Date: 03.07.2024

Page 1 of 5

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) & 9 (1) 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 Constructive possession of which has been taken by the Authorised Officer of N S Road 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 25.07.2024, for recovery of Rs. 2,26,53,54,856/- (Rupees Two Hundred and twenty Six Crore Fifty Three Lacs Fifty Four Thousand Eight Hundred and Fifty Six Only )(Contractual dues as on 30.06.2024) plus unapplied interest w.e.f 01.07.2024 and Bank charges, due to ARM Branch (2752), Hyderabad, Canara Bank from M/s South India Exim Pvt Ltd represented by its Directors and Guarantors 1. Sri K. S.Rama Charan 2.Sri K. Rami Reddy S/o Rosi Reddy 3.Sri SPY Reddy (Deceased) S/o Konda Reddy Rep. By his legal heirs S. Parvathi W/o SPY Reddy, Sannapureddy Sujala, w/o Sreedhar Reddy, V. Aravinda Rani W/o V. Suresh Kumar, 4. M/s Nandi Townships (P) Ltd Rep. By its Director T. Ravi Kumar Reddy, 5. Sri Sajjala Sreedhar Reddy S/o S.V.Laxmi Reddy, 6. Smt. Sannapureddy Sujala W/o S. Sreedhar, 7. Smt. C. Ankalamma W/o C. Ram Mohan Reddy, 8. Sri C. Ram Mohan Reddy, S/o C. Sesha Reddy, 9. Sri Anamala Venkata Narasimha Reddy S/o A. Venkateswara Reddy ,10. Sri Singam Sreedhar Reddy S/o S.V.Subba Reddy, 11. Smt. Vemuri Aravinda Rani W/o V. Suresh Kumar.

The reserve price for LOT No. 1 will be Rs.70,20,000/- and the earnest money deposit will be Rs.7,02,000/The reserve price for LOT No. 2 will be Rs. 70,20,000/- and the earnest money deposit will be Rs. 7,02,000/The reserve price for LOT No. 3 will be Rs. 70,20,000/- and the earnest money deposit will be Rs. 7,02,000/The reserve price for LOT No. 4 will be Rs.64,75,000/- and the earnest money deposit will be Rs.6,47,500/The reserve price for LOT No. 5 will be Rs.1,01,41,000/- and the earnest money deposit will be Rs.10,14,100/The reserve price for LOT No. 6 will be Rs.45,00,000/- and the earnest money deposit will be Rs.4,50,000/The reserve price for LOT No. 7 will be Rs.3,61,74,000/- and the earnest money deposit will be Rs. 36,17,400/The reserve price for LOT No. 8 will be Rs.1,18,52,000/- and the earnest money deposit will be Rs.11,85,200/-

The reserve price for LOT No.9 will be Rs.1,24,77,000/- and the earnest money deposit will be Rs.12,47,700/-

The Earnest Money Deposit shall be deposited on or before <u>23.07.2024</u> at <u>5:00pm</u>.

Details and full description of the immovable property.

	All the part and parcel of Plot No.48 in Sy. No. 539/2, Bommala Sathram, SPY Reddy Colony, Nandyal, Nandyal Mandal,
LOT 1	Kurnool District. Extent of the Site:293.33 Sq.yds(6.00 Cents) Document No. 2735/2005 at SRO Nandyal in the Name of C
	Rama Mohan Reddy Bounded By:
	East: Road
	West: Plot No:44
	North: Plot No:47
	South: Plot No:49
LOT 2	All the part and parcel of Plot No.49 in Sy. No. 539/2, Near D. No. 30/726-A12, Bommala Sathram, Near: SPY Reddy, MP's
	House, Nandyal Town, Nandyal Mandal, Kurnool District. Extent of the Site:293.33 Sq.yds(6.00 Cents) Document No.
	6264/2005 at SRO Nandyal in the Name of C Rama Mohan Reddy
	Bounded By:
	East: Road
	West: Plot No:45
	North: Plot No:48
	South: Plot No:50
LOT 3	All the part and parcel of Plot No.50 in Sy. No. 539/2, Bommala Sathram, SPY Reddy Colony, Nandyal Town, Nandyal All the part and parcel of Plot No.50 in Sy. No. 539/2, Bommala Sathram, SPY Reddy Colony, Nandyal Town, Nandyal in the
	Mandal, Kurnool District. Extent of the Site:293.33 Sq.yds(6.00 Cents) Document No. 6263/2005 at SRO Nandyal in the
	name of C Rama Mohan Reddy Bounded
	By:East: Road West: Plot No:46 North: Plot No:49 South: Plot of Gopla Reddy

CANARA BANK ARM Branch, Ground Floor, Circle Office Building MCH No:-10-3-163 & 10-3-163/A, Plot No.85 Survey No.625, Beside Rail Nilayam, Secunderabad – 500 026 PH: 040-27725283,040-27725285

E MAIL: cb2752@canarabank.com





Date: 03.07.2024

	-	डकट Syndicate	Page 2 of 5		
	AC Sheet Roof Shed Building at D. No. 30-726-A1-14, Sy No	542 A Vijaya Nagar Colony, Nandyal, Nand	dyal Mandal, Kurnool		
LOT 4	Dist. A.P.Extent of the Site:609.35 Sq.yds(12.59 Cents) Boun	ded By:			
	East: Site of A Rami Reddy, West: House of Jayaram, North: R	oad,South: Road			
	Document No. 1822/1997 at SRO Nandyal in the Name of Smt S Sujala				
	All the part and parcel of GF, FF, Shed & AC Sheet Roof B	uilding situated at D. No. 30-660-A, Sy N	lo 562 563 Industrial		
	Estate, Nandyal, Nandyal Mandal, Kurnool Dist., A.P. Extent of the Site:817.96 Sq.yds(16.90 Cents)				
LOT 5	Bounded By:				
	East: Plot of K Veera Reddy, West: 40' Road, North: Vinayaka tape Industry				
	South: Plot of Ibrahim sab in the Name of Smt Aravinda Rani				
	Vacant Residential site property situated at Door No. 25/44	6C in Sy. No. 419/2, Behind: RTC Bus Sta	ind Area, Near: Rani		
	Maharani Theater, Karimulla Nagar, Nandyal Town, Nandyal Mandal, Kurnool District, Extent of the Site: 25.00 Cents (Do				
LOT 6	No. 3689/2013 at SRO Nandyal in the Name of Ankalamma alias Anitha) Bounded By:				
LOI 6	East: Land of Y Satyanarayana West: Land of T Leelamma				
	North: Applicant Site				
	South: Land of B G Narasimhulu				
		CHANGE TO THE THE STORY	Torra adl		
	Non Agri Land (previously house plots) at Nandi Township Po	/t. Ltd., situated in Sy. No. 2346/1, 2349	/1, 2348/1, 2347/1,		
	98/1, Mahanandi Road, Bilallapuram Village, Nandyal Town, Kurnool District., A.P. Document(s) No. 9793/2011, 9794/2011, 9795/2011, 802/2012 & 804/2012 at SRO Nandyal in the Name of M/s.Nandi				
	Township Pvt Ltd	2012 & 804/2012 at SRO Nandyal in the	Name of M/s.Nandi		
	Deed No 9793/2011 (4.02 ac)	Dood No 0704/2044 (4 40			
LOT 7	E :Land of K Gandhi &Others W : Land of Ravi Kumar	Deed No 9794/2011 (4.40 ac) E: Nandyal Water Works Land W: La	nd of Davi V		
	Reddy & Purushotam Reddy	Reddy & Purushotam Reddy	nd of Ravi Kumar		
	N:Land of D Ramana Reddy S: Land in S No 2347/1	N: Land in S No 2347/1 S: Nandyal Wate	er Works Land		
	Deed No 9795/2011 (3.44 ac)	Deed No 802/2012 (2 ac)			
	E:Bilallapuram Polimera Road W: Land of Ravi Kumar Reddy & Purushotam Reddy	E:Road W: Land of Seller (Kollipara Gar	ndhi)		
	N: Land in S No 2346/1 S: Land in S No 2348/1	N: Land of Seller (Kollipara Gandhi) S Township	: Land of Nandi		
		r no. 30-726 D4-3, SDV Boddy Colony, No.	dual Tarris No. 1		
LOT 8	GF, FF, Residential Building situated in Sy. No. 539/1 at Door no. 30-726 D4-3, SPY Reddy Colony, Nandyal Town, Nandyal Mandal, Kurnool District. AP. Extent of the Site:290.4Sq.yds(6.00 Cents) Bounded By:				
LUI 8	Fast: House in Diet No. 21 West, Haves to Diet H. 20 H				
	3928/1994 at SRO Nandyal in the Name of Sri S Sreedhar Reddy				
	Vacant residential site situated at Plot No. 309, 310 ft 311, Near Door No. 4-150, Kapthinggar, Near,				
	randyat rown, Nandyat Mandat, Kurnool District. AP. Document No. 3917/2011 at SRO Nandyal in the Name of Sri S				
	<u>Steedhal Reddy</u> Extent of the Site: 746.20 Sq.yds(16.31 Cents)				
LOT 9	Bounded By:				
	East: 40' Wide Road				
	West: Plot No.308				
	North: Plot No.302,303&304		2 30		
	South: 20' Wide Road				

\* No Known Encumbrances to the Knowledge of the Bank. However the bidders were required to make independent enquiries regarding encumberances and title of the property etc. and participate in the e-auction. For detailed terms and conditions of the sale attached please refer the link "E-Auction" provided in Canara Bank's website (<a href="www.canarabank.com">www.canarabank.com</a>) or may contact Authorized Officer, ARM Branch, Canara Bank, Ph. No. <a href="page-040-27725283,27725285">040-27725283,27725285</a> during office hours on any working day.

Note:- 1. The documents relating to the secured property has been seized by CBI Bangalore. Vide our letter Ref: HYD/ARM/SIE /CBI/2024 dtd: 23.05.2024, we have sought return of original documents. Original link documents will be delivered to the Successful bidder after receiving the same from CBI.

Date: 03.07.2024 Place: Hyderabad हते केनरा बैंक Fox CANARA BANK

Authorised Officer Annana Banklyderabad-26

PH: 040-27725283,040-27725285

Date: 03.07.2024 Page **3** of **5** 

## DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 03.07.2024

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, Survey No.625, Beside Rail Nilyam, Secunderabad - 500 026.

		and the second s	
2.	Name and Address of	the Rorrowerle	\(Guarantor(s)\).
4.	Mairie alla Addi ess di	THE DOLLOWER 13	// Oddi dilloi (3) .

me and Address of the B		2 Cui V C Dami	4 Sei SDV Boddy (Dospasod)
1.M/s South India	2.Sri K. Rami Reddy	3.Sri K.S. Pani	4.Sri SPY Reddy (Deceased)
Exim Pvt.Ltd.,	S/o Rosi Reddy	Rama Charan S/o Krishna Prasad	S/o Konda Reddy Rep. By his legal heirs.
Rep. By its M.D. K.	Residing at H.No.44		Rep. by his legal heirs.
S.Rama Charan	SBI Colony	Residing at 30/726,	1.S. Parvathi
Having Registered	Nandyal	Bommala Satram	
Office at Plot	Kurnool District -	Nandyal	W/o SPY Reddy
No188, Phase -II	518502	Kurnool District	Residing at 30-726-A9
Kamalapuri Colony			Bommala Satram
Sri Nagar Colony			Nandyal
Hyderabad - 500073	70.00 0 8200 113		Kurnool District - 518502
			2.Sannapureddy Sujala, w/o Sreedhar Reddy
			Residing at 30-726-A9
			Bommala Satram
			Nandyal, Kurnool District -
			518502
			3.V. Aravinda Rani
The Control of the Co			W/o V. Suresh Kumar
			Residing at 30-726-A9
			Bommala Satram
			Nandyal, Kurnool District -
			518502
5.M/s Nandi	6.Sri Sajjala Sreedhar	7.Smt.	8.Smt. C. Ankalamma
Townships (P) Ltd	Reddy	Sannapureddy	W/o C. Ram Mohan eddy
Rep. By its Director	S/o S.V.Laxmi Reddy	Sujala	R/o 30-726-A9, Bommala
T. Ravi Kumar Reddy	Residing at 30-726	W/o S. Sreedhar	Satram
Having Regd. Office	Bommalasatram	Reddy	Nandyal
at 29/177-34	Nandyal	Residing at 30-726-	Kurnool District - 518 502
Flat No.S304, Sri Sai	Krunool District -	A9	
	518502	Bommala Satram	
Apartments	318302	Nandyal Kurnool	
SBI Colony Nandyal		District - 518502	
Kurnool District -		District - 310302	
518502 9. Sri C. Ram Mohan	10. Sri Anamala	11. Sri Singam	12.Smt. Vemuri Aravinda
Reddy, S/o C. Sesha	Venkata Narasimha	Sreedhar Reddy	Rani
Reddy, Residing at	Reddy	S/o S.V.Subba	W/o V. Suresh Kumar
30-726-A9,Bommala	S/o A. Venkateswara	Reddy	Residing at 30-726-A9
Satram, Nandyal		R/o 30-726-D43	Bommala Satram
Kurnool District -	Reddy	Bommala Satram	Nandyal
	Residing at D.No.2-3-		Kurnool District - 518502
	391	Nandyal	Rulliot District - 310302
	K.V. Lay out , LIC Road	Kurnool District -	
	Tirupati Town	518502	
	Chittor District A.P		

CANARA BANK ARM Branch, Ground Floor, Circle Office Building MCH No:-10-3-163 & 10-3-163/A, Plot No.85 Survey No.625, Beside Rail Nilayam, Secunderabad – 500 026 PH: 040-27725283,040-27725285

E MAIL : cb2752@canarabank.com

#### Ref: ARM/2752/SOUTHIND/JULY24



सिंडिकेट Syndicate

Date: 03.07.2024 Page **4** of **5** 

3. Total Contractual liabilities as on (30.06.2024): Rs. 2,26,53,54,856/- (Rupees Two Hundred and twenty Six Crore Fifty Three Lacs Fifty Four Thousand Eight Hundred and Fifty Six Only )(Contractual dues as on 30.06.2024) plus unapplied interest w.e.f 01.07.2024 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
Website: <a href="https://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a>
Contact Person Name: Manohar.S
Contact No 8951944383/08040482000/2100,
E-mail: <a href="mailto:manohar.s@antaressystems.com">manohar.s@antaressystems.com</a>

(c) Date & Time of Auction

: 25.07.2024, 11.30 A.M. to 12.30 P.M.

(With unlimited extension of 10 minutes duration each till the conclusion of the sale)

Canara Bank, ARM Branch, Ground Floor,

Circle Office Building, MCH No: 10-3-163 & 10-3-163/A, Beside Rail Nilayam

Secunderabad- 500 026

(d) Place of Auction

### 5. <u>Reserve Price</u>:

The reserve price for LOT No. 1 will be Rs.70,20,000/- and the earnest money deposit will be Rs.7,02,000/The reserve price for LOT No. 2 will be Rs. 70,20,000/- and the earnest money deposit will be Rs. 7,02,000/The reserve price for LOT No. 3 will be Rs. 70,20,000/- and the earnest money deposit will be Rs. 7,02,000/The reserve price for LOT No. 4 will be Rs.64,75,000/- and the earnest money deposit will be Rs.6,47,500/The reserve price for LOT No. 5 will be Rs.1,01,41,000/- and the earnest money deposit will be Rs.10,14,100/The reserve price for LOT No. 6 will be Rs.45,00,000/- and the earnest money deposit will be Rs.4,50,000/The reserve price for LOT No. 7 will be Rs.3,61,74,000/- and the earnest money deposit will be Rs. 36,17,400/The reserve price for LOT No. 8 will be Rs.1,18,52,000/- and the earnest money deposit will be Rs.11,85,200/-

The reserve price for LOT No.9 will be Rs.1,24,77,000/- and the earnest money deposit will be Rs.12,47,700/-

# 6. Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctionwizard.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 Authorized Officer, on 20.07.2024 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 <u>Authorized Officer</u>, <u>Canara Bank, ARM Branch</u> OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c No <u>209272434</u> (select payment mode as Interbank Transfer) IFSC Code: <u>CNRB0002752</u> on or before <u>23.07.2024</u> by <u>5:00pm</u>.
- 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: <a href="https://www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-40482100 Mail ID:

PH: 040-27725283,040-27725285

CANARA BANK ARM Branch, Ground Floor, Circle Office Building MCH No:-10-3-163 & 10-3-163/A, Plot No.85 Survey No.625, Beside Rail Nilayam, Secunderabad – 500 026

E MAIL: cb2752@canarabank.com

### Ref: ARM/2752/SOUTHIND/JULY24



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f) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before 23.07.2024, 5:00 PM, to Canara Bank, ARM Branch, Hyderabad by hand or by email.

i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with

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 Bank 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: <a href="www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> Contact Person Name: MANOHAR.S Contact Number: 9686196755/9686196756 Land Line: 080-49352000, Mail ID: <a href="maintending-maintended-10">manohar.s@anatressystems.com</a> Hyderabad Executive Name: Ms.B M Sushmitha Contact number: 8951944383 Mail id: sushmitha.b@antaressystems.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 1,2,3,4 and 6, Rs.2,00,000/- for Lot 5,7,8,9. 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 <u>15 days</u> 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 Authorized 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 bear all the statutory/ non-statutory dues, taxes, rates etc., if any.
- m) Authorized 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 of bidders who do not have access to the internet but interested in participating the e-auction, can approach ARM branch who, as a facilitating centre, will make necessary arrangements.
- o) For further details contact Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/ 27725285) e-mail id. <a href="mailto:cb2752@canarabank.com">cb2752@canarabank.com</a> OR the service provider M/s ANTARES SYSTEMS LIMITED Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: <a href="www.bankeauctionwizard.com">www.bankeauctionwizard.com</a> Name: Ms. Sushmitha B M Contact number: 8951944383 Mail id: sushmitha.b@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.

Place: Hyderabad Date: 03.07.2024

केनरा बैंक For CANARA BANK

प्रधीकृत अधिकारी, ए.आर. स्मार्थास्यांट्र स्व (धर्माः १९४२) Authorised Officer, A. Barratar, Barraterabad-26

PH: 040-27725283,040-27725285