

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 physical possession of which has been taken by the Authorised Officer of **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 14/09/2022 for recovery of **Rs. 23,44,10,479/45** (Contractual dues as on 30/06/2022) along with further interest, charges, expenses and costs from 01/07/2022 due to the **Dargamitta Branch** (Nellore, Andhra Pradesh) of Canara Bank from **M/s Sustainable Protein Foods Pvt Limited** represented by its directors **1. Sri Shaik Amir Basha, son of Rahamtulla Saheb Shaik, 2. Sri Irukumathi murulidha Rao son of late Venkta Subbaiah and Guarantors namely 1. Sri Shaik Abdul Aziz son of Shaik Kalesha, 2. Sri Shaik Amir Basha son of Rahamtulla Saheb Shaik, 3. Sri Irukumathi Murulidhar Rao so of Late Venkata Subbaiah and 4. Sri Shaik Jaleel alias Abdul jaleel son of Shaik Kalesha.**

The reserve price for will be **Rs.4,81,14,000/-** and the earnest money deposit will be **Rs. 48,11,400/-**.

The Earnest Money Deposit shall be deposited on or before **12/09/2022** at **5:00pm**.

Details and full description of the immovable property.

Item No 1: -

Registered equitable mortgage of 132.75 ankanams or 9558.00 sq ft or 1062 sq yards or 887.97 sq.meters of site in which R.C.C. slab roofed mill in an extent of 15 ankanams or 1080 sq.ft in which A.C.C sheet roofed construction in an extent of 45 ankanams or 3240 sq.ft (excluding all fixtures, rice mill equipments relating to Andhra Rice Mills) and with all easementary rights, Sri Potti Sri Ramulu Nellore District Registration - Nellore Sub-Registration, within Nellore Municipal Corporation limits, Nellore Bit-2, Patta No.347, Survey No 1269 an extent of 2.40 Acres in which an extent of 0.25 Acres equaling to 151.25 ankanams or 1011.711 sq.meters in which an extent of 132.75 ankanams or **9558.00 sq ft or 1062 sq yards or 887.97 sq.meters** of site in which rice mills is constructed named as Andhra Rice Mills bearing Old Door No. 1286/A, New Door No 16-4-1799, Haranathpuram Nellore within the jurisdiction of Sub Register Office - S.P.S.R. Nellore - 524 003

(Mortgage Deed No 5679/2015)

bounded by:-

East:- Land Belonging to Kantabattina Audemma and others

South:- Land belonging to Anam Chandrasekhara reddy and others.

West:- Site sold to M.D.Ahmed Shariff to some extent and schedule site to some extent.

North:- Krishnapatnam Road



Item No 2:-

Registered equitable mortgage of 38 ankanams or 2736 sq.ft. or 304 sq yards or 254.60 sq metres of site along with all easementary rights, Sri Potti Sri Ramulu Nellore District Registration - Nellore Sub-Registration, within Nellore Municipal Corporation limits, Nellore Bit-2 area, Patta No 90, Haranathapuram Nellore 524003 Survey No 1218/1, an extent of 5.67 Acres in which on western side and extent of 2.83 ½ Acres, on measurements the actual extent of land 2.96 Acres in which on northern side and extent of 1.48 Acres, in which 98 ankanams in which on western side and extent of 38 ankanams or 2736 sq.ft or 304 sq.yards or 254.60 sq metres of site. within the jurisdiction of Sub Register Office - S.P.S.R. Nellore - 524 003
(Mortgage Deed No 5679/2015)

bounded by:-

The property is Bounded by:-

East:- Site belonging to Shaik Anwar Jan

South:- 25 ft. Road.

West:- Site belonging to Anam Chandra Reddy and Anam Mahesh Reddy.

North:- Site belonging to Anam Chandra Reddy and Anam Mahesh Reddy.

Thus a total extent of 170.75 ankanams(item no. 1 + item no. 2) or 12294 sq.ft. or 1366 sq.yards of site with super structures thereon within all easementary rights, in the name of Sri Shaik Jaleel alias Abdul Jaleel and registered with SRO Nellore, Andhra Pradesh.

* No Known Encumbrances to the Knowledge of the Bank.

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 Authorized Officer, ARM Branch, Canara Bank, Ph. No. 040-27725283/ 27725285 during office hours on any working day.

Date: 08/08/2022

Place: Hyderabad



ಹೈದರಾಬಾದ್ ಕೇಂದ್ರದ ಮೇಲೆ
Authorized Officer
CANARA BANK, ಹೈದರಾಬಾದ್.
Authorized Officer, ARM Branch, Hyderabad.

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 30/07/2022

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.

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

Borrower:

M/s Sustainable Protien Foods Pvt Limited represented by its Directors (1) Sri Shaik Ameer Basha, son of Rahamtulla Saheb Shaik, and (2) Sri Irukumathi Murulidha Rao son of late Venkta Subbaiah.

Registered Office: 2nd floor, Rukshan Apartments, Old No. 4/New Number 7, Shiva Sankar Street, Kilpuak, Chennai-10 and

Administrative Office: DD No. 16/111/1141(E) , 4th Street, Harnathapuram, Nellore- 524002

Guarantor:

(1) Sri Shaik Abdul Aziz son of Shaik Kalesha
D. No. 16-4-1776, Pinakini Street, 4th Lane,
Harnathapuram, Nellore- 524 002

Guarantor:

(2) Sri Shaik Amir Basha son of Rahamtulla Saheb
Shaik Krishnareddypalem, Thotapalligudur, Nellore-
524 311

Guarantor:

(3) Sri Irukumathi Murulidhar Rao s/o of Late Venkata
Subbaiah, D. No.27-2-1216, YK Achari School, Balaji
Nagar, Stonehousepet, Nellore-524 002

Guarantor:

(4) Sri Shaik Jaleel alias Abdul Jaleel son of Shaik
Kalesha , D No. 16-4-1776 Pinakini Street, 4th Lane,
Harnathapuram, Nellore- 524 002

Alternate Address:

Sri Irukumathi Murulidhar Rao s/o of Late Venkata
Subbaiah, D No. 27-2-1644, Upstairs, N Swamidoss
School, Balajinagar, Nellore – Nellore – 524 002

3). **Total Contractual liabilities Rs. 23,44,10,479/45 (Rupees Twenty three Crores Forty four Lakhs Ten Thousand Four Hundred seventy nine and paise forty five Only) as on 30/06/2022 :** plus unapplied interest w. e. f. 01/07/2022 and Bank charges, cost etc. 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:www.bankeauctionwizard.com
Contact Person Name: Manohar.S
Contact No 9686196755/08040482000/2100,
E-mail: manohar.s@antaressystems.com

(c) **Date & Time of Auction**

: 14/09/2022 11.30 A.M. to 12.30 P.M.
(With unlimited extension of 10 minutes
duration each till the conclusion of the sale)

(d) **Place of Auction**

**: Canara Bank, ARM Branch,
Ground Floor, Circle Office Building ,**



MCH No: 10-3-163 & 10-3-163/A ,
Beside Rail Nilayam, Secunderabad- 500 026

5. Reserve Price

: Rs 4,81,14,000 (Rupees Four Crores Eighty Three Lakhs and Ninety nine Thousand Only)

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 01/09/2022 between 11:00AM and 4:00 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 Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c No. GL Head 209272434 (to pick interbank) CANARA BANK, IFSC Code: CNRB0002752 on or before **12/09/2022 at 5:00pm**
- 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: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number: 9686196755/9686196756 Land Line: 080-49352000 ,Mail ID: manohar.s@antaressystems.com, **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@antaressystems.com
- f) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **12/09/2022, 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 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 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: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000, Mail ID: manohar.s@antaressystems.com**Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@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 multiples of **Rs. 500,000/-**. 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 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) 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 Authorised Officer, Canara Bank, ARM Branch, Hyderabad (Ph. No.040-27725283/ 27725285) e-mail id. cb2752@canarabank.com OR the service provider **M/s ANTARES SYSTEMS LIMITED** Address: #24, Sudha Complex, 3rd Stage, 4th Block, Basaveswara Nagar, Bangalore-560 079, Web site: www.bankeauctionwizard.com Contact Person Name: MANOHAR.S Contact Number : 9686196755/56 Land Line: 080-49352000 ,Mail ID: manohar.s@antaressystems.com **Hyderabad Executive** Name: Ms. Sridevi Contact number: 8500289475 Mail id : sridevi.d@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: 08/08/2022

ಕರ್ನಾಟಕ ಬ್ಯಾಂಕ್ CANARA BANK
Authorized Officer
ಪ್ರಮಾಣಿತ ಅಧಿಕಾರಿ, ಆರ್.ಎಂ. ಶಾಖೆ, ಹೈದರಾಬಾದ್.
Authorised Officer, ARM Branch, Hyderabad.

Canara Bank, ARM Branch
MCH No. 10-3-163 & 10-3-163/A
Plot No. 85, Sy. No. 628, Beside Rail Nilayam,
Secunderabad - 500026

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cb2752@canarabank.com

