

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

(A GOVERNMENT OF INDIA UNDERTAKING)

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 Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **26.12.2023** for recovery of **Rs.4,51,14,557.10 + applicable interest and charges from 01.11.2023** due to the **Specialized ARM Branch, Kadapa** of Canara Bank from

Borrowers	
1. M/s Annapoorna Hotels HSC No.18334 GNT Road,Opp Vatrapalem Sullurpeta, Andhra Pradesh-524121	4. Smt Modugula Annapurna W/o Modugula Ramanaiah Mahadevaiah Nagar CPI Office Backside GNT Road, Sullurpet Town & Mandal S.P.S.R Nellore District AP 524121
2. Sri Modugula Ramanaiah S/o Late Peeraiah Mahadevaiah Nagar CPI Office Backside GNT Road, Sullurpet Town & Mandal SPSR Nellore District-524121	
3. Sri Modugula Bala Krishna S/o Modugula Ramanaiah Mahadevaiah Nagar Beside CPI Office,GNT Road Sullurpet Town & Mandal SPSR Nellore District-524121	

The reserve price for the property will be Rs.447.75 lakhs with EMD amount of Rs.44.78 lakhs (Property mentioned in the below table)

The Earnest Money Deposit (EMD) shall be deposited on or before **22.12.2023** at 4:00 P.M.

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

Property Details:

Name of the Holders:

1. Sri Modugula Ramanaiah
2. Smt Modugula Annapoorna

3. Sri Modugula Balakrishna

SPSR Nellore District, Gudur Registration District, Sullurpeta Sub District, Sullurpeta Revenue Mandal, Vatrappalem Village, commercial Hotel Building on plots bearing Nos. 36,37 & 38 of an extent of 9405 Sq.ft or 1044.99 Sq.yards or 873.621 Sq.mts or 130 ankanams 45 Sq.feet out of Ac 1.50 cents or 0.600 hectares from out of Ac 5.00 cents comprised in Patta No.88, Survey No. 42-3 converted from Agricultural Land to Non-Agricultural land vide D.D is (B2) 1316/2010 dt 26.06.2010 of Revenue Divisional Officer, Guduru and converted into house site plots by laying a layout and by getting approval from the Grama Panchayat, Sullurpeta under PRC No. 17/2009 dt 13.04.2009 named as "ANNAPOORNA NAGAR" within the limits of Sullurpeta Municipality and within the following measurements and boundaries:-

Measurement of site: Plot No. 36 covered by registered settlement deed dt 22.03.2016 doc.No 708/2016 of Modugula Bala Krishna:

Boundaries:

East : Vacant site Plot No.35
 South: Compound wall of the layout
 West: Vacant site Plot No.37
 North: 40 feet layout Road

Measurements:

Eastern Side:	North-South:	95 Ft or 28.956 Mts
Sothern Side:	East-West :	33 Ft or 10.058 Mts
Eastern Side:	North-South:	95 Ft or 28.956 Mts
Sothern Side:	East-West :	33 Ft or 10.058 Mts

Totalling to 3135 Sq.ft or 348.33 Sq.yards or 291.207 Sq.mts or 43 ankanams 39 Sq.feet of site with easementary rights.

Measurement of site: Plot No.37 covered by Registered settlement deed dt 02.03.2016 doc.No 481/2016 of Modugula Annapoorna

Boundaries:

East : Vacant site Plot No.36
 South: Compound wall of the layout
 West: Vacant site plot No.38
 North: 40 feet layout Road

Measurements:

Eastern Side:	North-South:	95 Ft or 28.956 Mts
Sothern Side:	East-West :	33 Ft or 10.058 Mts
Eastern Side:	North-South:	95 Ft or 28.956 Mts
Southern Side:	East-West :	33 Ft or 10.058 Mts

Totalling to 3135 Sq.ft or 348.33 Sq.yards or 291.207 Sq.mts or 43 ankanams 39 Sq.feet of site with easementary rights.

Measurement of site: Plot No.38 covered by Registered settlement deed dt 11.03.2016 doc.No 493/2016 of Modugula Ramanaiah

Boundaries:

East : Vacant site Plot No.37
 South: Compound wall of the layout
 West: Compound wall of the layout
 North: 40 feet layout Road

Measurements:

Eastern Side:	North-South:	95 Ft or 28.956 Mts
Southern Side:	East-West :	33 Ft or 10.058 Mts
Eastern Side:	North-South:	95 Ft or 28.956 Mts
Southern Side:	East-West :	33 Ft or 10.058 Mts

Totalling to 3135 Sq.ft or 348.33 Sq.yards or 291.207 Sq.mts or 43 ankanams 39 Sq.feet of site with easementary rights.

Measurement of site: Plot Nos.36, 37 & 38 when clubbed into single plot

Eastern Side :	North-South:	95 Ft or 28.956 Mts,
Southern Side:	East-West :	99 Ft or 30.174 Mts,
Eastern Side :	North-South:	95 Ft or 28.956 Mts,
Southern Side:	East-West :	99 Ft or 30.174 Mts,

Totalling to 9405 Sq.ft or 1044.99 Sq.yards or 873.621 Sq.mts or 130 ankanams 45 Sq.feet of site with easementary rights.

Extent of commercial Hotel Construction of Cellar + Stilt + Ground + 4 upper portions:

Extent of proposed Cellar Floor :	485.22 Sq.mts
Extent of proposed Stilt Floor :	485.22 Sq.mts
Extent of proposed Ground Floor :	485.22 Sq.mts
Extent of proposed First Floor :	485.22 Sq.mts
Extent of proposed Second Floor :	485.22 Sq.mts,
Extent of proposed Third Floor :	485.22 Sq.mts,
Extent of proposed Fourth Floor :	485.22 Sq.mts.
Terrace Floor :	21.41 Sq.mts.

Boundaries: of the Total site of Plot Nos. 36, 37 & 38 when clubbed into single plot.

East : Vacant site Plot No.35
 South: Compound wall of the layout adjacent to it the land of Penumalli Sulochanamma
 West: National High Way (NH-5)
 North: 40 feet layout Road connecting to NH-5 Road situated to its West.

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.08562-294175 & 7901626759 during office hours on any working day.

Date: 13.11.2023

Place: Kadapa

केनरा बैंक / For CANARA BANK

 Authorised Officer
 अधिकृत अधिकारी / Authorised Officer
 एआरएम शाखा केनरा बैंक KADAPA



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.11.2023

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 Annapoorna Hotels HSC No.18334 GNT Road, Opp Vatrapalem Sullurpeta, Andhra Pradesh-524121 2. Sri Modhugula Ramanaiah S/o Late Peeraiah Mahadevaiah Nagar CPI Office Backside GNT Road, Sullurpet Town & Mandal SPSR Nellore District-524121 3. Sri Modhugula Bala Krishna S/o Modhugula Ramanaiah Mahadevaiah Nagar Beside CPI Office, GNT Road Sullurpet Town & Mandal SPSR Nellore District-524121 4. Smt. Modhugula Annapurna W/o Modugula Ramanaiah Mahadevaiah Nagar CPI Office Backside GNT Road Sullurpet Town & Mandal SPSR Nellore District-524121
	Total liabilities as on 31.10.2023	Rs. 4,51,14,557.10 + applicable interest and charges from 01.11.2023 (Loan A/cs.: 34749920000010 - Rs. 4,51,14,557.10)
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 26.12.2023 – 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. 447.75 lakhs

6. Other terms and conditions:

- a) 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.

- b) The property can be inspected, with Prior Appointment of Authorized Officer, on **20.12.2023** between **11 AM to 4 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) 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 **22.12.2023, 04:00 PM**.
- e) 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 : dharani.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).
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **22.12.2023, 4 PM**, to Canara Bank, Specialized ARM Branch, Kadapa, Seven Roads, Kadapa by hand or by email.
- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement 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.
- 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 : dharani.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/-. 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. 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,
Canara Bank building 2nd floor, Seven Roads Circle, Kadapa.
(Mob. No. 7901626759)
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 : dharaani.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.

केनरा बैंक / For CANARA BANK


आधिकृत अधिकारी / Authorised Officer
आरएम ब्रांच, कदापा / ARM BRANCH, KADAPA
केनरा बैंक / Canara Bank

Place: Kadapa

Date : 13.11.2023