

Ref: 7700-BR/2752-210/1/2022

Date: 20/12/2022

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 possession of which has been taken by the Authorised Officer of **SME Kukatpally Branch**, subsequently transferred to ARM Branch of the Canara Bank for follow up., will be sold on "As is where is", "As is what is", and "Whatever there is" on **12/01/2023**, for recovery of **Rs. 1,24,99,53,486/- (Rupees One Hundred and Twenty Four Crores Ninety Nine Lakhs Fifty Three Thousand Four Hundred and Eighty Six Only)** (Contractual dues as on 30/11/2022) due to the **SME Kukatpally Branch** of Canara Bank from **M/s Sri Venkateswara Rice Industries Pvt Ltd** represented by its Directors and Guarantors (a) Sri Neela Satyanarayana S/o Bixamiah, (b) Smt Neela Aruna Devi W/o Sri Neela Satyanarayana, (c) Smt Kothuru Puspa W/o Sri K Satyanarayana, (d) Sri Kothuru Satyanarayana S/o Sri Jaggaiah, (e) M/s Sri Venkateswara Storages, (f) Sri Soma Kiran Kumar S/o Sri Chandra Sekhar, (g) Sri Padamatinti Prasad, S/o P Baswaiah, (h) Sri Juluri Ram Mohan, S/o Sri J Rajaiah, (i) Sri Chedella Keshava Rao, S/o Ramaiah, (j) Sri V Satyanarayana, S/o Sri V Srihari

The reserve price for LOT No.1 will be **Rs.1,83,00,000/-** and the earnest money deposit will be **Rs.18,30,000 /-.**

The reserve price for LOT No.2 will be **Rs.1,36,00,000/-** and the earnest money deposit will be **Rs.13,60,000/-.**

The reserve price for LOT No.3 will be **Rs.6,40,00,000/-** and the earnest money deposit will be **Rs.64,00,000/-.**

The reserve price for LOT No.4 will be **Rs.6,40,00,000/-** and the earnest money deposit will be **Rs.64,00,000/-.**

The reserve price for LOT No.5 will be **Rs.6,40,00,000/-** and the earnest money deposit will be **Rs.64,00,000/-.**

The Earnest Money Deposit shall be deposited on or before **10/01/2023 at 5:00pm**

Details and full description of the immovable property.

LOT No.	Details and full description of the immovable property.
1.	All that the House bearing No: 1-10-27/35/12 part admeasuring 100 Sq.yds with Builtup area 200 Sq.Ft(ACC) and House Bearing No: 1-10-27/35/13 part and 14 part admeasuring 600 Sq.yds., with Builtup area 200 Sq.ft., (ACC) in all admeasuring 700 Sq.yds., or 585.27 Sq.mtrs., with Builtup area 400 Sq.ft., in survey No:188, situated at Allam Thotabavi, Begumpet, Hyderabad, Telangana- 500016 in the name of Sri Soma Kiran Kumar as per sale deed no 1148/2011 situated within the jurisdiction of Sub Registrar Office, Secunderabad & bounded by On the North by : 40' wide Road On the South by : Land in Survey No:187 and 190 On the East by : Land sold by the Vendor to N.Satyanarayana. On the West by : Land in Survey No 187 and 190



2.	All that the House bearing No: 1-10-27/35/13 part admeasuring 305 Sq.yds with Builtup area 200 Sq.ft (ACC) and House Bearing No: 1-10-27/35/14 admeasuring 200 Sq.yds., with Builtup area 200 Sq.ft., (ACC) in all admeasuring 505 Sq.yds., with Builtup area 400 Sq.ft.(ACC) in survey No:188, situated at Allam Thotabavi, Begumpet, Hyderabad, Telangana-500016 in the name of Sri Neela Satyanarayana as per sale deed no 1140/2011 situated within the jurisdiction of Sub Registrar Office Secunderabad & bounded by On the North by : 40' wide Road On the South by : Land in Survey No:187 and 190 On the East by : Neighbours Land On the West by : Land sold to S Kiran Kumar by vendor
3.	All that the vacant land admeasuring 2950 Sq yds out of Ac.6-10 Guntas forming part and parcel of Survey No., 7, Situated at Hasmathpet Village, Balanagar Mandal, Rangareddy District, Hyderabad, Telangana -500011 Standing in the name of Sri Soma Kiran kumar as per Sale Deed No 140/2014 situated within the jurisdiction of Sub Registrar Office Kukatpally & bounded by: On the North by : S.No.7 Neighbours Place; On the South by : Road and Vendors Place; On the East by : Place of P. Prasad On the West by : Vendors Place and S.No.5&6 <u>Note:</u> This property is covered by Income Tax attachment vide Notification No 281B/ITO/2014-15 dated 20/01/2015, Notification No 5692G dated 03/12/2015 and Notification No AJIPP5692G dated 19/10/2016.
4.	All that the vacant land admeasuring 2950 Sq yds out of Ac.6-10 Guntas forming part and parcel of Survey No., 7, Situated at Hasmathpet Village, Balanagar Mandal, Rangareddy District, Hyderabad, Telangana-500011 Standing in the name of Sri Padamatinti Prasad as per Sale Deed No 141/2014 situated within the jurisdiction of Sub Registrar Office Kukatpally & bounded by: On the North by : S.No.7 Neighbours Place; On the South by : Proposed Road of Vendee and Vendors Place; On the East by : Place of J.Rammohan On the West by : Place of S Kiran Kumar <u>Note:</u> This property is covered by Income Tax attachment vide Notification No 281B/ITO/2014-15 dated 20/01/2015, Notification No 5692G dated 03/12/2015 and Notification No AJIPP5692G dated 19/10/2016.
5.	All that the vacant land admeasuring 2950 Sq yds out of Ac.6-10 Guntas forming part and parcel of Survey No., 7, Situated at Hasmathpet Village, Balanagar Mandal, Rangareddy District, Hyderabad, Telangana-500011 Standing in the name of Sri Juluri Rammohan as per Sale Deed No 142/2014 situated within the jurisdiction of Sub Registrar Office Kukatpally & bounded by: On the North by : S.No.7 Neighbours Place; On the South by : Proposed Road of Vendee and Vendors Place; On the East by : Village Boundary of Alwal On the West by : Place of P Prasad

No Known Encumbrances to the Knowledge of the Bank, except those mentioned above. The Bank has filed WP 33739/2022 before the High Court of Telangana challenging the Income Tax attachment, vide Notification No 281B/ITO/2014-15 dated 20/01/2015, Notification No 5692G dated 03/12/2015 and Notification No AJIPP5692G dated 19/10/2016.



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 Assistant General Manager, ARM Branch Canara Bank, Ph. No. 040-27725259/ 27725260/27725283/84 during office hours on any working day.

Date: 20/12/2022
Place: Hyderabad

ಕರ್ನಾಟಕ ಬ್ಯಾಂಕ್ For CANARA BANK
ಪ್ರಯೋಗದ ಅಧಿಕಾರಿ, ಆರ್.ಎಂ. ಶಾಖಾ, ಹೈದರಾಬಾದ್.
Authorized Officer, Hyderabad.
CANARA BANK



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 20/12/2022

1. Name and Address of the Secured Creditor: Canara Bank, ARM Branch, Ground Floor, Circle Office Building, MCH No:-10-3-163 & 10-3-163/A, Plot No.85, Beside Rail Nilayam, Secunderabad - 500 026. Phone No:040-27725283,85/59/60.
Email : cb2752@canarabank.com

2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s Sri Venkateswara Rice Industries Pvt. Ltd., Rep by its Managing Director Sri Neela Satyanarayana, Regd. Office at H.No.12-107/1, Komarabanda Village, Kodada, Suryapet District, Telangana-508206	M/s Sri Venkateswara Storages represented by its proprietor Sri. Neela Satyanarayana Sy No 242/4, Komarabanda(v), Kodada, Nalgonda District, Telangana-508 026
Smt Neela Aruna Devi, W/o N Satyanarayana, H.No.1-12/4/18/1/3/1, Rammurthy Nagar, Kodada, Suryapet District, Telangana-508 206 AND Smt Neela Aruna Devi, W/o N Satyanarayana, Flat No.401, Kesava Heights, Kodada, Suryapet District, Telangana-508206	Sri Neela Satyanarayana S/o Bixamaiah, Flat No.401, Kesava Heights, Kodada, Suryapet District, Telangana-508206. AND Sri Neela Satyanarayana S/o Bixamaiah, H.No.1-12/4/18/1/3/1, Rammurthy Nagar, Kodada, Suryapet District, Telangana-508 206
Sri Kothuri Satyanarayana H.no. 1-12/4/17/A, Suryapet Road, Kodada, Suryapet District, Telangana-508 206	Smt Kothuri Puspa W/o Sri K Satyanarayana, H.No.1-27/4/17/A, Suryapet Road, Kodada, Suryapet District, Telangana-508 206
Sri Soma Kiran Kumar S/o Sri Chandrashekar, H.no. 5-5-1054/33/1, Mallikarjuna nagar, L.B.Nagar, Gsi(Sr) Bandlaguda, Rangareddy District,Telangana-500 068	Sri Padamatinti Prasad S/o P Baswaiah, H.No.6-18-86, NGOs Colony, Near Netaji Club, Nizamabad, Telangana-503 002
Sri Juluri Ram Mohan S/o Sri Rajaiah, Flat No.201, Lakshmi Sri Sai Durga Towers, Prabhath Nagar Fruit Market, Kothapet, Saroornagar, Rangareddy District, Telangana-500035	Sri Chedella Keshava Rao S/o Ramaiah, H.no.4-430, Chaitanya Function Hall, Haliya, Anumala, Suryapet District, Telangana-508 377
Sri V Satyanarayana S/o Sri Srihari, H.No.1-112/G/2, Beside Congress Party Office, Huzurnagar, Suryapet District, Telangana-508204.	

3. Total Contractual liabilities as on (30/11/2022) :Rs.1,24,99,53,486./- (Rupees One Hundred and Twenty Four Crores Ninety Nine Lakhs Fifty Three Thousand Four Hundred and Eighty Six Only) plus unapplied interest w.e.f 01/12/2022 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.

4. (a) Mode of Auction

: Online Electronic Bidding



- (b) Details of Auction service provider : M/s ANTARES SYSTEMS LIMITED
Web site: www.bankeauctionwizard.com
Contact Person Name: MANOHAR.S
Ph.No: 9686196755/08040482000/2100
Mail ID: manohar.s@anatressystems.com
- (c) Date & Time of Auction : 12/01/2023, 11:00 A.M to 12:00 P.M.
(With unlimited extension of 10 minutes duration each till the conclusion of the sale)
- (d) Place of Auction : Canara Bank, ARM Branch,
Ground Floor, Circle Office Building,
MCH No: 10-3-163 & 10-3-163/A,
Beside Rail Nilayam,
Secunderabad- 500 026
5. Reserve Price : Rs.1,83,00,000/- For LOT.1
(Rupees One Crore Eighty Three Lakhs only)
Rs.1,36,00,000/- For LOT.2
(Rupees One Crore Thirty Six Lakhs only)
Rs.6,40,00,000/- For LOT.3
(Rupees Six Crore Forty Lakhs Only)
Rs.6,40,00,000/- For LOT.4
(Rupees Six Crore Forty Lakhs Only)
Rs.6,40,00,000/- For LOT.5
(Rupees Six Crore Forty Lakhs Only)
6. Other terms and conditions:
- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website
Web site : www.bankeauctionwizard.com Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specifications before submitting their bid. The property can be inspected, with Prior Appointment with Authorised Officer, on 30/12/2022 between 11:00AM and 4:00PM.
- 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 Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c No 209272434 IFSC Code: **CNRB0002752** on or before **10/01/2023** at **5:00pm**
- 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 ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000 ,Mail ID: manohar.s@anatreessystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@anatreessystems.com
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **10/01/2023, 5:00 PM**, to Canara Bank, ARM Branch, Hyderabad by hand or by email.
- Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.
 - 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.
 - Bidders Name. Contact No. Address, E Mail Id.
 - Bidder's A/c details for online refund of EMD.
- g) The intending bidders should contact e-Auction Service Provider **M/s ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000,Mail ID: manohar.s@anatreessystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@anatreessystems.com.
- 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.1,00,000/- for LOT No.1 & LOT No.2, Rs. 2,00,000/- for LOT No 3, LOT No 4 & LOT No 5**. 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. 50.00 Lacs (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. The successful Bidder shall also bear the statutory/Non-statutory dues, taxes, rates., etc if any.
- 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 Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725259/ 27725260) e-mail id. cb2752@canarabank.com OR the service provider M/s ANTARES SYSTEMS LIMITED Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/56 Land Line: 080-49352000 ,Mail ID: manohar.s@anatreessystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id :sridevi.d@antaressystems.com.

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.

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Authorised Officer, Hyderabad.
Authorised Officer, ARM Branch, Hyderabad.
Canara Bank

Place: Hyderabad
Date: 20/12/2022

