

(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 constructive possession of which has been taken by the Authorised Officer of TANUKU BRANCH of the Canara Bank., will be sold on "As is where is", "As is what is", and " Whatever there is" on **19-02-2024** for recovery of Rs.9,95,16,410.32 (Rupees Nine Crore Ninety Five Lakhs Sixteen Thousand Four Hundred Ten and Paise Thirty Two Only) as on 11-01-2024 + interest and costs is due to the TANUKU BRANCH of Canara Bank from M/s V.V.Poultries, RS No: 202/1 & 2, Plot No.94, Near Door No: 2-258/2, Near J.S.N. Raju Apartment, Palacharla Gram Panchayath, Rajanagaram Mandalam, East Godavari District 533102 represented by its Proprietor Chukkapalli Sowjanya, W/o Chukkapalli Radha Krishna, RS No: 202/1 & 2, Plot No.94, Near Door No: 2-258/2, Near J.S.N. Raju Apartment, Palacharla Gram Panchayath, Rajanagaram Mandalam, East Godavari District 533102 (BORROWER) & Sri Chukkapalli Radha Krishna, S/o Chukkapalli Prasada Rao, RS No: 202/1 & 2, Plot No.94, Near Door No: 2-258/2, Near J.S.N. Raju Apartment, Palacharla Gram Panchayath, Rajanagaram Mandalam, East Godavari District 533102 (GUARANTORS).

The reserve price for Property 1 will be **Rs.5,85,00,000/-** (Rupees Five Crores Eighty Five Lakhs Only), Property 2 will be **Rs.24,00,000/-** (Rupees Twenty Four Lakhs Only) and Property 3 will be **Rs.63,00,000/-** (Rupees Sixty Three Lakhs Only) and the earnest money deposit for Property 1 will be **Rs.58,50,000/-** (Rupees Fifty Eight Lakhs Fifty Thousand Only), Property 2 will be **Rs.2,40,000/-** (Rupees Two Lakhs Forty Thousand Only) and Property 3 will be **Rs.6,30,000/-** (Rupees Six Lakhs Thirty Thousand Only). The Earnest Money Deposit shall be deposited on or before 17-02-2024 at 5:00 PM.

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

Details of Property	Reserve Price	EMD Amount
Property 1: <u>Item no.1</u> : West Godavari District – Ananthapalli Sub Division – Devarapalli Mandal – Kurukuru village – R.S.Nos.330/1D1, 330/1C, 330/2A, 331/3A1 – Total of Ac.3-00 cents = 14520 Sq. yards with the Poultry Farm sheds and with all the easementary rights therein Ac.1-10 cents in R.S. No.330/1D1, Ac.0-50 cents in R.S.No. 330/1C Ac.0-70 cents in R.S. No. 330/2A Ac.0-70 cents in R.S. No. 331/3A1. <u>Boundaries to Ac.3-00 cents = 14520 Sq. yards.</u> East – Puntha West – The land of Challaboyina Lakshmi Priyanka. North – The land of Karibandi Adi Vishnu Murty and GNT Road. South – The land of Matta Srinivasa Rao. <u>Item no. 2</u> : West Godavari District – Ananthapalli Sub Division – Devarapalli Mandal – Kurukuru village – R.S.Nos.330/1A2, 331/3B2, 330/1A1, 331/3B1 – Total of Ac.2-00 cents = 9680 Sq. yards with the Poultry Farm sheds and with all the easementary rights therein.	Rs.5,85,00,000/- (Rupees Five Crores Eighty Five Lakhs Only)	Rs.58,50,000/- (Rupees Fifty Eight Lakhs Fifty Thousand Only)

(A GOVERNMENT OF INDIA UNDERTAKING)

Ac.0-81 cents in R.S. No.330/1A2, Ac.0-19 cents in R.S.No. 331/3B2 Ac.0-81 cents in R.S. No. 330/1A1 Ac.0-19 cents in R.S. No. 331/3B1. <u>Boundaries to Ac.2-00 cents = 9680 Sq. yards.</u> East – Puntha West – The land of Pasala China Venkata Ratnam. North – The land of Relangi Durga Devika. South – The land of Immanni Satyanarayana etc., An area of Ac.5.00 cts. in both items 1 & 2 with the Poultry Farm sheds and with all the easementary rights therein the name of Smt. Chukkapalli Sowjanya, W/o Radhakrishna.		
Property 2: East Godavari District, Peddapuram Sub Registrar Office, Rangampeta Mandal, VADISILERU village in R.S.No.550/1 an extent of Ac.0.78 1/3 cents i.e., 3791.65 Sq. Yards site, owned by Sri Chukkapalli Radha Krishna & bounded on: East : Pothula Venkatraju's land South : Paladi Satyanarayana's land West : Paladi Satyanarayana's land North : Marisetti Subrahmanyam's land and Government land	Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)	Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only)
Property 3: All the piece of land thereof comprising of 230.54 Sq. Yards site with R.C.C. Building, near Door No.2-258/2, Plot No.94 in L.P.No.92/2016/R in R.S.Nos.202/1 and 202/2 of PALACHARLA, Rajanagaram Mandal, Rajanagaram Sub Registrar Office, East Godavari District owned by Smt. Chukkapalli Sowjanya, W/o Radha Krishna & bounded on : East : 48' Plot No.103 site. South : 41' Plot No.95 site. West : 52'11" Road with a width of 40 feet. North : 41'3" Road with a width of 40 feet.	Rs.63,00,000/- (Rupees Sixty Three Lakhs Only)	Rs.6,30,000/- (Rupees Six Lakhs Thirty 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, Tanuku, Branch Canara Bank, Ph. No.08819-220611, Mobile No: 8331015660 during office hours on any working day.

Place: Tanuku
 Date: 11-01-2024

Authorised Officer
 Canara Bank

(A GOVERNMENT OF INDIA UNDERTAKING)

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 11-01-2024

1. Name and Address of the Secured Creditor:	CANARA BANK, TANUKU BRANCH
2. Name and Address of the Borrower:	M/s V.V.Poultries, RS No: 202/1 & 2, Plot No.94, Near Door No: 2-258/2, Near J.S.N. Raju Apartment, Palacharla Gram Panchayath, Rajanagaram Mandalam, East Godavari District 533102 represented by its Proprietor Chukkapalli Sowjanya, W/o Chukkapalli Radha Krishna, RS No: 202/1 & 2, Plot No.94, Near Door No: 2-258/2, Near J.S.N. Raju Apartment, Palacharla Gram Panchayath, Rajanagaram Mandalam, East Godavari District 533102 & guarantor (BORROWER) & Sri Chukkapalli Radha Krishna, S/o Chukkapalli Prasada Rao, RS No: 202/1 & 2, Plot No.94, Near Door No: 2-258/2, Near J.S.N. Raju Apartment, Palacharla Gram Panchayath, Rajanagaram Mandalam, East Godavari District 533102 (GUARANTOR)
3. Total liabilities	Rs.9,95,16,410.32 (Rupees Nine Crore Ninety Five Lakhs Sixteen Thousand Four Hundred Ten and Paise Thirty Two Only) as on 11-01-2024 + interest and costs.
4 (a) Date & Time of e- auction: (b) Portal of e- auction:	Date: 19-02-2024 ; Time 10:30 am -11.30 am (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://www.bankeauctions.com
5. Details of Property/ies:	<u>Details of Properties</u> Property 1: <u>Item no.1</u> : West Godavari District – Ananthapalli Sub Division – Devarapalli Mandal – Kurukuru village – R.S.Nos.330/1D1, 330/1C, 330/2A, 331/3A1 – Total of Ac.3-00 cents = 14520 Sq. yards with the Poultry Farm sheds and with all the easementary rights therein Ac.1-10 cents in R.S. No.330/1D1, Ac.0-50 cents in R.S.No. 330/1C Ac.0-70 cents in R.S. No. 330/2A Ac.0-70 cents in R.S. No. 331/3A1. <u>Boundaries to Ac.3-00 cents = 14520 Sq. yards.</u> East – Puntha West – The land of Challaboyina Lakshmi Priyanka. North – The land of Karibandi Adi Vishnu Murty and GNT Road. South – The land of Matta Srinivasa Rao. <u>Item no. 2</u> : West Godavari District – Ananthapalli Sub Division – Devarapalli Mandal – Kurukuru village – R.S.Nos.330/1A2, 331/3B2, 330/1A1, 331/3B1 – Total of Ac.2-00 cents = 9680 Sq. yards with the Poultry Farm sheds and with all the easementary rights therein. Ac.0-81 cents in R.S. No.330/1A2, Ac.0-19 cents in R.S.No. 331/3B2 Ac.0-81 cents in R.S. No. 330/1A1 Ac.0-19 cents in R.S. No. 331/3B1. <u>Boundaries to Ac.2-00 cents = 9680 Sq. yards.</u>

(A GOVERNMENT OF INDIA UNDERTAKING)

	East – Puntha West – The land of Pasala China Venkata Ratnam. North – The land of Relangi Durga Devika. South – The land of Immanni Satyanarayana etc., An area of Ac.5.00 cts. in both items 1 & 2 with the Poultry Farm sheds and with all the easementary rights therein the name of Smt. Chukkapalli Sowjanya, W/o Radhakrishna. Property 2: East Godavari District, Peddapuram Sub Registrar Office, Rangampeta Mandal, VADISILERU village in R.S.No.550/1 an extent of Ac.0.78 1/3 cents i.e., 3791.65 Sq. Yards site , owned by Sri Chukkapalli Radha Krishna & bounded on: East : Pothula Venkatraju's land South : Paladi Satyanarayana's land West : Paladi Satyanarayana's land North : Marisetti Subrahmanyam's land and Government land Property 3: All the piece of land thereof comprising of 230.54 Sq. Yards site with R.C.C. Building, near Door No.2-258/2, Plot No.94 in L.P.No.92/2016/R in R.S.Nos.202/1 and 202/2 of PALACHARLA, Rajanagaram Mandal, Rajanagaram Sub Registrar Office, East Godavari District owned by Smt. Chukkapalli Sowjanya, W/o Radha Krishna & bounded on : East : 48' Plot No.103 site. South : 41' Plot No.95 site. West : 52'11" Road with a width of 40 feet. North : 41'3" Road with a width of 40 feet.
6. Reserve Price:	Property 1 : Rs.5,85,00,000/- (Rupees Five Crores Eighty Five Lakhs Only) Property 2 : Rs.24,00,000/- (Rupees Twenty Four Lakhs Only) Property 3 : Rs.63,00,000/- (Rupees Sixty Three Lakhs Only)
7. Last date of Deposit of EMD Amount:	on or before 5.00 P.M., 17-02-2024

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 will be sold in "AS IS WHERE IS" condition including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank, if any encumbrances are pending; they are to be borne by the bidder).
- c) The property can be inspected, with Prior Appointment with Authorised Officer, on or **before 5:00 PM, 16-02-2024.**
- 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, Tanuku Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Tanuku Branch, A/c No **209272434** and IFSC Code: **CNRB0002776** on or before **5.00 PM, 17-02-2024**.
- 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 C1 India Limited, contact person for Andhra Pradesh region: Name P: DHARANI KRISHNA, Mobile 9948182222, Email id ddharani.p@c1india.com,Support & backup Office: Support Team, contact no landline 0124-4302021/22/23/24, Mob: +91-7291981124/1125/1126.
- 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, 17-02-2024** to Canara Bank, Tanuku 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.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 Limited, contact person for Andhra Pradesh region: name P. Dharani Krishna, Mobile 9948182222, Email id ddharani.p@c1india.com,Support & backup Office: Support Team, contact no landline 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.
- 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.50,000/- for Property 1, Rs.10,000/- for Property 2 and Rs.25,000/- for Property 3**. 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.**
- 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-**

(A GOVERNMENT OF INDIA UNDERTAKING)

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 Tanuku Branch**, who, as a facilitating centre, shall make necessary arrangements.

p) For further details **contact : The Manager, Canara Bank Tanuku Branch (Ph.No. 08819-220611, Mobile No : 8331015660) e-mail id :cb2776@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: Tanuku
Date: 11-01-2024

Authorised Officer
Canara Bank