



(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

ARM Branch, 1st floor, Governorpet, Vijayawada – 520002

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 35031400000540SN

Date: 11.01.2024

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization 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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of **Brindavan Gardens branch of Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **20.02.2024**, for recovery of **Rs.2416.50 lakhs** due to the **ARM branch, Vijayawada** of Canara Bank from **M/s Opus Educational Society, represented by its president Smt. Yarram Harika W/o Sri Y Rajasekhhar Reddy & Secretary: Sri Y Rajasekhhar Reddy S/o Rami Reddy.**

The reserve price for property will be **Rs.1697.53 lakhs** with EMD amount of **Rs.169.76 lakhs (for property 1)**, **Rs.169.55 lakhs** with EMD amount of **Rs.17.00 lakhs (for property 2)**, **Rs.149.45 lakhs** with EMD amount of **Rs.15.00 lakhs (for property 3)**. The Earnest Money Deposit shall be deposited on or before **17.02.2024** at **4.30 pm.**

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

Property 1:

Item No.1:

Property in the name of M/s Opus Educational Private Limited:

Regd. Sale Deed No. 7736/2010 at SRO Piduguralla:

Guntur District, Narsaraopet Registration District, Piduguralla Sub District within Village and panchayat area of Rajupalem Village, D.No.225/1A,225/1C and 225/3A of an extent of Ac.6-13 cents of converted land with structures of School and Hostel buildings (semi finished) which is being bounded by:

Internal

East: Land of Pemma Nageswara Rao
South: Land of Yaddanapudi Narasimhachari
West: Donka Road
North: Sarkar Donka

Item No 2:

Property in the name of M/s SVMC developers:
Regd. Sale Deed No. 8377/2011 at SRO Piduguralla and rectification Deed 3804/2012 at SRO Piduguralla:
Guntur District, Narsaraopet Registration District, Piduguralla Sub District, within Village and Panchayat area of Rajupalem Village, D.No.218/2A and 218/2C of an extent of Ac.6-42 ½ cents of converted vacant land bounded by:

East: Land of Chokka Ankama Rao
South: Sarkar Donka
West: Land of Jangam Syam Babu
North: Land of title holder and land of Kedari Govindu and Jangam Anasuyamma

Item No 3:

Property in the name of Sri Mallu Srinivasulu Reddy:
Regd. Sale Deed No. 2946/2012 at SRO Piduguralla:
Item No.A: Guntur District, Narsaraopet Registration District, Piduguralla Sub District, within village and Panchayat area of Rajupalem Village D.No.217/2A of an extent of Ac. 0-60 cents of converted vacant land which is being bounded by:

East: Land of Ketharapu Govindu
South: Suez Canal
West: Land of Yarram Rajasekhar Reddy
North: Guntur Macharla Road

Item No B: Guntur District, Narsaraopet Registration District, Piduguralla Sub District, within village and Panchayat area of Rajupalem Village,D.NO.217/2C of an extent of Ac.1-31 cents of converted vacant land which is being bounded by:

East: Land of Ketharapu Govindu
South: Land of Yarram Rajasekhar Reddy
West: Land of Yarram Rajasekhar Reddy
North: Suez canal

Property 2:

Property in the name of Sri Lankapothu Uma Maheswara Reddy:
Regd. Sale Deed No. 3374/2014 at SRO Koritepadu, Guntur:
Guntur District, Nallapadu Sub District, within Municipal Corporation area of Guntur at Old Pattabipuram at Nallapadu Village, D.No.55-A,55- B1/A,55/B2,55-B3A, 55-B3B, 56-A1,56-1B, 56-1C,56-1D,56-1E,56-2,57-A1,57-B2 and 58-A2, Municipal Asst. No.8988, Door No.3-14-90 of extent of 300 sq. yds of site and in which a RCC Daba house there in which is being bounded by:

Internal

East: Building No.B1-55
South: Municipal Road
West: Western side of this property
North: Building B1-31

Property 3:

Property in the name of Sri A.Srinivas Reddy:
Regd. Sale Deed No. 6040/2012 at SRO Rangareddy:
Plot bearing no.1096/1 in Category II of Miyapur Residential Complex, admeasuring 258.34 square yards or 216 square meters, in Survey Nos. 20 and 28/1 situated at Miyapur Village, Serilingampally Mandal, GHMC Serilingampally, Ranga Reddy District, Telangana State and bounded as follows:

East: 9.00 mts wide road
West: Plot No.1096/D,Category II
South: Plot No. 1096/J, Category II
North: Plot No.1096/H, Category II

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, **Mobile No. 8331011695** during office hours on any working day.

कुते केमरा बैंक
For CANARA BANK

आधिकृत अधिकारी
Authorized Officer

Date: 11.01.2024
Place: Vijayawada

Authorized Officer
Canara Bank

4/1/24

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 11.01.2024

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

M/s Opus Educational Society Represented by its President Smt. Yarram Harika, W/o Y. Rajasekhar Reddy Secretary Sri Y. Rajasekhaa Reddy S/o Rami Reddy Flat No.502, MCR Complex Sri Swamy Ayyappa Housing Society Madhapur Hyderabad - 500081	Smt. Yarram Harika W/o Yarram Rajasekhar Reddy Plot No.115 P Swamy Ayyappa Society Madhapur Hyderabad-500081	Sri L. Uma Maheswar Reddy S/o Atchi Reddy D.No.15-7-7, Reddy Street Near Janda Chettu Old Guntur Guntur-522001
M/s SVMC Developers Rep. by its Partners a. Mallu Srinivasulu Reddy b. Y. Rajasekhar Reddy Plot No.369, Swamy Ayyappa Society Near Gayathri Academy Madhapur Hyderabad 500081	Sri M. Srinivasulu Reddy S/o Venku reddy Flat No.306 Pragathi Elegance Nizampet Road Hyderabad - 500085	Sri A. Srinivasa Reddy S/o Jayarami Reddy H.No.16-453 Opp: Venkateswara Mahal Piduguralla - 522413 Guntur District
Sri Yarram Rajasekhar Reddy S/o Rami Reddy Plot No.115 P Swamy Ayyappa Society Madhapur Hyderabad-500081	M/s Opus Education Private limited Represented by its Directors: Smt. Yarram Harika, W/o Y Rajasekhar Reddy & Sri Y Raja Sekhar Reddy S/o Rami Reddy, Flat No .502, MCR Complex, Sri Swamy Ayyappa housing Society, Madhapur, Hyderabad – 500081	

3. Total liabilities as on 31.12.2023 : **Rs.2416.50 lakhs + interest + other expenses**

4. (a) Mode of Auction : Online
- (b) Details of Auction service provider : M/s C1 India Pvt Ltd
- (c) Date & Time of Auction : **20.02.2024 & 10.30 AM**
- (d) Place of Auction : Vijayawada

5. Reserve Price : **Rs.1697.53 lakhs (for property 1),
Rs.169.55 lakhs (for property 2), Rs.149.45 lakhs (for property 3)**

Internal

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 Authorized Officer, on **13.02.2024** 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 **17.02.2024** 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 **17.02.2024**, 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.
 - 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. 8331011695), 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: 11.01.2024

कुते केनरा बैंक
For CANARA BANK

आधिकृत अधिकारी
Authorized Officer

Canara Bank

40/18/5

Internal