

Asset Recovery Management Branch, Pavan Commercial Complex, Dabagardens,
Visakhapatnam, Phone No.8332956773.

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK
(A GOVERNMENT OF INDIA UNDERTAKING)

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Property under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, Symbolic Possession of which have been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28.12.2023**, for recovery of **Rs.6,47,64,232.07/- (Rupees Six Crores Forty Seven Lakhs Sixty Four Thousand Two Hundred Thirty Two and Seven Paise only as on 30.11.2023) + Future interest + Other Charges (if any) due to Canara Bank.**(List of the loan accounts as mentioned below).

1. Name and Address of the Secured Creditor: **Canara Bank**

**Asset Recovery Management Branch,
Pavan Commercial Complex,
Dabagardens, Visakhapatnam,
Andhra Pradesh State-530020.**

2. Name of the Borrower

: M/s. Lakshmi Venkateswara Cashew Industries.

To - Borrower/Mortgagor	Guarantors/ Mortgagor
1. M/s. Lakshmi Venkateswara Cashew Industries , Represented by its Propretrix Smt.Yalla Lakhshmi Kumari, Having factory at R.S No.70, Chebrolu Village And Post, Gollaprolu Mandal, Kakinada Rural, Andhra Pradesh – 533006. Ph.No.919000609999.	1) Smt.D.L.Chella Devi Yalla , W/o Yalla Sandeep, D.No.68-9-51,A2, Seven Hills Apartments, Ashok Nagar,Kakinada District, Andhra Pradesh – 533003.
2.Smt.Yalla Lakhshmi Kumari , Propretrix of M/s.Lakshmi Venkateswara Cashew Industries, Residing at D.No.68-9-40, Ashok Nagar, Kakinada District, Andhra Pradesh – 533003.	2) Shri.Yalla Sandeep , D.No.68-9-51, A2, Seven Hills Apartments, Ashok Nagar, Kakinada District, Andhra Pradesh – 533003.
	3) Smt.Chikkala Surya Prabha , W/o CH Srinivas, H.No.67-1-7, Ashok Nagar, Kakinada District, Andhra Pradesh – 533003.



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3. Total liabilities as on 30.11.2023. : **Rs.6,47,64,232.07/-** + Future interest + Other Charges (if any).
4. (a) Mode of Auction : Online(E-auction)
 (b) Details of Auction service provide : C1 India Limited
 (c) Date & Time of Auction : **28.12.2023**, from 11.00 Am to 12 Noon
 (Within unlimited extension of 5 minutes
 Duration each till the conclusion of sale)
 (d) Place of Auction : <https://www.bankeauctions.com>

5. Details of the property & Reserve Price & Earnest Money Deposit (EMD) as follows:-

(Lakhs)

Details description of the immovable properties with boundaries	Reserve Price	EMD
<p>1) Property in the name of Sri Yalla Sandeep under Sale Deed No.668/2005 & 669/2005 both dated 19.01.2005.</p> <p>A)East Godavari District, Kakinada Mandal, Kakinada Sub Registry S.Atchutapuram Village & Panchayat, Suryaraopeta Village. an extent of 240 Sq yards vacant site in Plot No.525 in old S.No.138, New S.No.152, L.P No.82/1996, Near D.No.2-172 with in the following boundaries:-</p> <p>East : 60.0 feet or 18.28 mts: Plot No 526 West : 60.0 feet or 18.28 mts: Plot No 524 North : 36.0 feet or 10.96 mts: Plot No 510 South : 36.0 feet or 10.96 mts: 60 feet Road.</p> <p>The above extent of 240 Sq. yds vacant site with all easementary rights, etc.,</p> <p>B)East Godavari District, Kakinada Mandal, Kakinada Sub Registry S.Atchutapuram Village & Panchayat, Suryaraopeta Village, an extent of 240 Sq yds vacant site in Plot No.526 in old S.No.138, New S.No.152, L.P No.82/1996, Near D.No.2-172 with in the following boundaries:-</p> <p>East : 60.0 feet or 18.28 mts: Plot No 527 West : 60.0 feet or 18.28 mts: Plot No 525 North : 36.0 feet or 10.96 mts: Plot No 509 South : 36.0 feet or 10.96 mts: 60 Feet Road.</p> <p>The above extent of 240 Sq.yds vacant site with all easementary rights, etc.</p>	Rs.39,00,000/-	Rs.3,90,000/-



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2) Property in the name of Sri Yalla Sandeep under Sale Deed No.6962/2005 dated 20.05.2005.

Rs.2,13,00,000/-

Rs.21,30,000/-

East Godavari District, Kakinada Mandal, Kakinada Sub - Registry, Kakinada Municipal Corporation, Ward No.29, Old Block No.70, New Block No.68, Zone-C situated at Ashok Nagar, Kakinada, an extent of 460 Sq.yds out of 535 Sq.yds RCC Daba house consisting of Ground and First floor bearing D.No.68-9-51/A2 in S.No.191/1 within the following boundaries:-

East : 45.00 feet or 13.72 mts: Land belongs to Sista Jagannadham
West : 45.00 feet or 13.72 mts: 15 feet wide lane left by the vendor (Total width of road 30ft)
North : 92.0 feet or 28.04 mts: Land belongs to Kondamuri Krishna
South : 92.0 feet or 28.04 mts: Land belongs to Mummidhi Krishna Murthy & others.

The above extent of 460 Sq.yds RCC Daba House consisting of Ground And First floor bearing D.No.68-9-51/A2 with all easement rights etc.,

3) Property in the name of Sri Yalla Sandeep & Chikkala Surya Prabha under Sale Deed No.2193/2007 & 2195/2007 both dated 02.06.2007.

Rs.2,93,00,000/-

Rs.29,30,000/-

East Godavari District, Tallarevu Sub Registry, Tallarevu Mandal, Korangi Grampanchayat, Korangi Village, an extent of Ac.4.24 cents out of total extent of Ac 6.74 cents in S.No.357/1 was divided into house sites under L.P No.108/2015/R out of it **an extent of 8115 Sq yds situated in Plot Nos. 1 to 33**, with in the following boundaries and measurement Viz.,

Plot No.1 which is an extent of 229.05 sq yds.

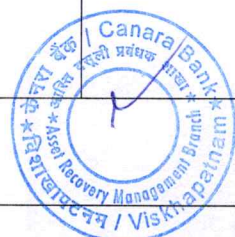
East	33.50 feet	Site in Plot No.16
West	33.00 feet	33 feet width road
North	62.00 feet	40 feet width road
South	62.00 feet	Site in Plot No.2

Plot No.2 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.15
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.1
South	62.00 feet	Site in Plot No.3

Plot No.3 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.14
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.2
South	62.00 feet	Site in Plot No.4



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Plot No.4 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No 13
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.3
South	62.00 feet	Site in Plot No.5

Plot No.5 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.12
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.4
South	62.00 feet	Site in Plot No.6

Plot No.6 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.11
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.5
South	62.00 feet	Site in Plot No.7

Plot No.7 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.10
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.6
South	62.00 feet	Site in Plot No.8

Plot No.8 which is an extent of 416.77 sq yds.

East	61.00 feet	Site in Plot No.9
West	60.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.7
South	62.00 feet	Vacant land in R.S. No.357(P)

Plot No.9 which is an extent of 423.66 sq yds.

East	62.00 feet	33 feet width road
West	61.00 feet	Site in Plot No.8
North	62.00 feet	Site in Plot No.10
South	62.00 feet	Vacant land in R.S. No.357(P)

Plot No.10 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site in Plot No.7
North	62.00 feet	Site in Plot No.11
South	62.00 feet	Site in plot no.9



Plot No.11 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site in Plot No.6
North	62.00 feet	Site in Plot No.12
South	62.00 feet	Site in plot no. 10

Plot No.12 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site in Plot No.5
North	62.00 feet	Site in Plot No.13
South	62.00 feet	Site in plot no. 11

Plot No.13 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site in Plot No.4
North	62.00 feet	Site in Plot No.14
South	62.00 feet	Site in plot no. 12

Plot No.14 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site in Plot No.3
North	62.00 feet	Site in Plot No.15
South	62.00 feet	Site in plot no. 13

Plot No.15 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site in Plot No.2
North	62.00 feet	Site in Plot No.16
South	62.00 feet	Site in plot no. 14

Plot No.16 which is an extent of 232.50 sq yds.

East	34.00 feet	33 feet width road
West	33.50 feet	Site in Plot No.1
North	62.00 feet	40 feet width road
South	62.00 feet	Site in plot no.15

Plot No.17 which is an extent of 229.05 sq yds.

East	33.50 feet	Site in plot no 33
West	33.00 feet	33 feet width road
North	62.00 feet	40 feet width road
South	62.00 feet	Site in plot no. 18



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Plot No.18 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in plot no 32
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.17
South	62.00 feet	Site in plot no. 19

Plot No.19 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.31
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.18
South	62.00 feet	Site in plot no. 20

Plot No.20 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.30
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.19
South	62.00 feet	Site in plot no. 21

Plot No.21 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.29
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.20
South	62.00 feet	Site in plot no. 22

Plot No.22 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.28
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.21
South	62.00 feet	Site in plot no. 23

Plot No.23 which is an extent of 227.33 sq yds.

East	33.00 feet	Site in Plot No.27
West	33.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.22
South	62.00 feet	Site in plot no. 24

Plot No.24 which is an extent of 444.77 sq yds.

East	66.00 feet	Site in plot No 25 and 26
West	64.00 feet	33 feet width road
North	62.00 feet	Site in Plot No.23
South	62.00 feet	Vacant land in R.S. No.357(P)



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Plot No.25 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot No .24
North	62.00 feet	Site in Plot No.26
South	62.00 feet	Vacant land in R.S. No.357(P)

Plot No.26 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot No.24
North	62.00 feet	Site in Plot No.27
South	62.00 feet	Site in Plot No.25

Plot No.27 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot no.23
North	62.00 feet	Site in Plot No.28
South	62.00 feet	Site in Plot No.26

Plot No.28 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot no.22
North	62.00 feet	Site in Plot No.29
South	62.00 feet	Site in Plot No.27

Plot No.29 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot no.21
North	62.00 feet	Site in Plot No.30
South	62.00 feet	Site in Plot No.28

Plot No.30 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot no.20
North	62.00 feet	Site in Plot No.31
South	62.00 feet	Site in Plot No.29

Plot No.31 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot No.19
North	62.00 feet	Site in Plot No.32
South	62.00 feet	Site in Plot No.30



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Plot No.32 which is an extent of 227.33 sq yds.

East	33.00 feet	33 feet width road
West	33.00 feet	Site plot no.18
North	62.00 feet	Site in Plot No.33
South	62.00 feet	Site in Plot No.31

Plot No.33 which is an extent of 232.50 sq yds.

East	34.00 feet	33 feet width road
West	33.50 feet	Site plot No.17
North	62.00 feet	40 feet width road
South	62.00 feet	Site in Plot No.32

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, ARMB -Visakhapatnam, Canara Bank, Ph. No.8332956773 & Ph.0891-2724155 during office hours on any working day.

Date: 05.12.2023

Place: Visakhapatnam

For CANARA BANK


Authorised Officer
ARMB, Visakhapatnam

Authorised Officer
CANARA BANK

6. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 05.12.2023.

- The property/ies will be sold in "AS IS WHERE IS" condition, including encumbrances if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrance, contact the undersigned before deposit of the Earnest Money Deposit (EMD) referred to in 6(h) below).
- Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- All charges for conveyance, stamp duty and registration etc., as applicable shall be borne by the successful bidder only.
- For sale proceeds of Rs.50.00 lakhs (Fifty lakhs) and above, the successful bidder will have to deduct TDS at the rate of 1% on the sale proceeds and submit the original receipt of TDS Certificate to the Bank
- 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.

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- f) The property can be inspected, with Prior Appointment with Authorised Officer on **22.12.2023**.
- g) 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.
- h) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, ARMB Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Dabagardens Branch, A/c No.209272434, and IFSC Code: CNRB0000620** on or before **27.12.2023, 4pm**.
- i) 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 Limited. Contact person Mr. Dharani Krishna P Mobile No: 9948182222, Email-id: dharani.p@c1india .com, Support Backup Office: Support team, Contact No Landline:-0124-4302021/22/23/24, Mobile:+91-7291981124/1125/1126.
- j) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **27.12.2023, 4PM**, to Canara Bank, ARMB-Visakhapatnam Branch, by hand or by email to cb13591@canarabank.com.
- 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 bid amount.
- iii) Bidders Name, Contact No, Address, E-mail Id.
- iv) Bidders account details for online refund of EMD.
- k) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD amount shall not carry any interest.
- l) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of **Rs.25,000/- (Rupees Twenty Five Thousand Only) for the Item No.1 and Rs.50,000/- (Rupees Fifty Thousand Only) for the Item Nos. 2 & 3**. 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.
- m) 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 to be paid 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.
- n) The prospective purchaser has to pay the applicable stamp duty and registration fee as per the existing guide line value/ sale price for the above said property which ever is higher in the concerned SRO & other charges (if any).



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o) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

p) 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 ARMB-Visakhapatnam Branch who, as a facilitating centre, shall make necessary arrangements.

q) For further details contact, Chief Manager, Canara Bank, ARMB -Visakhapatnam Branch during office hours on any working day (Ph., 0891-2724155, Mob No. 8332956773) e-mail id.cb13591@canarabank.com OR the service provider C1 India limited, Contact Person for Andhra Pradesh Region : Name : P: Dharani Krishna, Mobile : 9948182222, Email id : dharani.p@c1india.com, Support & Backup Office : Support Team, Contact No Landline :- 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.


Authorised Officer
ARMB, Visakhapatnam

Place: Visakhapatnam
Date: 05.12.2023

Authorised Officer
Canara Bank