, M R Palli Tirupathi (Guarantor to all the accounts of Andhra Spice and Andhra Spice INN account 31719910000391)
M/s Andhra Spice Inn Proprietor: Sri Bollu Ravichandra D No.19-4-121 D12, Air Bypass Road Tirupathi, PIN Code:-517501 (Loan A/c: 31719910000391, 31711010004890)	2. Sri Ravichandra Bollu D. No. 18-1-30, Shanthi Nagar Khadi Colony Tirupathi (Guarantor to all the accounts of Andhra Spice) 3. Sri B Siva RamaKrishna Flat No.: 301, Shanti-3 Sai Gardens, Seeghalli Whitefield, Haskote Main Road Kadugudi,Bangalore-560067 Karnataka Dist. (Guarantor to all the accounts of Andhra Spice and Andhra Spice INN account 31719910000391) 4. Sri B.K Ramachandra Rao S/o B.V. Krishna Murthy Old No. 3/74, New 3-1 Konetikatta Street Tiruchanoor-517503 (Guarantor to Andhra Spice Inn Account 31719910000391) 5. Sri C.Mohan Rao S/o C.Appaswamy Naidu 3-19 Mitta Street Tiruchanoor-517503(Guarantor to Andhra Spice Inn Account 31719910000391)



Internal

The reserve price for the property will be Rs.2,54,15,000.00 with EMD amount of Rs.25,42,000.00 (Property details mentioned in the below table)

The Earnest Money Deposit (EMD) shall be deposited on or before 05.08.2024 at 4:00 P.M.

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

As per Deed No.997/2014, All that the commercial space/Shops standing in the name of Bollu Siva Rama Krishna S/o Late B Raghavaiah with total extent of Super built area comprising of :-

Floor	Shop No.	Carpet Area	Super Built-up area (In Sq. Ft.)	Undivided Share of land (in Sq. Yards)	Boundaries
Stilt	001 Part having municipal Door No.10-14-575/001(Part)	825 (Out of 1650)	1031 (Out of 2061)	45	East: Entrance Tilak Road West: Boundary Wall& Parking area North: Boundary Wall South: Boundary Wall
Third	308 having municipal Door No.10-14-575/308	350	437	11.75	East: Shop No.307 wall West: Wall of shop No.309 North: Entrance & Corridor South: Boundary wall & Open to sky
Third	309& 310 having Municipal Door No. 10-14-575/309& 310	1800	2250	90	East: Entrance Wall of shop No.308,311 &lobby West: Boundary Wall & Open to Sky North: Boundary Wall & Open to Sky South: Boundary Wall & Open to Sky
Third	311,312,313 & 313A having municipal 10-14-575/311,312,313&313A	820	1025	23.5	East: Boundary Wall, Open to sky and staircase West: Wall of shop No.310, North: Boundary Wall & Open to sky South: Entrance& Corridor
Third	314 having Municipal Door No. 10-14-575/314	150	187	5.87	East: Wall of Shop No.315 West: Boundary Wall & Corridor North: Boundary Wall & Open to Sky South: Entrance & Corridor



Fifth	501 Part having Municipal Door No.10- 14-575/501	3200	4000	71.34	East: Entrance & Lobby West: Boundary Wall& Open to Sky North: Boundary Wall& Open to Sky South: Boundary Wall& Open to Sky
	Total:	7145	8930	247.46	

With shutters, Electricity wiring, Electrical fitting and electricity service meter No. 55534100071962, 0817271955 etc., in the commercial complex known as" Central park" together with the undivided share land totally admeasuring 247.46 sq. yards out of the total land admeasuring 1175.52 Sq. Yards along with 35% of car parking area in stilt in the premises bearing Municipal Door No.10-14-575 in T.S.No. 3181 &3184, situated at Tirupathi Town Municipal 13th ward Reddy& Reddy Colony area, No.29 Tirupathi Village accounts ,Tirupathi Urban Mandal, Tirupathi Sub District ,Sri Balaji Registration District- Tirupathi District, Andhra Pradesh-517501and the entire complex bounded by:-

East :- Tilak Road,
West :- Private Site,
North :- Private Site,
South :- Private Building;

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, Canara Bank, Specialized ARM Branch, Canara Bank building 2nd floor, Seven Roads circle, Kadapa, Ph. No.7901626759 ,9901574353 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.

केनरा बैंक / For CANARA BANK


अधिकृत अधिकारी/Authorised Officer
एआरएम शाखा कडपा /ARM BRANCH, KADAPA
Authorised Officer
CANARA BANK

Date: 01.07.2024

Place: Kadapa

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 01.07.2024

1	Name and Address of the Secured Creditor	Canara Bank, Specialized ARM Branch, Canara Bank Building 2 nd Floor, Seven Roads Circle, Kadapa
2	Name and Address of the Borrower(s) and Guarantor	1. M/s Andhra Spice Managing partner: Sri B Ravichandra 2nd Partner: Sri B Siva Ramakrishna D No.10-14-580, Tilak Road, Tirupathi) PIN Code: 517501 (Loan A/c.: 31717920000032- Rs. 2,98,76,428.05 31717920000043- Rs. 3,02,55,537.38 31711400000238- Rs. 1,39,85,356.42) 2. Andhra Spice Inn Proprietor: Sri Bollu Ravichandra D No.19-4-121 D12, Air Bypass Road Tirupathi, PIN Code:-517501 (Loan A/c: 31719910000391- Rs. 2,40,88,777.54 31711010004890- Rs. 2,38,843.69) 3. Sri Patnam Prasad S/o Guruvaiah Patnam Flat 104, Sripada Kesava Apts S V Nagar, M R Palli Tirupathi (Guarantor to all the accounts of Andhra Spice and Andhra Spice INN Account 31719910000391) 4. Sri Ravichandra Bollu D. No. 18-1-30, Shanthi Nagar Khadi Colony Tirupathi (Guarantor to all the accounts of Andhra Spice) 5. Sri B Siva RamaKrishna Flat No.: 301, Shanti-3 Sai Gardens, Seegehalli Whitefield,Haskote Main Road Kadugudi,Bangalore-560067 Karnataka Dist. (Guarantor to all the accounts of Andhra Spice and Andhra Spice Inn Account 31719910000391) 6. Sri B.K Ramachandra Rao S/o B.V. Krishna Murthy Old No. 3/74, New 3-1 Konetikatta Street Tiruchanoor-517503(Guarantor to Andhra Spice Inn Account 31719910000391) 7. Sri C.Mohan Rao S/o C.Appaswamy Naidu 3-19 Mitta Street Tiruchanoor-517503(Guarantor to Andhra Spice Inn Account 31719910000391)
	Total liabilities as on 30.06.2024	Rs.9,84,44,943.08 + applicable interest and charges thereon (Loan A/cs.: 31717920000032- Rs. 2,98,76,428.05 31717920000043- Rs. 3,02,55,537.38 31711400000238- Rs. 1,39,85,356.42 31719910000391- Rs. 2,40,88,777.54 31711010004890- Rs. 2,38,843.69)



4	(a) Mode of Auction (b) Details of Auction service provider (c) Date & Time of Auction (d) Place of Auction	Online Electronic Bidding M/s C1 India Ltd (service provider), https://www.bankeauctions.com and 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 07.08.2024– 10:30 AM to 11:30 AM (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://www.bankeauctions.com Online
5	Reserve Price	Rs.2,54,15,000.00

6. Other terms and conditions:

- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.bankeauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The property can be inspected, with Prior Appointment of Authorized Officer, on **25.07.2024 between 11 AM to 4 PM.**
- 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.
- EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Specialized ARM Branch, Kadapa or shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Specialized ARM Branch, A/c No:209272434, IFSC Code: CNRB0007294** on or before **05.08.2024, 04:00 PM.**
- 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 Ltd (service provider), <https://www.bankeauctions.com> and 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 (mention the name of the service provider, office address, e-mail address and Contact Number here).
- After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **05.08.2024, 4 PM**, to Canara Bank, Specialized ARM Branch, Kadapa, Seven roads, Kadapa by hand or by email.
 - Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.

Internal



iii) Bidders Name. Contact No. Address, E Mail Id.

iv) Bidder's A/c details for online refund of EMD.

- g) 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 Ltd (service provider), <https://www.bankeauctions.com> and 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

- h) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000.00. 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.
- j) 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. The time for payment can be extended only up to a maximum period of 3 months, with specific written permission from the secured creditor basing on a specific request from the successful bidder, which is subject to discretion of 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.
- k) For sale proceeds of Rupees Fifty lacs and above, the successful bidder will have to deduct applicable TDS on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- n) 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 Specialized ARM branch who as a facilitating centre, shall make necessary arrangements.

- o) For further details contact
Authorised Officer,
Canara Bank, Specialized ARM Branch,

Internal



Canara Bank building 2nd floor, Seven Roads Circle, Kadapa.

(Mob. No. 7901626759,9901574353)

E-mail id. cb7294@canarabank.com

(Or)

The service provider M/s C1 India Ltd (service provider), <https://www.bankeauctions.com> and 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.

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: 01.07.2024

केनरा बैंक / For CANARA BANK

Authorized Officer


प्रधिकृत अधिकारी/Authorised Officer
केनरा बैंक / CANARA BANK BRANCH, KADAPA

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