

Ref: SAM/7619/KWALITY/AUG24

Date: 12.07.2024

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 provision 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 possession of which has been taken by the Authorised Officer of **Madikonda Branch**, subsequently transferred to SAM 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 **16.08.2024**, for recovery of **Rs. 79,05,22,647/- (Rupees Seventy Nine Crore Five Lacs Twenty Two Thousand Six Hundred and Forty Seven Only)** (Contractual dues as on 30.06.2024) plus unapplied interest w.e.f 01.07.2024 and Bank charges, due to SAM Branch (7619), Hyderabad, Canara Bank from **M/s Kwaliti Agro Products** represented by its Proprietor and Guarantors : Sri K SRINIVAS RAO (Prop) , Sri K P C Nair (Gua), Smt K Nagalashmi (Gua), Smt. Rajani Nair (Gua), Smt. K Sri Lakshmi (Gua), Smt. K Shilpa Priya (Gua), Shri P Surya (Gua).

LOT No.1: The reserve price is fixed at **Rs.22,50,00,000/-** and the earnest money deposit is **Rs.2,25,00,000/-**

LOT No. 2: The reserve price is fixed at **Rs. 7,37,00,000/-** and the earnest money deposit is **Rs. 73,70,000/-**

LOT No. 3: The reserve price is fixed at **Rs. 72,00,000/-** and the earnest money deposit is **Rs. 7,20,000/-**

LOT No. 4: The reserve price is fixed at **Rs.68,00,000/-** and the earnest money deposit is **Rs.6,80,000/-**

The Earnest Money Deposit shall be deposited on or before **13.08.2024** at **5:00pm**.

Details and full description of the immovable property.

LOT 1	All the Part and Parcel of Land and Building (Poultry Farm with Sheds) admeasuring Land- Ac 26.13 ½ Gts (Ac 5.14 Gts in Sy No 307/A, Ac 5.00 Gts in Sy No 289/C/1/3, Ac 5.19 Gts in Sy No 290/A/1, Ac 5.00 Gts in Sy No 307/B, Ac 0.07 1/2 Gts in Sy No 289/D/4, Ac 5.00 Gts in Sy No 289/D/3, Ac 0.13 Gts in Sy No 289/C/2 and Sheds with Plinth area- 2,47,306.57 sft (RCC- 2224.38 Sft & LBW- 245082.19 sft) in the name of 1. Smt. Katragadda Srilakshmi W/o Srinivasa Rao 2. Shri K Srinivasa Rao S/o Venkata Subba Rao, Ghanpur V & M, Jangaon District.
LOT 2	All that part and parcel of Land and building bearing MCH no 10-11-182, 10-11-182/1 & 10-11-191/2A in Sy no 132,133,135 admeasuring 1160.42 sqyds being G+1 floor buliding at Valmiki nagar, Fateh nagar, Balanagar, Rangareddy Dist. in the Name of Sri K P C Nair, Smt. Nagalaxmi, Smt. Rajani Nair Bounded by: North: 15' wide Road South -60' wide road, East : Neighbors commercial building West – Commercial Building
LOT 3	All that part and parcel of open plot in Sy No :62/U located in residential layout admeasuring Ac 1.00 gts situated in Pulimamidi , Kandukur Mandal, Ranga Reddy Dist in the name of P Surya S/o Sri Limbaya & Bounded By: East: Vendors land West: Land of Krishna Naik North: Land of redya and Valya South: Land of Lacha and School Building
LOT 4	All that part and parcel of Land in Sy No 199/E1 admeasuring 400 Sq yds. Ganesh Nagar, Kalvakunta, Sangareddy Mandal, Sangareddy District. In the name of K Srinivasa Rao & Bounded By: East: H/o Venkata Rama Reddy, West: Road, North: 30' Road, South: Land of M Ganesh Kumar

There are No Known Encumbrances to the Knowledge of the Bank. Bidders are required to make independent enquiries regarding encumbrances 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 (www.canarabank.com) or may contact Authorized Officer, SAM Branch, Canara Bank, Ph. No. 9848174804 during office hours on any working day.

Date: 12.07.2024

Place: Hyderabad

कृते केनरा बैंक For CANARA BANK
Authorised Officer
प्राधिकृत अधिकारी/Authorised Officer
Canara Bank

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CANARA BANK SAM Branch,
Second Floor, T Subba Rami Reddy Complex
1-7-1, S P Road Secunderabad,
Secunderabad – 500003

E MAIL : cb7619@canarabank.com

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 12.07.2024

1. **Name and Address of the Secured Creditor:** Canara Bank, SAM Branch, First Floor, T Subba Rami Reddy Complex, 1-7-1, S.P. Road, Secunderabad, -500003
2. **Name and Address of the Borrower(s)/Guarantor(s) :**
 1. M/s Kwaliti Agro Products Rep by its Propreitor, Shri. K Srinivasa Rao, D No 1-7-1110, Road No 1, Advocates Colony, Hanumakonda-506001.
 2. Mr. K P C Nair (Guarantor), H No 10-11-182, 182/1 & 10-11-191/2A situated at Shivalayam Rd, Fish market, Valmiki Nagar, Fathenagar- 500037
 3. Smt. K Naga Lakshmi (Guarantor) H No 10-11-182, 182/1 & 10-11-191/2A situated at Shivalayam Rd, Fish market, Valmiki Nagar, Fathenagar- 500037
 4. Smt. Rajani Nair (Guarantor), H No 10-11-182, 182/1 & 10-11-191/2A situated at Shivalayam Rd, Fish market, Valmiki Nagar, Fathenagar- 500037
 5. Smt K Lakshmi (Guarantor) W/o.Shri. K Srinivasa Rao, D No 1-7-1110, Road No 1, Advocates Colony, Hanumakonda-506001.
 6. Smt K Shilpa Priya(Guarantor), W/o K Suresh, R/o H No 4-66, Shivapuram Street, Narsipatnam-531116
 7. Shri P Surya (Guarantor), Pulmamidi Village, Kandukur Mandal, Rangareddy District- 501359
3. Total Contractual liabilities is Rs. 79,05,22,647/- (Rupees Seventy Nine Crore Five Lacs Twenty Two Thousand Six Hundred and Forty Seven Only) 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: www.bankeauctionwizard.com
Contact Person Name: Ms. Sushmitha B M
Contact No 8951944383/08040482000/2100,
E-mail: sushmitha.b@antaressystems.com
(c) **Date & Time of Auction** : **16.08.2024, 11.30 A.M. to 12.30 P.M.**
(With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(d) **Place of Auction** : Canara Bank, SAM Branch, First Floor, T S R Complex
1-7-1, S.P. Road, Secunderabad, -500003
5. **Reserve Price:**

The reserve price for LOT No. 1 is fixed at **Rs.22,50,00,000/-** & earnest money deposit is **Rs.2,25,00,000/-**

The reserve price for LOT No. 2 is fixed at **Rs. 7,37,00,000/-** & earnest money deposit is **Rs. 73,70,000/-**

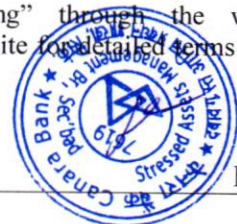
The reserve price for LOT No. 3 is fixed at **Rs. 72,00,000/-** & earnest money deposit is **Rs. 7,20,000/-**

The reserve price for LOT No. 4 is fixed at **Rs.68,00,000/-** & earnest money deposit is **Rs.6,80,000/-**

The Earnest Money Deposit shall be deposited on or before **13.08.2024 at 5:00pm.**

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.



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- b) The property can be inspected, with Prior Appointment with Authorized Officer, on **13.08.2024** 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 **Authorized Officer, Canara Bank, SAM Branch** OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, SAM Branch, Hyderabad A/c No **209272434 (select payment mode as Interbank Transfer)** IFSC Code: **CNRB0007619** on or before **13.08.2024** by **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: Ms. Sushmitha B M Contact Number : 8951944383 Land Line: 080-40482100, Mail ID: sushmitha.b@antaressystems.com **Hyderabad Executive** Name: Ms.B M Sushmitha Contact number: 8951944383 Mail id : sushmitha.b@antaressystems.com
- f) After payment of the EMD amount, the intending bidders should submit copies of the following documents/details on or before **13.08.2024, 5:00 PM**, to Canara Bank, SAM Branch, Secunderabad 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 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: www.bankeauctionwizard.com 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.50,000/- for Lot 3&4 and Rs.1,00,000/- for Lot 1&2**. 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.



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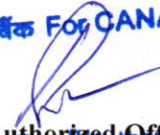
Date: 12.07.2024

- 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 SAM branch who, as a facilitating centre, will make necessary arrangements.
- o) For further details contact Authorised Officer, Canara Bank, SAM Branch, Secunderabad (Ph. No. 9848174804) e-mail id. cb7619@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 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: 12.07.2024

कृते केनरा बैंक For CANARA BANK

प्राधिकृत अधिकारी/Authorized Officer
Canara Bank

