



CANARA BANK - HITECH AGRI FINANCE, HYDERABAD
Door no. 4-1-954, Canara bank building 2nd floor, Abids, Hyderabad-500001
PHONE No: 040-23438636/637
Email: cb2402@canarabank.com

NOTICE TO BORROWER

Ref: HIAF CR 182/SALE/RENUKA/2021-22/BS

Date: 28.09.2022

TO

M/s Renuka Poultry Farms and Feeds (Borrower) SY No 177, 178 and 181 Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District	Smt K.Vijaya Lakshmi. W/o Sri K Venkataramulu (Proprietor of M/s Renuka Poultry Farms and Feeds) H. no. 2-35, Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District
Sri K Venkataramulu S/o Sri K Savaranna (GUARNTOR) H. no. 2-35, Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District	

Dear Sir/Madam,

Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

As you are aware, I on behalf of Canara Bank, **HITECH AGRICULTURAL FINANCE Branch, Hyderabad** have taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our **HITECH AGRICULTURAL FINANCE Branch, Hyderabad** of Canara Bank.

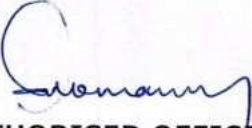
The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

You are hereby given a last and final opportunity to discharge the liability in full as stated in the Sale Notice enclosed within 30 days from the date of this notice, and reclaim the assets which have been possessed by the bank, failing which the assets will be sold as per the terms and conditions set out in the enclosed Sale Notice.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,


**AUTHORISED OFFICER
CANARA BANK**

विश्वनाथ. एस. एस.
VISHWANATH. S.S.
अ.ह.सं/S.P. No. 50150

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 property mortgaged/charged to the Secured Creditor, the constructive / physical possession of which has been taken by the Authorised Officer of **HITECH AGRICULTURAL FINANCE Branch, Hyderabad** Branch of the Canara Bank, will be sold on 31/10/2022 "As is where is", "As is what is" and "Whatever there is" on **28/09/2022** for recovery of **Rs.2,95,88,304.45/- (Rupees Two Crore Ninety Five Lakhs Eighty Eight Thousand Three Hundred and Four and paisa Forty Five only)** and bank charges there on, due to the **HITECH AGRICULTURAL FINANCE Branch, Hyderabad** of Canara Bank from M/s RENUKA POULTRY FARMS AND FEEDS, Represented by its Proprietor Smt K Vijayalaxmi, having its registered office at **SY No 177, 178 and 181, Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District.**

[A] The Reserve Price for Property 1 will be Rs.2,97,34,000/- (Rupees Two Crore Ninety Seven Lakh Thirty Four Thousand only) and the earnest money deposit will be **Rs.29,74,000/- (Rupees Twenty Nine Lakh Seventy Four Thousand Only)**. The Earnest Money Deposit shall be deposited on or before **29th October 2022 at 5.00 p.m.**

[B] The Reserve Price for Property 2 will be Rs.33,08,000/- (Rupees Thirty Three Lakh Eight Thousand only) and the earnest money deposit will be **Rs.3,31,000/- (Rupees Three Lakh Thirty One Thousand only)**. The Earnest Money Deposit shall be deposited on or before **29th October 2022 at 5.00 p.m.**

[C] The Reserve Price for Property 3 will be Rs.2,17,50,000/- (Rupees Two Crore Seventeen lakh Fifty Thousand only) and the earnest money deposit will be **Rs.21,75,000/- (Rupees Twenty One Lakh Seventy Five Thousand)**. The Earnest Money Deposit shall be deposited on or before **29th October 2022 at 5.00 p.m.**

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

Property No 1:

Agricultural land an extent of 1 acre 25 gts in Sy.No.177, 6 acre 37 gts in Sy.No.178, 0 acre 20 gts in Sy.No.181 total admeasuring 9 acre 02 gts land with **poultry sheds and buildings** situated at Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District, in the name of Smt K.Vijaya Lakshmi. w/o: Sri K Venkataramulu.

Boundaries:

Boundaries for the Agricultural land to an extent of
1 Acre 25 gts in Sy. No 177 and
6 Acre 37 gts in Sy. No. 178 is as under:

NORTH: Jamulamma Reservoir

SOUTH: Samiel land
EAST: Road and Mosanna land
WEST: Samiel Land

Boundaries for the Agricultural land to an extent of 0 Acre 20 gts in Sy. No 181 is as under:

NORTH: Jamulamma Reservoir
SOUTH: Samiel land
EAST: Gangadhar gari land
WEST: Samiel Land

Property No 2:

All the residential house property at H. no. 2-35, admeasuring 264.4 Sq.Yards with Plinth area of 1040 Sq. Fts situated at Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District, in the name of Smt K.Vijaya Lakshmi. w/o: Sri K Venkataramulu.

Boundaries:

NORTH: House of Parashuramulu
SOUTH: Road
EAST: Road & Neighbour's House
WEST: CC Road

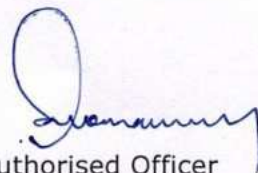
Property No 3:

All the Non-agricultural land in Sy. No. 419 & Sy.No.420 extent admeasuring 02 acre 09 gts situated at Jammichedu village Grampanchayat, Gadwal mandal, Jogulamba Gadwal District, in the name of Sri .K.Venkatramulu S/o Sri Savaranna.

Boundaries:

NORTH: Open Land of others
SOUTH: Open Land of others
EAST: Open Land of others
WEST: R& B Road

Date: 28.09.2022
Place: Hyderabad


Authorised Officer
CANARA BANK

विश्वनाथ. एस. एस.
VISHWANATH. S.S.
अ.ह.सं/S.P. No. 50150

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 28.09.2022

1. Name and Address of the Secured Creditor: HITECH AGRICULTURAL FINANCE Branch, ABIDS, Hyderabad.

Door no. 4-1-954, Canara bank building 2nd floor, Abids, Hyderabad-500001, Telangana.

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

a) M/s RENUKA POULTRY FARMS AND FEEDS (Borrower)

SY No 177, 178 and 181, Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District

b) Smt K Vijayalaxmi W/o Sri K Venkat Ramulu (Proprietor)

H.No. 2-35, Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District

c) Sri. K Venkat Ramulu (Guarantor)

H.No. 2-35, Jammichedu village, Gadwal Mandal, Jogulamba Gadwal District

3. Total liabilities as on 28/09/2022: Rs.2,95,88,304.45/- (Rupees Two Crore Ninety Five Lakhs Eighty Eight Thousand Three Hundred and Four and paisa Forty Five only) plus unapplied interest from 29/09/2022 and bank charges there on.

4. (a) Mode of Auction: Online Electronic Bidding.

(b) Details of Auction service provider: M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near-Market, Malleswaram, Bengaluru, Karnataka - 560003; E-mail: eauction@ccsl.co.in Contact No +91 080 2346 9661, Mobile: 9444805621, 8553643144

(c) Date & Time of Auction: 31st October, 2022 & 11.30 a.m. to 12:30 p.m.

(d) Place of Auction: Online.

5. Reserve Price:

[A] The Reserve Price for Property 1 will be Rs.2,97,34,000/- (Rupees Two Crore Ninety Seven Lakh Thirty Four Thousand only) and the earnest money deposit will be Rs.29,74,000/- (Rupees Twenty Nine Lakh Seventy Four Thousand Only). The Earnest Money Deposit shall be deposited on or before 29th October 2022 at 5.00 p.m.

[B] The Reserve Price for Property 2 will be Rs.33,08,000/- (Rupees Thirty Three Lakh Eight Thousand only) and the earnest money deposit will be Rs.3,31,000/- (Rupees Three Lakh Thirty One Thousand only). The Earnest Money Deposit shall be deposited on or before 29th October 2022 at 5.00 p.m.

[C] The Reserve Price for Property 3 will be Rs.2,17,50,000/- (Rupees Two Crore Seventeen lakh Fifty Thousand only) and the earnest money deposit will be Rs.21,75,000/- (Rupees Twenty One Lakh Seventy Five Thousand).. The Earnest Money Deposit shall be deposited on or before 29th October 2022 at 5.00 p.m.

6. Other terms and conditions:

(a) Auction / bidding shall be only through "Online Electronic Bidding" through the website <https://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 can be inspected, with Prior Appointment with Authorised Officer, on **27/10/2022** 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, **HITECH AGRICULTURAL FINANCE BRANCH, Hyderabad** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, **HITECH AGRICULTURAL FINANCE BRANCH, Hyderabad** A/c No **209272434** IFSC Code **CNRB0002402** on or before **29/10/2022, 5.00 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 CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email: eauction@ccsl.co.in Contact No +91 08023469661, Mobile: 9444805621 8553643144.
- (f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **29/10/2022, 5.00 PM** to Canara Bank, **HITECH AGRICULTURAL FINANCE BRANCH, Hyderabad** 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) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- (h) The intending bidders should register their names at portal <https://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, No. 218, J P Royale, 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; Email: eauction@ccsl.co.in Contact No +91 08023469661, Mobile: 9444805621 8553643144
- (i) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.50,000/-**. 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.

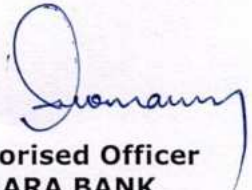
- (j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within **15 days** from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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) lac and above, TDS shall be payable at the rate of 1% of the Sale amount, which shall be payable separately by the successful buyer.
- (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 **HITECH AGRICULTURAL FINANCE BRANCH, Hyderabad** branch who, as a facilitating centre, shall make necessary arrangements.

(o) For further details contact **Mr. Vishwanath Shivappa Somannawar, CHIEF MANAGER, Canara Bank, HITECH AGRICULTURAL FINANCE BRANCH, Hyderabad** (Ph.No. **040-23438636/637** Mobile No: **7382932144**) E-mail Id **cb2402@canarabank.com** OR the service provider M/s CANBANK COMPUTER SERVICES LTD, No. 218, J P Royale , 1st Floor, Sampige Road, 2nd Main, Near Market, Malleswaram, Bengaluru, Karnataka-560003; E-mail: **eauction@ccsl.co.in** ContactNo: +9108023469661, Mobile: 9444805621, 8553643144.

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.

Date: 28.09.2022
Place: Hyderabad


Authorised Officer
CANARA BANK

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