



(Auction Sale Notice for Sale of Immovable Properties)

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

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 32719910000115, 32717910000218, 32717910000226,
32717910000207, 32711250000926

Date: 12.03.2024

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets 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 properties mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of **Canara Bank, Brodipet Branch** will be sold on "As is where is", "As is what is", and "Whatever there is" on **30.03.2024** for recovery of **Rs.715.00 lakhs** (468.77+246.23) due to the **ARM branch, Vijayawada** of Canara Bank from 1. M/s Purna Sai Hospitals, PROP: Dr. Dundi Koti Reddy and 2. Smt. Dundi Siva Kumari.

The reserve price for the properties will be **Rs.520.14 lakhs** with EMD amount of **Rs.52.02 lakhs**. The Earnest Money Deposit shall be deposited on or before **28.03.2024 at 4.30 pm**.

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

Property Tax dues as on date – Rs.3,35,801/- (Three Lakh Thirty five thousand Eight Hundred and One Rupees Only)

Subject to the out come of SA 67/2024 filed at Debt Recovery Tribunal Visakhapatnam

Property belongs to Dr. Dundi Koti Reddy

Item no :1 (Covered by doc no: 3080/2008)

Guntur Dist, Guntur Sub District with in municipal Corporation area of Guntur at Gunturuvari Thota, municipal old ward No.8, New Ward No.9, Present ward No.13, T.S.No.3, Municipal Asst No.17931, old Door No. 13-7-30, Present Door No.13-7-32 of an extent of 87-1/2 Sq. Yards of site and in which an RCC building therein which is being bounded by:

Internal

East: Municipal Road-15.0 Ft

South: Compound Wall in the property of the title holder i,e Item No.2 – 52.6 ft.

West: Wall in the property of the vendor -15.0 Ft

North: House Wall of Shaik Gowsiya -52.6Ft.

Item no :2 (Covered by doc no: 4297/2007)

Guntur District, Guntur sub District within municipal Corporation area of Guntur at Gunturvarithota, Municipal old Ward no.8, New Ward no.9, Present ward No.13, T.S. No 3. Municipal Asst No.17932, Door no.13-7-31 of an extent of 170-1/2 Sq yards of site and Rec building there in which is being bounded by:

East: Municipal Road-29.3 Ft

South: Municipal Road-52.2 Ft.

West: Site of Nelakurthi Sivamma -29.3 Ft

North: Site of shaik john Basha -52.6Ft.

Item No:3(Covered by doc no: 6965/2011)

Guntur Dist, Guntur Sub District with in Municipal Corporation area of Guntur at 5th line Gunturuvari Thota, Municipal old ward No.8, Block No.1, T.S.No.3, Municipal Asst No.17874, old Door No. 13-6-66, of an extent of 50-2/9 Sq. Yards of site and in which an RCC building therein which is being bounded by:

East: Property of Dundi siva Kumari-14.7 ½ Ft

South: Property of Majana beebe-30.9 Ft

West: Municipal Corporation Road -14.7 ½ Ft

North: Property of the title holder-30.9 Ft

Item No.4(Covered by doc no: 5690/2015)

Guntur Dist, Guntur Sub District with in Municipal Corporation area of Guntur at 5th line Gunturuvari Thota, Municipal old ward No.8, New Ward No.9, Present Ward no 13, Block No.1, T.S.No.3, Municipal Asst No.17874, old Door No. 13-6-66, of an extent of 50 Sq. Yards of site and RCC building in which is being bounded by:

East: Property of Dundi siva Kumari-15 Ft

South: Property of Syed Sattar-30 Ft

West: Municipal Road -15 Ft

North: Site of Rahimunnisa and others-30 Ft.

Within the above items 1 to 4 a total extent of 358.22 Sq yards.

Property belongs to Smt. Dundi Siva Kumari

Item no.1: (Covered by doc no: 2722/2011)

Guntur Dist, Guntur Sub District with in Municipal Corporation area of Guntur at 5th line, Gunturuvari Thota, Municipal old ward No.8, New Ward No.9, Present Ward no 13, Block No.1, T.S.No.3, Municipal Asst No.17874, old Door No. 13-6-66, of an extent of 70 Sq. Yards of site and building owned by Smt. Dundi Siva Kumari, W/o Dundi koti reddy and is being bounded by:

East: house wall jainabi to some extent and property of Dr. Dundi koti reddy to some extent in total -29.3 Ft

South: Property of the ttle holder -21.7 ft.

West: remaining Property of the vendor -29.3 Ft

North: Property of Rahimunnisa and others-21.7 Ft.

Item no.2: (Covered by doc no: 542/2011)

Guntur Dist, Guntur Sub District with in Municipal Corporation area of Guntur at 5th line, Gunturuvari Thota, Municipal old ward No.8, Block No.1, T.S.No.3, Municipal Asst No.17870, old Door No. 13-6-69, Present Door no. 13-6-62 of an extent of 42 Sq. Yards of site and in which an R.C.C daba house there in which an RCC ground & first floor owned by Smt Dundi Siva Kumari, W/o Dundi Koti reddy and is being bounded by:

East: Wall in this property and property of the title holder

South: municipal road

West: Wall in this Property and Property of shaik Mastan Saheb

North: Wall in this Property and Property of shaik Hussain Saheb

Within the above items 1 and 2 , the total extent of 112 Sq Yards of site.

Total combined extent of 470.22 Sq yards of site for all 6 items as per documents and a net combined extent of 424.31 Sq yards of site as per BPS along with RCC buildings.

As per proceedings Roc.No.7464/06/G1 of Guntur Municipal Corporation issued by municipal Commissioner an extent of 45.86 Sq Yrds was surrendered to GMC for Road widening

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.

कृते केनरा बैंक
For CANARA BANK
अधीकृत अधिकारी / Authorized Officer

Authorized Officer
Canara Bank

Date: 12.03.2024
Place: Vijayawada

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Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.03.2024

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

BORROWER:1 1. M/s Purna Sai Hospitals Prop: Sri Dr. Dundi Koti Reddy D No 13-7-32, GunturuVari Thota, 6 th Lane, Guntur -522001. 2. Dr. Dundi Koti Reddy S/o Sreerami Reddy D.No.4-6-189, 1 st Lane, Hanumaiah Nagar, Guntur -522007.	GUARANTOR: 3.Smt. Dundi Siva Kumari W/o D Koti Reddy, D No.4-6-189, 1 st Lane, Hanumaiah Nagar, Guntur-522007.
BORROWER:2 1.Smt. Dundi Siva Kumari W/o D Koti Reddy, D No.4-6-189, 1 st Lane, Hanumaiah Nagar, Guntur-522007. 2. Dr. Dundi Koti Reddy S/o Sreerami Reddy D.No.4-6-189, 1 st Lane, Hanumaiah Nagar, Guntur -522007.	2. Dr. Dundi Koti Reddy S/o Sreerami Reddy D.No.4-6-189, 1 st Lane, Hanumaiah Nagar, Guntur -522007.

3. Total liabilities as on 29.02.2024 : **Rs.715.00 lacs**
4. (a) Mode of Auction : Online
 (b) Details of Auction service provider : M/s C1 IINDIA PVT LTD
 (c) Date & Time of Auction : **30.03.2024 & 10.30 AM to 11:30 AM**
 (d) Place of Auction : Vijayawada
5. Reserve Price: **Rs.520.14 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 with Authorised Officer, on **22.03.2024** 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 **28.03.2024** 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 **28.03.2024**, 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. 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: 12.03.2024

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी
Authorized Officer

Authorized Officer

Canara Bank

Internal