



(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
ARM Branch, 1st floor, Governorpet, Vijayawada – 520002

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 33433070000372 SN

Date: 20.12.2023

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable & Movable Assets Properties under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 6(2) 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 properties mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of **Labbipet Vijayawada Branch of Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **29.01.2024**, for recovery of **Rs.1793.52 lakhs+ interest + other expenses** due to the **ARM branch, Vijayawada** of Canara Bank from **M/s Sri Sunflower Educational Society by its Secretary & Correspondent Sri M D V S R Punnam Raju**.

The reserve price for the properties will be **Rs.1902.00 lakhs** with EMD amount of **Rs.190.20 lakhs (for property 1)** and reserve price will be **Rs.50.58 lakhs** with EMD amount of **Rs.5.10 lakhs (for property 2)**. The Earnest Money Deposit shall be deposited on or before **25.01.2024** at **4.30 pm**.

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

Property no.1

Sr No	Description of the Immovable Properties: (Name of the owner/Mortgager to mentioned) with boundaries	Reserve Price (in lakhs)	EMD (in lakhs)
1.a	All that piece and parcel of land of an extent of Ac.1.66 cents out of full extent of Ac.7.07 cents in R.S.No.216 at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doct No.1651/2003) The said land is bounded as follows: East by: Land of Adusumill Janaki Ramaiah South by: Land of Adusumill Janaki Ramaiah	1902.00	190.20

Internal

	West by: Land of Kagitha Rama Mohana Rao North by: Item 1.b below and land of Govindaraju Jayalakshmi Bharathi etc		
1.b	All that piece and parcel of land of an extent of Ac.0.34 cents out of full extent of Ac.0.58 cents in R.S.No.:209-1, at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh (Doct.No.1651/2003) The said land is bounded as follows: East by: land of Govindaraju Jayalakshmi Bharathi etc... South by: Item 1.a West by: Land of Govindaraju Jayalakshmi Bharathi etc., North by: Road margin.		
2	All that piece and parcel of land of an extent of Ac.0.47 cents as per Revenue Records or Ac.0.50 cents as per measurements in R.S.No.211-3 equivalent 0.202 hectares delineated and red colour in plan annexed herewith, and at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doct.No.1652/2003) Bounded by: East by: Lankapalli Majeru Boundary (Donka Road) South by: Land of Penumaka Daveedu West by: Land of Govindarajulu Jayalakshmi Bharathi etc., land North by: Land of Govindarajulu Jayalakshmi Bharathi etc.land		
3	All that piece and parcel of agricultural land in Old Survey No.211 as per present Revenue Records an extent of Ac.0.37 cents in R.S.No.21-4 and Ac.0.34 cents in R.S.No.211-5 as per Revenue Records or Ac.0.77 cents as per measurements and old document, equivalent 0.312 hectares delineated and shared in red colour in plan annexed herewith and situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doct.No.1653/2003) East by: Lankapalli - Majeru Polimera Donka South by: Land of Penumaka Yesobu West by: Land of Govindaraju Venkateswara Rao etc. North by: Land of Penumaka Daniyelu etc		
4	All that piece and parcel of land of an extent of Ac.0.50 cents equivalent 0.202 hectares out of full		

	extent of Ac.0.50 cents, delineated and shaded in red colour in plan annexed herewith, and comprised in R.S.No.209-2(A) situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doct. No.1654/2003) Bounded by: East by: Claimants land South by: Land of Kagitha Rathna Prasad and Yarlagadaa Venkateswaramma West by: Land of Govindaraju Jayalalkshmi Bharathi North: Road Margin.		
5	All that piece and parcel of land of an extent as per revenue records of Ac.0.02 cents, as per measurements 2174 square links out of Ac.0.02 cents in R.S.No.209-2 (c) an extent of as per Revenue records of Ac.0.02 cents as per measurements 2174 square links out of Ac.0.02 cents in R.S.No.209-2(D) total extent of Ac.0.07 cents equivalent 0.028 hectares or 339 square ,283.44 square meters of vacant site, delineated and shaded in red colour in plan annexed herewith, situated at Lankapalli, Ghantasala mandal, Krishna District, Andhra pradesh. (Doct.No.1655/2003). The said land is bounded as follows: East by: Land of Tangirala Lakshminarayana South by: Land of Tangirala Lakshminarayna West by: Claimant's land North by: Bandar to Nagayalanka Road		
6.a	All that piece and parcel of land of an extent of Ac.0.24 cents out of full extent Ac.0.58 cents in R.S.NO: 209/1 situated at Lankapalli, Ghantasala mandal, Krishna District, Andhra pradesh. (Doct.No.1656/2003) Boundaries: East by: Land of Kagitha Dharma Raju which is purchased by the purchaser on today. South by: Land of Adusumilli Janaki Ramaiah etc, and Sudani Lakshmi Narayana Land West by: Land of Sudani Lakshmi Narayana Land North by :Road margin		
6.b	All that piece and parcel of land of Ac.0.35 cents out of Ac.2.26 cents in R.S.No.208-1 situated at		

	Lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh. (Doct. No.1656/2003) East by: Land of Govindaraju Venakteswara Rao etc. South by: Land of Govindaraju Venkateswara Rao etc. West by: Land of Tangirala Lakshmi Narayana North by: Road margin		
7	All that piece and parcel of vacant site of an extent of Ac.0.19 cents, 0.076 hectares or 920 square yards or 769.23 square meters out of full extent Ac.0.19 cents in R.S.No.203-9 delineated and shaded in red colour in plan annexed herewith, situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh (Doct. No.1657/2003) and bounded as follows: East by: Land of Sudani lakshminarayana. South by: Land of Sudani Lakshminarayana West by: panchayat road North by: Site of Chaduvula Nageswar Rao		
8.a	All that piece and parcel of land of an extent of Ac.1.13 cents out of full extent Ac.2.26 cents in R.S.No.208-1, at lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh. (Doct.No.1659/2003). The said land is bounded as follows: East by: Lankapalli - Majeru Polimera Donka South by: 8.b item etc. West by: purchaser's land North by: Road margin.		
8.b	All that piece and parcel of land of an extent of full extent of Ac.0.34 cents in R.S.No.208-3, at lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh. (Doct.No.1659/2003). The said land is bounded as follows: East by: Lankapalli - Majeru Polimera Donka South by: item no. 8.c West by: Land of Govindarajulu jayalakshmi Bharathi etc., North by: Item no 8.a		
8.c	All that piece and parcel of land of an extent of full extent of Ac.0.41 cents in R.S.No.208-5 at lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh. (Doct. No.1659/2003). The said land is bounded as follows: East by: Lankapalli - Majeru Polimera donka		

Internal

	South by: Purchaser's land West by: Land of Govindaraju Jayalakshmi Bharathi North by: Land of Govindaraju Jayalakshmi Bharathi		
8.d	All that piece and parcel of land of an extent of Ac.0.40 cents of full extent of Ac.7.05 cents in R.S.No.216 at lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh(Doct.No.1659/2003). The said land is bounded as follows: East by: Land of Madhavi Auto Finance, Vijayawada South by: Vendor's remaining land West by: Land of Govindaraju Radha krishnaiah North by: Land of Adusumilli Janaki Ramaiah		
9	All that piece and parcel of land of full extent of Ac.0.40 cents in R.S.No.208-4 is equivalent 0.162 hectares delineated and shaded in red colour in plan annexed herewith, situated Lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh (Doc. No.1660/2003) is bounded by: East by: Lankapalli - Majeru Polimera Donka South by: Land of Govindaraju Venakteswara Rao West by: Executant's land North by: Land of Govindaraju Venkateswara Rao etc.,		
10	All that piece and parcel of land of an extent of Ac.0.90 cents equivalent 0.365 hectares, delineated and red colour in plan annexed herewith and comprised in R.S.No.209-3(D) situated at Lankapalli, Ghantasala mandal, Krishna District, Andhra pradesh. (Doc. No.1678/2003) The said land is bounded by: East by: Land of Govindaraju jayalakshmi Bharathi South by: Executant's land and Land of Govindaraju Venakteswara Rao and brothers West by: Land of 3rd vendor. North by: Land of Kagitha Yarlagadda Venakteswaramma		
11	All that piece and parcel of land of full extent of Ac.0.76 cents equivalent 0.307 hectares delineated and red colour in plan annexed herewith and comprised in R.S.No.209-3(A) situated at Lankapalli, Ghantasala mandal, Krishna Diostrict, Andhra Pradesh. (Doc. No.1679/2003) The said land is bounded as follows: East by: Land of Kagitha Rathna Prasad		

	South by: Land of Madhavi Auto Finance, Vijayawada West by: Purchaser's land etc., North: Purchaser's land.		
12	All that piece and parcel of land of extent of Ac.0.78 cents out of full extent of Ac.2.26 cents in RS No.208-1, an extent of Ac.0.24 cents out of full extent of Ac.2.43 cents in R.S.No.208-2 and full extent of Ac.0.26 cents as per revenue records. Ac.0.28 cent as per measurements in R.S.No.209-3 (c) total extent of Ac.1.28 cents as per revenue records, Ac.1.30 cents as per measurements is equivalent 0.527 hectares, delineated and red colour in plan annexed herewith and situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doc. No. 1680/2003) The said land is bounded as follows: East by: Land of Purchaser and etc. South by: Land of Govindaraju Jaya lakshmi Bharathi etc. West by: Land of Yarlagadda Venkateswaramma, Kagitha Rathna Prasad North by: Purchaser's land and Road Margin		
13	All that piece and parcel of land of an extent of Ac.1.00 cents as per Revenue Records equivalent 0.405 hectares out of full extent of Ac.2-43 cents and comprised in R.S.No.208-2 situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doc. No.134/2004) The said land is bounded as follows: East by: Purchaser's land South: Govinda Raju Venkata Ramana and others West by: Purchaser's land North by: Purchaser's land.		
14	All that piece and parcel of land of an extent of Ac.0.45 cents out of full extent Ac.1.62 cents in R.S.No: 210-3 equivalent to 0.182 hectares situated at Lankapalli, Ghantasala mandal, Krishna District, Andhra pradesh. (Doc. No.311/2004) The said land is bounded by as follows: R.S.No.210-3 - Full extent: Ac.1.62 cents - Extent: Ac.0.45 cents - Hectares:0.182 Boundaries: East by: Poromboka South by: Poromboka		

	West by: Land of Adusumilli Ramachandra Rao etc. North by: Land of Govindaraju Venakteswara Rao and brothers		
15	All that piece and parcel of land of extent of Ac.0.25 cents equivalent 0.101 hectares out of Ac.2.50 cents in Full extent of Ac.7.05 cents, in R.S.No.216 situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doc. No.678/2004) The said land is bounded as follows: East by: Purchaser' land South by: Panta bode West by: Vendors land North by: Purchaser's land.		
16	All that piece and parcel of land of an extent of Ac.0.99 cents as per Revenue Records or Ac.1.00 cents as per measurements equivalent 0.0.405 hectares out of full extent of Ac.1.98 comprised in R.S.No.209-3 revised cents new as R.S.No.209-3(B) situated at Lankapalli, Ghantasala mandal, Krishna District, Andhra Pradesh. (Doc. No.845/2004) The said land is bounded as follows: East by: Land of Yarlagadda Venkateswaramma South by: Irrigation Chanel and purchaser's land West by: Purchaser's land North: Purchaser's land.		
17	All that piece and parcel of land of an extent of Ac.0.99 cents as per Revenue Records or Ac.1.00 cents as per measurements equivalent 0.405 hectares out of full extent of Ac.1.98 cents and comprised in Old Survey No.209-3 revised as new R.S.No.209-3(B) situated at Lankapalli, Ghantasala Mandal, Krishna District, Andhra Pradesh. (Doc. No.846/2004) The said land is bounded as follows: East by: Purchaser' land South by: Irrigation Channel and Purchaser's land] West by: Land of Kagitha Rathna Prasad North by: Purchser's Land.		
	Note: Total extent of land: Ac.13.83 cents covered by above sale deeds situated in Sy. Nos 203/9; 208/1,2,3,4,5; 209/1,2A, 2B, 2C, 2D,3A, 3B,3D;210/3;311/3,4,5 AND 216 of Lankapalli Village, Ghantasala Mandal, Challapalli Sub registry, Krishna district, Andhara Pradesh and in that land an engineering college was constructed with name and style of Sri Sunflower College of Engineering &		

	Technology with Door No. 5 51/2 (14 nos College buildings with small structures such as Temple, Guest house, 2 Generator Sheds, Water plant and Shed, Open shed) Boundaries of the land : East: Lankapalli - Majeru Polimera Donka North: Machilipatnem- Nagayalanka Road (NH 16) South : Others land West: Partly road and Small huts belongs to others.		
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Property no.2 – Lab Equipments, Computers and Furnitures & Fixtures situated at R.S.No.203/9, 208/1,2,3,4,5, 209/1,2A,2B,2C,2D,3A,3B,3D,210/3,211/3,4,5,&216, "Sri Sunflower College of Engineering & Technology, at Corner of lankapalli- Majeru, Polimeru Donka & Machilipatnam Road, Lankapalli village & Gram Panchayat, Ghantasala Mandal, Krishna District, Andhra Pradesh-521131.

The sale confirmation of Property 1 i.e., All that part and parcel of the property consisting of college land and building are subjected to the sale confirmation of Property 2 i.e., Lab Equipments, Computers and Furnitures & Fixtures.

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 Chief Manager, ARM branch, Vijayawada, Canara Bank, **Ph no: 0866-2486566** during office hours on any working day.

Date: 20.12.2023
Place: Vijayawada

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorised Officer

Authorized Officer
Canara Bank



Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20.12.2023

1. Name and Address of the Secured Creditor : Canara Bank, ARM branch, Vijayawada
2. Name and Address of the Borrower(s)/ Guarantor(s) :

<u>To-Borrower & Mortgagor</u>	<u>Guarantors/Mortgagors:</u>	<u>Smt Mahali Lakshmi Rajeswari W/o Mahali Dayta Venkata Siva Rama Punnam Raju; Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh-521150</u>	<u>Sri Mahali J V Pavan, S/o. Mahali Dayta Venkata Siva Rama Punnam Raju, Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh-521150</u>
M/s Sri Sunflower Educational Society represented by its Secretary & Correspondent Mahali Dayta Venkata Siva Rama Punnam Raju; D No.- 5-73/1, 5 th Ward, Challapalli-521126; Krishna district, Andhra Pradesh	Sri Mahali Dayta Venkata Siva Rama Punnam Raju S/o Venkata Raju; Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh-521150		
Sri Mahali Dayta Venkata Siva Rama Punnam Raju S/o Venkata Raju; Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh 521150	Sri Kudaravalli Poornananda Das S/o Seetharamaiah, Prinicipal, Sri Sarada Sunflower Junior College; Sunflower Colony; Challapalli; Krishna district, Andhra Pradesh-521126	Sri Borukati Lakshmana Raju, S/o late B. Rattaiah, Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh-521150	Sri Dalapathirao Suresh Babu S/o Krishnam Raju, Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh-521150
Sri Dalapathirao Ramkrishna Raju S/o Krishnam Raju, Kosuru Village; Movva Mandal; Krishna district, Andhra Pradesh-521150			

3. Total liabilities as on 30.11.2023

: **Rs.1793.52 lakhs + interest + other**

expenses

Internal

4. (a) Mode of Auction : Online
(b) Details of Auction service provider : M/s C1 India Pvt Ltd
(c) Date & Time of Auction : **29.01.2024** & 10.30 AM
(d) Place of Auction : Vijayawada
5. Reserve Price: **Rs.1902.00 lakhs (For property no.1)**
Rs.50.58 lakhs (For property no.2)
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 with Authorised Officer, on **22.01.2024** 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, ARM, Vijayawada Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Vijayawada A/c No 209272434 IFSC Code CNRB0006682 on or before **25.01.2024** at 4.30 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, Contact Person for Andhra Pradesh Region : P Dharani Krishna, Mobile: 9948182222, E mail id: ddharani.p@c1india.com, support & Backup Office: Support Team, Contact No Land line :- 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.
 - f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **25.01.2024**, 5 PM, to Canara Bank, ARM Branch, Vijayawada 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.

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, Contact Person for Andhra Pradesh Region : P Dharani Krishna, Mobile: 9948182222, E mail id: ddharani.p@c1india.com, support & Backup Office: Support Team, Contact No Land line :- 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 10,000/- for reserve price upto 25 lacs, in multiplies of Rs 25,000/- for reserve price above 25 lacs and upto 100 lacs and in multiplies of Rs 50,000/- for reserve price above 100 lacs. 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 Rs. 50 (Rupees Fifty) lacs and above, the successful bidder will have to deduct TDS at the rate 1% 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 ARM branch who as a facilitating centre, shall make necessary arrangements.

- o) For further details contact Authorized Officer, Canara Bank, ARM Branch, Vijayawada (Mobile No. 0866-2486566), e-mail id: armvij@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: ddharani.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: Vijayawada
Date: 20.12.2023

कुते केनरा बैंक
For CANARA BANK
अधिकृत अधिकारी / Authorized Officer

Authorized Officer
Canara Bank

18/12/23

Internal