

(A GOVERNMENT OF INDIA UNDERTAKING)
(Auction Sale Notice for Sale of Immovable Properties)
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 symbolic possession of which has been taken by the Authorised Officer of CHATAPARRU BRANCH of the 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.52,99,096.65 (Rupees Fifty Two Lakhs Ninety Nine Thousand Ninety Six and Paise Sixty Five Only) as on 03-01-2024 + interest and costs is due to the CHATAPARRU BRANCH of Canara Bank from Smt. Nerusu Bhavani, W/o Venkateswara Rao, Chataparru, Eluru Mandal, Eluru, Andhra Pradesh- 534004 (BORROWER) & Sri Nerusu Venkateswara Rao, S/o Nageswara Rao, Yadavulapeta, Chataparru, Eluru-534004 (GUARANTORS).

The reserve price for Property will be Rs.36,81,000/- (Rupees Thirty Six Lakhs Eighty One Thousand Only) and the earnest money deposit for Property will be Rs.3,69,000/- (Rupees Three Lakhs Sixty Nine Thousand Only). The Earnest Money Deposit shall be deposited on or before 5:00 PM, 25-01-2024.

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

Details of Property	Reserve Price	EMD Amount
All that part and parcel of R.C.C. roofed ground and first floor residential building in built in a site admeasuring 307.40 Sq. Yds. in R.S.No.116/1, near D.No.6-18, Chataparru grama panchayat, Eluru sub division, Eluru bounded by East : Panchayath Road -48.4 feet South : Site belongs to Mohammad Usman Ali -62.6 feet West : Site belongs to Maganti Suhasini and Doddi Mallikharjuna Rao -47.0 feet North : Site belongs to Pasupuleti Arun Kumar and Kothapalli Varalakshmi- -53.6 feet	Rs.36,81,000/- (Rupees Thirty Six Lakhs Eighty One Thousand Only)	Rs.3,69,000/- (Rupees Three Lakhs Sixty Nine Thousand Only)

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 Manager, Chataparru Branch Canara Bank, Ph. No.08812-231063, Mobile No: 8331015651 during office hours on any working day.

Place: Chataprru
Date: 03-01-2024

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी/Authorised Officer
Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 03-01-2024

1. Name and Address of the Secured Creditor:	CANARA BANK, CHATAPARRU BRANCH
2. Name and Address of the Borrower:	Smt. Nerusu Bhavani, W/o Venkateswara Rao, Chataparru, Eluru Mandal, Eluru, Andhra Pradesh- 534004 (BORROWER) & Sri Nerusu Venkateswara Rao, S/o Nageswara Rao, Yadavulapeta, Chataparru, Eluru-534004 (GUARANTORS)
3. Total liabilities	Rs.52,99,096.65 (Rupees Fifty Two Lakhs Ninety Nine Thousand Ninety Six and Paise Sixty Five Only) as on 03-01-2024 + interest and costs
4 (a) Date & Time of e- auction:	Date: 29-01-2024 ; Time 10:30 am -11.30 am (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(b) Portal of e- auction:	https://www.indianbankseauction.com
5. Details of Property:	<u>Details of Properties</u> All that part and parcel of R.C.C. roofed ground and first floor residential building in built in a site admeasuring 307.40 Sq. Yds. in R.S.No.116/1, near D.No.6-18, Chataparru grama panchayat, Eluru sub division, Eluru bounded by East : Panchayath Road -48.4 feet South : Site belongs to Mohammad Usman Ali -62.6 feet West : Site belongs to Maganti Suhasini and Doddi Mallikharjuna Rao -47.0 feet North : Site belongs to Pasupuleti Arun Kumar and Kothapalli Varalakshmi- -53.6 feet
6. Reserve Price:	Rs.36,81,000/- (Rupees Thirty Six Lakhs Eighty One Thousand Only)
7. Last date of Deposit of EMD Amount:	on or before 5.00 P.M., 25-01-2024

Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://www.indianbankseauction.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property will be sold in "AS IS WHERE IS" condition including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrances, contact the undersigned before deposit of the Earnest Money Deposit).
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on **24-01-2024**, before **5:00 PM**.
- d) 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.

(A GOVERNMENT OF INDIA UNDERTAKING)

e) EMD amount of **10%** of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Chataparru Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Chataparru Branch, A/c No **209272434** and IFSC Code: **CNRB00001330** on or before **5.00 PM, 25-01-2024**.

f) 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 CanBank Computer Services Ltd, No.218, J P Royale, 1st floor, Sampige road, Malleswaram, Bengaluru. Cell: +91 9444805621 (Mr.Saravanan), 9480691777(Mr Pakhare D D), 8553643144 (Mr Ramesh T H) , E-mail: eauction@ccsl.co.in. Immediately on the same date of payment of the EMD amount the bidders shall approach the said service provider for obtaining digital signature(if not holding a valid digital signature).

g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **5.00 PM, 25-01-2024** to Canara Bank, Chataparru Branch, by hand or by email.

- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment 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.

h) The intending bidders should register their names at portal <https://www.indianbankseauction.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 CanBank Computer Services Ltd, contact person for Andhra Pradesh region: name Mr. Saravanan, Mobile 9444805621, Email id eauction@ccsl.co.in ,Support & backup Office: Support Team, contact no 9480691777(Mr Pakhare D D), 8553643144 (Mr Ramesh T H).

i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000/-** (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of **Rs.25,000/-** as incremental value). 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.

k) 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.

l) For sale proceeds of **Rs. 50,00,000/- (Rupees Fifty Lakhs) and above**, TDS shall be payable at the rate 1 % of the Sale amount, which shall be payable separately by the Successful buyer.

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- m) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) **Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.**
- o) 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 **Canara Bank, Chataparru Branch**, who, as a facilitating centre, shall make necessary arrangements.
- p) For further details **contact : The Manager, Canara Bank Chataparru Branch (Ph.No 08812-231063, Mobile No : 8331015651) e-mail id : cb1330@canarabank.com ; OR the service provider M/s CanBank Computer Services Ltd, No.218, J P Royale, 1st floor, Sampige road, Malleswaram, Bengaluru. Cell: +91 9444805621 (Mr.Saravanan), 9480691777(Mr Pakhare D D), 8553643144 (Mr Ramesh T H) , E-mail: eauction@ccsl.co.in**

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: Chataparru
Date: 03-01-2024

कृते केनरा बैंक
For CANARA BANK
Authorised Officer
अधिकृत अधिकारी/Authorised Officer
Canara Bank