

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

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

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 0680.261.10230 & 0680.741.781-796 SN

Date: 12.09.2023

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 properties mortgaged to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of **Governorpet Branch of Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.10.2023**, for recovery of **Rs. 14874.38 lakhs+int.+exp.** due to the **ARM branch, Vijayawada of Canara Bank from M/s VASAVI POWER SERVICES PVT LTD** Represented by its Managing Director Sri Nallapu Ramaiah

The reserve price for the properties will be , **Rs 116.00 Lakhs** with EMD amount of **Rs 11.60 lakhs (For Property no 1)**, **Rs.302.00 lakhs** with EMD amount of **Rs.30.20 lakhs (For Property No 2)**, **Rs 114.00 lakhs** with EMD amount of **Rs 11.40 lakhs (For Property No 3)**, **Rs.312.00 Lakhs** with EMD amount of **Rs.31.20 lakhs (For Property no 4)**, **Rs 115.00 lakhs** with EMD amount of **Rs 11.50 lakhs (For Property No 5)**, **Rs 118.00 Lakhs** with EMD amount of **Rs 11.80 lakhs (For Property no 6)**, **Rs 50.00 lakhs** with EMD amount of **Rs 5.00 lakhs (For Property No 7)**, **Rs 126.00 Lakhs** with EMD amount of **Rs 12.60 lakhs (For Property no 8)**, **Rs 160.00 lakhs** with EMD amount of **Rs 16.00 lakhs (For Property No 9)**, **Rs.211.00 Lakhs** with EMD amount of **Rs.21.10 lakhs (For Property no 10)**, **Rs.302.00 lakh** with EMD amount of **Rs.30.20 lakh (For Property No 11)**, **Rs.127.00 Lakhs** with EMD amount of **Rs.12.70 lakhs (For Property no 12)**, **Rs.829.00 lakhs** with EMD amount of **Rs.82.90 lakhs (For Property No 13).**

The Earnest Money Deposit shall be deposited on or before **21.10.2023** at **4.30 pm.**

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

Property No 1:

Schedule of Property belongs to Sri N.Ramaiah bearing Doc.No. 2175/1985

House property (GF, FF & SF) in site admeasuring 338.08 sq. yards (Ac.0.07 cents) in the name of Sri N. Ramaiah situated at RS No. 238/A, Door No. 2-109, Near Old Sub-registrar Office, Ibrahimpatnam - 521456 and bounded by:-

East : Big Bazar

West : Remaining Property of Ch Krishna Rao & Ch Peda Narayana

North : Galli Bazar

South : Big Bazar

Property No 2:

Schedule of Property belongs to Sri N.Kiran Kumar bearing Doc.No. 1673/2002

House plot admeasuring 673 sq yards in the name of Sri N Kiran Kumar situated at NTS No. 18, Nearest Door No. 21-15/1-77 at Bhanu Nagar, Jagir Machavaram, Vijayawada and bounded by:

East : Property of Smt. Pathuri Anuradha

West : 30 feet wide Road

North : Plot No.83 Property Of others sold by Gulam Mohaddin

South : Property of Smt. Godesi Kavitha

Property No 3:

Schedule of Property belongs to Sri N.Kiran Kumar bearing Doc.No. 1517/1994

House Property consisting of three storied RCC framed building admeasuring 290.40 Sq. yards situated at D No. 4-13, R.S.no 238/A, Ibrahimpatnam - 521456, Vijayawada and bounded by:

East : Property of Smt Nallapu Nagamani

West : Property of Shaik Mehaboob

North : Pedda Bazar

South : Galli Bazar

Property No 4:

Schedule of Property belongs to M/s.Vasavi Power Services Pvt Ltd Rep By its Chairman & MD Sri N. Ramaiah bearing Doc.No 3104/2006

All that the Office Nos.404 & 405, in Fourth Floor of "GOLDEN EDIFICE" bearing M.C.H.Nos.6-3-639, 640 & 642/404 & 405 admeasuring 4103 Sq.feet (1903 Sq feet + 2200 Sq. Feet) (including common areas) and Car parking Nos>2, 3, 23 & 24), admeasuring 400 Sq. feet together with proportionate undivided share of land 160.00 Sq. yards (85.80 Sq. yards + 74.20 Sq. yards) or 133.76 Sq. Mtrs. In the premises bearing Municipal Nos.6-3-639, 640 & 642, situated at Khairatabad, Hyderabad, Telangana bounded by:-

Flat Boundaries:

North : Open to sky
South : Open to sky
East : Office no 403
West : Open to Sky

And also car parking lots bearing Nos.2, 3, 23 & 24 bounded by:-

North : Drive Way
South : Drive Way
East : Parking Lot No.4 & 22
West : Parking Lot No.1 & 25

Property No 5:

Schedule of Property belongs to Sri N.Kiran Kumar & Smt. N. Anitha bearing Doc.No.1340/2006

All that 5075 Sq Yards , in S.No.23 part & 20/4 part corresponding to TS No.20/2 part and 20/1/A of Somajiguda Village premises Nos. 6-3-1099/1/1, 6-3-1099/1/2, 6-3-1099/1/2/3, Somajiguda, Hyderabad, Telangana and bounded by:-

North : Bostane-E-Gelania, H.No.:6-3-1000 & 30'-0" Wide Road
South : 40'-0" Wide Road
East : Neighbours property, H.No.6-3-1099/1/8
West : Lake Residency, 6-3-1099/A to D Property belong to Smt. Vimala

Boundaries of Flat No.208 in Second Floor:

All that Flat no 208 in Second Floor "VARUN SARGAM VILLA " admeasuring 2425 Sq. ft. plinth area together with an undivided share of land of 97.00 Sq. yards, out of total extent of 5075 Sq. yards in S.No.23 part & 20/4 part corresponding to TS No.20/2 part and 20/1/A of Somajiguda Village premises Nos. 6-3-1099/1/1, 6-3-1099/1/2, 6-3-1099/1/2/3, Somajiguda, Hyderabad, Telangana and bounded by:-

North : Corridor and open to sky
South : Open to Sky
East : Open to sky
West : Open to sky

Property No 6:

Schedule of Property belongs to Smt. N. Nagamani bearing Doc.No.108/1991

Vacant land admeasuring 435.6 Sq. yards situated at R S Nos 238/A, Near Ramalayam, Ibrahimpatnam - 521456, NTR District and bounded by

East : Pedda Bazar
West : Property belonging to Sri K V krishnaiah
North : Pedda Bazar
South : Galli Bazar

Property No 7:

Schedule of Property belongs to Sri N.Kiran Kumar bearing Doc.No.3641/2005

Vacant land admeasuring 500.00 Sq. yds in plot Nos. 42 & 43, L.P.No. 219/2002, situated in R S No. 99/2, Ibrahimpatnam - 521456, NTR District and bounded by:-

East : Road

West : Plot no 40& 41 sold to G Ramesh Babu

North : Plot no 44

South : Plat no 42 of K Sri Lakshmi

Property No 8:

Schedule of Property belongs to Smt. N.Anitha Kumar bearing Doc.No.448/1999

Land admeasuring 506 Sq.yds along with RCC roof building Door No. 9-64/1, Plot No. 2 & 5, situated at R S No. 304/1B1, N H No. 9 facing beside Sri Rajeswari Lodge Ibrahimpatnam - 521456, NTR District and bounded by:-

East : Property of Tiramalasetti Venakata Appa Rao etc.

West : Plot Nos. 1& 6

North : Road N.H.No.9

South : Bazar

Property no 9:

Schedule of Property belongs to Smt. Godesi Kavitha bearing Doc.No.2059/1999

House property GF and FF building on site admeasuring 468.60 Sq yards (435.60+33 Sq. yards) situated at R.S No 238/A, Door No 4-80 , Ibrahimpatnam - 521456, NTR District and bounded by:-

Boundaries for 435.60 Sq. yards

East : Remaining land of the vendor

West : Pedda Bazar

North : Pedda bazar

South : Galli Bazar

Boundaries for 33 Sq. yards

East : Property belongs to Valiveti Venkata Narasimha Sastry

West : Property belongs to the Vendee

North : Pedda bazar

South : Galli bazar

Property No 10:

Schedule of Property belongs to Smt. Godesi Kavitha bearing Doc.No.152/1999

House plot admeasuring 442 sq. yards situated at R S No.66, Near Door.No 76-14-237/2, South Side of Municipal park, Bhavanipuram - 520012, Vijayawada and bounded by:-

East : 30 Ft wide road
West : Property of Smt D Vara Lakshmi
North : Municipal park
South : Property Of Sri D China Kondaiah

Property No 11:

Schedule of Property belongs to Smt. Godesi Kavitha bearing Doc.No.1672/2002

House plot admeasuring 671.23 sq. yards (329.23 Sq. yards + 342.00 sq. yards) situated at NTS No.18, Near Door.No.21-15/1-77 of 1st Line Bhanu Nagar, Jagir Machavaram, Satyanarayanapuram, Vijayawada, 520004 and bounded by:-

Boundries of 329.23 Sq. Yards

East : Property of Smt Pathuri Anuradha etc..
West : 30 Ft. wide road
North : Property of Sri Nallapu Kiran kumar
South : Property of Pillutla Eswaramma

Boundries of 342 Sq Yards

East : Property of Smt Putta Prasanthi & Others
West : 30 feet wide road
North : Propety of Smt Pannam Marudwthamma
South : Property of Smt S. Sudha rani and S. Prasnathi

Property 12:

Schedule of Property belongs to Sri Tulasi Das bearing Doc.No.5742/1991

All that layout plot no.92 admeasuring 319.00 Sq. yds or 266.7 Sq.mts. situated in S.Nos. 119,120,121,122,123,124,125,130,131,133,134,135,136,137,138/1,138/2,139,140 Affezpet Village covered under HUDA layout permit no.15875/89, dt 29-05-1990 at D No.6-92, Plot No.92, Road No. Durga Estates, Deepthi Sri |Nagar, Madinaguda, Serlingampally Mandal, R R District and bounded by:-

North : 30 feet wide road
South : Plot No 91
East : Plot no 78 and 78
West : 30 feet wide road

Property No 13:

Schedule of Property belongs to M/s.Vasavi Power Services Pvt Ltd Rep By its Chairman & MD Sri N. Ramaiah bearing Doc.No 3208/2004

Property situated s.no 44, Plot No. 21(A), Industrial Development Area, Kondapalli – 521228, NTR District consisting of an extent of 8132.8 Sq. yards or 6800 Sq. mts of Vacant Site and AC sheet roof shed for workshop, RCC roof building for Office and RCC plot for fabrication etc. constructions in the said site along with all amenities etc. bounded by:-

East : Plot No. 21(B)
West : Plot No. 20(B)
North : 12.00 metres wide Road
South : Kondapalli sub Minor

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.

Date: 12.09.2023
Place: Vijayawada

For CANARA BANK

अधिकृत अधिकारी / Authorized Officer

Authorized Officer

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.09.2023

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 Vasavi Power Services Pvt Ltd represented by Its Managing Director Sri Nallapu Ramaiah Flat no 405, 4 th floor, Golden Edifice, Khairathabad Hyderabad -500004	Sri Nallapu Ramaiah S/o Veeraiah D no 4-13 Ramalayam Street , Ibrahimpattam Krishna District Pin :521456	Sri Nallapu Kiran Kumar. S/O Sri Ramaiah Flat No.405, 4th Floor, Golden Edifice, Khairatabad, Hyderabad Telangana State. Pin : 500004
Smt Nallapu Anitha, W/o Sri Kiran Kumar flat No.405, 4 th Floor, Golden Edifice, Khairatabad Hyderabad Telangana State. Pin: 500004	Smt Nallapu Nagamani W/o Sri Ramaiah D no 4-13 Ramalayam Street , Ibrahimpattam Krishna District Pin :521456	Smt Godesi Kavitha W/o Sri Ramesh Babu D no 4-80 Ramalayam Street , Ibrahimpattam Krishna District Pin :521456
Sri M Tulasi Dass S/o Sri Dakshina Murthy D No. 6-92, Plot no 92 Durga Estates Deepthisri Nager Madinaguda Serilingampalli Mandal Rangareddy dist Pin : 500049		

3. Total liabilities as on 31.08.2023 : **Rs. 14874.38 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 : **25.10.2023 & 10.30 AM**
- (d) Place of Auction : Vijayawada

5. The reserve price for the properties will be , **Rs 116.00 Lakhs** with EMD amount of **Rs 11.60 lakhs (For Property no 1)**, **Rs.302.00 lakhs** with EMD amount of **Rs.30.20 lakhs (For Property No 2)**, **Rs 114.00 lakhs** with EMD amount of **Rs 11.40 lakhs (For Property No 3)**, **Rs.312.00 Lakhs** with EMD amount of **Rs.31.20 lakhs (For Property no 4)**, **Rs 115.00 lakhs** with EMD amount of **Rs 11.50 lakhs (For Property No 5)**, **Rs 118.00 Lakhs** with EMD amount of **Rs 11.80 lakhs (For Property no 6)**, **Rs 50.00 lakhs** with EMD amount of **Rs 5.00 lakhs (For Property No 7)**, **Rs 126.00 Lakhs** with EMD amount of **Rs 12.60 lakhs (For Property no 8)**, **Rs 160.00 lakhs** with EMD amount of **Rs 16.00 lakhs (For Property No 9)**, **Rs.211.00 Lakhs** with EMD amount of **Rs.21.10 lakhs (For Property no 10)**, **Rs.302.00 lakh** with EMD amount of **Rs.30.20 lakh (For Property No 11)**, **Rs.127.00 Lakhs** with EMD amount of **Rs.12.70 lakhs (For Property no 12)**, **Rs.829.00 lakhs** with EMD amount of **Rs.82.90 lakhs (For Property No 13)**.

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 18.10.2023 between 11 AM to 2 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 21.10.2023 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 21.10.2023, 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: dharani.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: 12.09.2023

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorised Officer

Authorized Officer
Canara Bank

