



(Auction Sale Notice for Sale of Immovable Properties)
CANARA BANK
ARM Branch, 1st floor, Governorpet, Vijayawada - 520002

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 3341140000198 SN

Date: 16.02.2024

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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of **Buckinghampet branch of Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **19.03.2024**, for recovery of **Rs.1410.39 lakhs** due to the **ARM branch, Vijayawada** of Canara Bank from **M/S Seapearls Industries Rep By Its Partners Smt. Jaggavarapu Pragathi w/o J Chandrasekhaar Reddy, Sri Jaggavarapu Chandrasekhar Reddy, S/o. Pulla Reddy, Sri Takkellapati Venkanna Babu, S/o. T Ramamohan Rao, Smt Duggi Radhika, W/o. Kotireddy, Smt Mandapati Sushma, W/o. Kishore Reddy.**

The reserve price for the properties will be **Rs.149.90 lakhs** with EMD amount of **Rs.14.99 lakhs for Property 1, Rs.72.00 lakhs** with EMD amount of **Rs.7.20 lakhs for Property 2, Rs.54.00 lakhs** with EMD amount of **Rs.5.40 lakhs for Property 3, Rs.31.00 lakhs** with EMD amount of **Rs.3.10 lakhs for Property 4, Rs.98.00 lakhs** with EMD amount of **Rs.9.80 lakhs for Property 5, Rs.10.80 lakhs** with EMD amount of **Rs.1.08 lakhs for Property 6** .The Earnest Money Deposit shall be deposited on or before **16.03.2024** at **4.30 pm**

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

Schedule

Property:1

PROPERTY COVERED UNDER REGD.SALE DEED DOCT.NO. 1224/2008 EXECUTED INFAVOUR OF M/S. PEARL AQUA INDUSTRIES, REPTD. BY ITS MANAGING PARTNER JAGGAVARAPU PRAGATHI W/O.CHANDRA SEKHARA REDDY

Krishna District, Gannavaram Sub Registry, Surampalli Village and Gram Panchayat, ALEAP Industrial Estate, in Sy. Nos. 372, 369/2, 371,369, 368, 369/1,2 371, 369/1, 368, Plot No.87,

Internal

consisting of an extent of 953.45 sq.yards or 800.898 sq.meters of Vacant site and Ground. First and Second floors Industrial building therein along with all amenities etc. within the following boundaries:-

East : 12 meters Road
South : Others Land
West : Plot No.88
North: Plot No.86

Property:2

PROPERTY COVERED UNDER REGD.SALE DEED DOCT.NO.7639/2007 BELONGS TO M/s. Pearl Aqua Industries repto. by its partners Jaggavarapu Chandra Sekhara Reddy and Ch. Durga Mallesh

Vacant site admeasuring 0.07 guntas or 0.07 Hectors in Sy.No.34 of Bowrampet Village and Grama Panchayat, Quthubullapur Mandalam, Ranga Reddy District and bounded by:- (S.R.O Medichal) (Non-agriculture converted land).

North: Ag. Land of Krishna Reddy, Jai Hind Reddy & Others
South: Ag. Land of Sarugari Bal Reddy and others
East: Ag.Land of Nacharam Ramulu and others
West: Ag.Land of Krishna Reddy and others

Property:3

PROPERTY COVERED UNDER REGD.SALE DEED DOCT.NO.1129/2006 BELONGS TO MANDAPATI KISHORE REDDY S/O.RAMI REDDY

All that semi finished Flat bearing No.301 in 3rd floor of JVK Residency admeasuring 1465 sq. ft. along with an undivided share of land admeasuring 40 sq. yards (out of 1217.1 sq.yards) on Plot Nos. 321, 322 and 323 in Sy.No.1009 situated at Phase-VI, KPHB Colony, Kukatpally Village and Municipality, Balanagar Mandalam, Ranga Reddy District and bounded by:-

North: Stair case/Open to Sky
South: Open to Sky
West: Open to Sky
East: Corridor/Open to Sky

Property:4

PROPERTY COVERED UNDER REGD.SALE DEED DOCT.NO.7575/2008 BELONGS TO M/S. PEARL AQUA INDUSTRIES REPTD. BY ITS PARTNERS CH.SULOCHANA AND M. SUSHMA

All that piece and parcel of Open land admeasuring 393.25 sq. yards or 378.75 sq. meters in Sy.No.34 of Bowrampet Village and Grama Panchayat, Quthbullapur Mandalam, Ranga Reddy District and bounded by:- (S.R.O Quthbullapur)

North: Vendor's Land
South: Nacharam Ramulu Yadav's land
East: 40 ft. wide Road
West: Vendee's Land

Property:5

PROPERTY COVERED UNDER REGD.SALE DEED DOCT.NO12566/2010 BELONGS TO MANDAPATI KISHORE REDDY S/O.RAMI REDDY

All that the part and parcel of the land bearing Sy No.34, admeasuring Ac.0-10.75 Gts or 1300.75 sq.yards, situated at Bowrampet village and Gram Panchayat, Quthbullapur Mandal, R.R.Dist, Sub-Dist: Quthbullapur, Dist & Regn-dist: Ranga Reddy and bounded by:

(As per document the extent of site is 1300.75 sq.yards. After deducting road affected portion net site area is 1040.60 sq.yards. Hence 1040.60 sq.yards is considered for valuation purpose.)

North: Ag.Land of Narayana Reddy in S.No.36
South: Ag.Land of Ch. Durga Mallesh
East: 30 ft. wide Road
West: Ag.Land of Kolan Hanumanth Reddy

Property:6

PROPERTY COVERED UNDER REGD.SALE DEED DOCT.NO.7877/2006 BELONGS TO JAGGAVARAPU CHANDRA SEKHARA REDDY S/O.PULLA REDDY

All that piece and parcel of the plot bearing No.235 in Metro City admeasuring 400 sq. yards in Sy.No.403/A, admeasuring Ac.2-00 guntas situated at Veerlapalli Village, Kothur Mandalam, Mahaboobnagar District and bounded by:- (S.R.O Shad Nagar)

North: Plot No.234
South: 33 ft. wide Road
East: 33 ft. wide Road
West: Plot No.230

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, **Phone No.0866-2486566** during office hours on any working day.

Date: 16.02.2024
Place: Vijayawada

कृते केनरा बैंक
For CANARA BANK
V. Srinivas
अधीकृत अधिकारि / Authorized Officer

Authorized Officer
Canara Bank

AS AS

Internal

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 16.02.2024

1. Name and Address of the Secured Creditor : Canara Bank, ARM branch, Vijayawada
2. Name and Address of the Borrower(s)/ Guarantor(s) :

<p>M/s SEA PEARLS INDUSTRIES represented by its partners, a) Smt. Jaggavarapu Pragathi, Mg.Partner W/o J Chandrasekhaar Reddy, D No-2-79, Yellala Bazar, Nunna Village, Krishna Dist- 521212</p> <p>b) Sri J Chandra Sekhara Reddy (Managing Partner) S/o Pulla Reddy, D No-4-67, Ramayalam Street, Nunna Village, Krishna Dist-521212</p> <p>c) Sri Takkellapati Venkanna Babu (Partner) S/o T Ramamohan Rao Flat No.202, Second Floor, Sri Sairam Residency, Narayanareddy Colony, Nizampet Village, HYDERABAD-500090</p> <p>d) Smt Duggi Radhika (Partner) W/o Koti reddy, Flat No.105 EWS, 3rd Phase, KPHB Colony, Kukatpally, HYDERABAD-500072</p> <p>e) Smt.Mandapati Sushma (Partner) W/o KISHORE REDDY FLAT NO.301,JVK RESIDENCY, PLOT NO 321, VI PHASE, KPHB COLONY, KUKATPALLI, HYDERABAD-500072</p>	<p>SRI MANDAPATI KISHORE REDDY S/O RAMIREDDY, FLAT NO.301 JV K RESIDENCY, PLOT NO.321, VI PHASE, KPHB COLONY, KUTAKTPALLI, HYDERABAD-500072</p>
---	--

3. Total liabilities as on 31.01.2024 : **Rs.1410.39 lakhs + interest + other expenses**

- a) (a) Mode of Auction : Online
- (b) Details of Auction service provider : M/s C1 India Pvt Ltd
- (c) Date & Time of Auction : 19.03.2024 & 10.30 AM to 11.30 AM
- (d) Place of Auction : Vijayawada
- b) Reserve Price : **Rs.149.90 lakhs** for Property 1,
Rs.72.00 lakhs for Property 2, **Rs.54.00 lakhs** for Property 3, **Rs.31.00 lakhs** for
Property 4, **Rs.98.00 lakhs** for Property 5, **Rs.10.80 lakhs** for Property 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 **12.03.2024** between 11 AM to 4 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 **16.03.2024** 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 **16.03.2024**, 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 applicable TDS 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. 8331011695), 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: धारणी.प@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: 16.02.2024

कृते केनरा बैंक
For CANARA BANK

अधिकृत अधिकारी / Authorized Officer
Authorized Officer
Canara Bank


Internal