

82 DISPLAY



क्षेत्रीयकार्यलय / REGIONAL OFFICE,
विसखपत्तम/Visakhapatnam-1,#9-29-15/7,
पद्मवथिमिनर / Padmavathi Towers,
बलजिनगर / Balajinagar, वीआईपीरोड/VIP Road,
सिरिपुरम / Siripuram – 530 003.
Dt.:23.02.2023.

Ref: 40/8370/eauction4/4474/261/17

SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation 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 constructive/physical possession of which has been taken by the Authorized Officer of Regional Office-I, Canara Bank, Visakhapatnam for follow up, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 05.04.2023 for recovery of dues Rs. 18,27,05,522/- (Rupees Eighteen Crore Twenty Seven Lakh Five Thousand Five Hundred and Twenty Two only) as on 31/10/2022 (Dues as on 31.01.2023 Rs.19,15,10,502.26) and interest thereon due to Pendurthi Branch, Canara Bank, Visakhapatnam from 1) M/s M.S.Ramayya Constructions(p) Ltd., Rep by its Managing Director Sri Mogga Sita Ramayya, 2) Sri Mogga Sitaramayya (Managing Director), S/o Sri Venkata Ramana, 3) Sri Gummudu Ramesh (Director), S/o Ramu Naidu, 4) Mrs Mogga Dakshayani (Director), D/o Sri Seetha Ramayya, 5) Sri/smt Mogga Geeta Sankar (Director), S/o Seetha Ramayya, 6) Late Sri Mogga Manikanta (Director), S/o Seetha Ramayya, Represented by his Legal Heirs: a) Smt Mogga Naga Vara Lakshmi, W/o Sri M Seetharamayya, b) Smt Mogga Kanakaratnam, w/o Late Sri Mogga Manikanta, c) Master Mogga Radha Manohar, S/o Late Sri Mogga Manikanta, Represented by his natural guardian – Mother: Smt Mogga Kanakaratnam, 7) Smt Mogga Nagavaralakshmi (Director), W/o Sri Seetha Ramayya, 8) Sri Peela Rajababu (Director), 9) Sri Rampe Sai Harish (Director), S/o Sri R Ramakrishna, 10) Sri Mogga Sundara Syam Manohar (Director), S/o Sri Mogga Sitaramayya and 11) M/S M S Ramayya Developers & Constructions (Partnership Firm) rep by Mogga Sitaramayya (Managing Partner).

DETAILS AND FULL DESCRIPTION OF THE PROPERTY

SI No	DESCRIPTION OF THE SCHEDULED PROPERTY	Reserve Price & EMD
<u>ITEM NO.1</u>	<u>Property-1 (DOCUMENT NO.2192/2015):-</u> All that piece and parcel of vacant site measuring an extent of 509.45 sq.yards or 425.966 Sq.meters situated in “Narasimha Nagar” bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:- East : Property belongs to Smt A Vani Kumari obtaining from Smt Varalakshmi. South : Property belongs to Vendor i.e. A.G.V.V.N. Satyanarayana. West : Property belongs to Vendor i.e. A.G.V.V.N. Satyanarayana. North : Property belongs to M/s M.S. Ramayya Developers and Constructions.	Reserve Price – Rs. 5,96,66,000/- & EMD – Rs.59,66,600/-



	<p><u>Property-2 (DOCUMENT NO.2220/2015):-</u></p> <p>All that piece and parcel of vacant site measuring an extent of 439.50 sq.yards or 367.479 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (B), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-</p> <p>East : Property belongs to M/s Chandana Brothers Shopping Mall. South : Remaining Part of Vendor i.e Akula Vani Kumari West : Property belongs to M/s M.S. Ramayya Constructions (P) Ltd North : Property belongs to M/s M.S. Ramayya Developers and Constructions</p>	
	<p><u>Property-3 (DOCUMENT NO.2221/2015):-</u></p> <p>All that piece and parcel of vacant site measuring an extent of 40.55 sq.yards or 33.905 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-</p> <p>East : Property belongs to Vendee i.e. M/s M.S. Ramayya Constructions (P) Ltd., South : Property belongs to Vendor i.e. A.G.V.V.N. Satyanarayana West : Visakhapatnam to Pendurthi BRTS Road North : Property belongs to M/s M.S. Ramayya Developers and Constructions.</p>	
<p><u>ITEM NO.2</u></p>	<p><u>Property-4 (DOCUMENT NO.2438/2013):-</u></p> <p>All that piece and parcel of vacant site measuring an extent of 861.66 sq.yards or 720.459 Sq.meters situated in Balaji Garden's bearing Plot No.9A Part (B), Covered by S.No.123P & 124P of Vepagunta Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-</p> <p>East : Property belongs to M/s Chandana Brothers Shopping Mall South : Property belongs to the Vendee who has purchased from the Peela Balaji today West : Visakhapatnam to Araku Road North : Property belongs to Dharani Apartments and A Nagesh and Others.</p>	<p>Reserve Price – Rs. 5,19,58,000/-</p> <p>&</p> <p>EMD – Rs. 51,95,800/-</p>



ITEM NO.3	<p><u>Property-5 (DOCUMENT NO.2437/2013):-</u></p> <p>All that piece and parcel of vacant site measuring an extent of 884.34 sq.yards or 739.42 Sq.meters situated in Balaji Garden's bearing Plot No.9 A Part (B), Covered by S.No.123P & 124P of Vepagunta Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam district and bounded by:-</p> <p>East : Property belongs to M/s Chandana Brothers Shopping Mall South : Property belongs to Vendee West : Visakhapatnam Aruku Road North : Property belongs to the Vendee who has purchased from The Peela Vijaya Lakshmi Peela Srikanth today.</p>	<p>Reserve Price – Rs. 5,33,26,000/-</p> <p>&</p> <p>EMD – Rs. 53,32,600/-</p>
ITEM NO.4	<p><u>Property-6 (DOCUMENT NO.2391/2013):-</u></p> <p>All that piece and parcel of vacant site measuring an extent of 969.72 sq.yards or 810.811 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:</p> <p>East : Property belongs to M/s Chandana Brothers Shopping Mall South : Property belongs to the Vendee who has purchased from the Akula Ganapathi Veera Venkata Naga Satyanarayana today West : Property belongs to the Akula Ganapathi Veera Venkata Naga Satyanarayana North : Property belongs to the Peela Balaji.</p> <p><u>Property-7 (DOCUMENT NO.2392/2013):-</u></p> <p>All that piece and parcel of vacant site measuring an extent of 436.31 sq.yards or 364.811 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-</p> <p>East : Property belongs to the Vendee who has purchased from the Smt Akula Varalakshmi today South : Property belongs to Vendor West : Property belongs to Vendor North : Property belongs to the vendee who has purchased from the Sri Peela Govind Satyanarayana</p>	<p>Reserve Price – Rs. 11,18,20,000/-</p> <p>&</p> <p>EMD – Rs. 1,11,82,000/-</p>



Property-8 (DOCUMENT NO.2393/2013):-

All that piece and parcel of vacant site measuring an extent of 375.40 sq.yards or 313.883 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (B), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-

East : Property belongs to M/s Chandana Brothers Shopping Mall

South : Property belongs to Akula Varalakshmi

West : Property belongs to the vendee who has purchased from the Sri Akula Ganapathi Veera Venkata Satyanarayana today

North : Property belongs to the vendee who has purchased from the Sri Peela Govinda Satyanarayana today.

Property-9 (DOCUMENT NO.38/2014):-

All that piece and parcel of vacant site measuring an extent of iv) 72.58sq.yards together with Shed Bearing Door No. 14-8/9 situated in "Narasimha Nagar" bearing Plot No.10 Part (A) covered by S.No.4/1 of Gopalapatnam Village, within the limits of GVMC, Gopalapatnam SRO Limits, Visakhapatnam, Visakhapatnam District and bounded by:-

East : Property belongs to Seller/Principal and Peela Govinda Satyanaryana

South : Property belongs to the seller/Principal

West : Gopalapatnam to Pendurthi BRTS Road

North : Property belongs to the Sri Peela Balaji.

* The Property is under possession of the bank.


The reserve price for Item-1 is Rs. **5,96,66,000/-** (Rupees Five Crore Ninety Six Lakh Sixty Six Thousand only) and the Earnest Money Deposit is Rs. **59,66,600/-** (Rupees Fifty Nine Lakh Sixty Six Thousand Six Hundred only); The reserve price for Item-2 is Rs. **5,19,58,000/-** (Rupees Five Crore Nineteen Lakh Fifty Eight Thousand only) and the Earnest Money Deposit is Rs. **51,95,800/-** (Rupees Fifty One Lakh Ninety Five Thousand and Eight Hundred only); The reserve price for Item-3 is Rs. **5,33,26,000/-** (Rupees Five Crore Thirty Three Lakh Twenty Six Thousand only) and the Earnest Money Deposit will be Rs. **53,32,600/-** (Rupees Fifty Three Lakh Thirty Two Thousand and Six Hundred only) and The reserve price for Item-4 is Rs. **11,18,20,000/-** (Rupees Eleven Crore Eighteen Lakh Twenty Thousand only) and the Earnest Money Deposit is Rs. **1,11,82,000/-** (Rupees One Crore Eleven Lakh Eighty Two Thousand only). **Total Reserve Price for all the Properties together is Rs.27,67,70,000/- (Rupees Twenty Seven Crore Sixty Seven Lakh Seventy Thousand only) and the Earnest Money Deposit is Rs.2,76,77,000/- (Rupees Two Crore Seventy Six Lakh Seventy Seven Thousand only).** The Earnest Money Deposit shall be deposited on or before **03.04.2023 at 5:00pm.**

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 The Branch Manager, **Pendurthi Branch, Canara Bank**, Phone No. **8331015773 / 0891-2547997 / 9491831984**, email: **cb4474@canarabank.com (or) recrovsp@canarabank.com.**

Date: 23.02.2023

Place: Visakhapatnam

कृते केनरा बैंक / For CANARA BANK


Authorised Officer

AUTHORISED OFFICER

CANARA BANK

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 23.02.2023

1. Name and Address of the Secured Creditor :	Canara Bank, Pendurthi Branch , Visakhapatnam.
2. Name and Address of the Borrower(s)/ Guarantor(s)	<ol style="list-style-type: none">1. M/s M.S.Ramayya Constructions(p) Ltd., Rep by Sri Mogga Sita Ramayya (Managing Director), "SUNIRMITT", D.No.5-42/6, Purushottapuram Colony, Purushottapuram, Visakhapatnam – 51.2. Sri Mogga Sitaramayya (Managing Director) M/s M S Ramayya Constructions Pvt Ltd S/o Sri Venkata Ramana 9-102, Senathivanipalem, Vepagunta Visakhapatnam - 530 047.3. Sri Gummudu Ramesh (Director) M/s M S Ramayya Constructions Pvt Ltd S/o Ramu Naidu 2-77/A Senathivanipalem Vepagunta, Visakhapatnam - 530 047.4. Mrs Mogga Dakshayani (Director) M/s M S Ramayya Constructions Pvt Ltd D/o Sri Seetha Ramayya 9-102/1 Senathivanipalem Vepagunta, Visakhapatnam - 530 047.5. Sri/smt Mogga Geeta Sankar (Director) M/s M S Ramayya Constructions Pvt Ltd S/o Seetha Ramayya 5-51 Senathivanipalem Vepagunta, Visakhapatnam - 530 047.6. Late Sri Mogga Manikanta (Director), S/o Seetha Ramayya, Represented by his Legal Heirs:<ol style="list-style-type: none">a) Smt Mogga Naga Vara Lakshmi, W/o Sri M Seetharamayya 9-102, Senathivanipalem, Vepagunta, Visakhapatnam - 530 047.b) Smt Mogga Kanakaratnam, w/o Late Sri Mogga Manikanta, 5-51, Bayyavaram, Yelamanchili Mandal, Visakhapatnam.c) Master Mogga Radha Manohar, S/o Late Sri Mogga Manikanta, Represented by his natural guardian – Mother: Smt Mogga Kanakaratnam, 5-51, Bayyavaram, Yelamanchili Mandal, Visakhapatnam.



	<p>7. Smt Mogga Nagavaralakshmi (Director) M/s M S Ramayya Constructions Pvt Ltd W/O Sri Seetha Ramayya 9-102, Senathivanipalem Vepagunta, Visakhapatnam - 530 047.</p> <p>8. Sri Peela Rajababu (Director) M/s M S Ramayya Constructions Pvt Ltd 5-51 Senathivanipalem Vepagunta, Visakhapatnam - 530 047.</p> <p>9. Sri Rampe Sai Harish (Director) M/s M S Ramayya Constructions Pvt Ltd s/o Sri R Ramakrishna 9-108 Senathivanipalem Vepagunta, Visakhapatnam - 530 047.</p> <p>10. Sri Mogga Sundara Syam Manohar (Director) M/s M S Ramayya Constructions Pvt Ltd S/o Sri Mogga Sitaramayya 5-51 Senathivanipalem Vepagunta, Visakhapatnam 530 047.</p> <p>11. M/S M S Ramayya Developers & Constructions (Partnership Firm), rep by its Managing Partner Sri Mogga Sitaramayya 5-51 Senathivanipalem Vepagunta, Visakhapatnam - 530 047.</p>
3. Total Contractual liabilities as on (31/10/2022):	Rs. 18,27,05,522/- (Rupees Eighteen Crore Twenty Seven Lakh Five Thousand Five Hundred and Twenty Two only) plus unappalied interest w.e.f 01.11.2022 and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.
4. Mode of Auction	Online Electronic Biding
5. Details of Auction service provider	M/s C1 India Limited Plot No.301, 1 st Floor, Udyog Vihar Phase-2, Gurgaon, Haryana-122 015, India. Contact person Mr. Dharani Krishna P, Mobile No.+91 9948182222, e-mail: ddharani.p@c1india.com /andhra@c1india.com
6. Date & Time of Auction	05.04.2023, 11:00 A.M. to 01:00 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
7. Place of Auction	Online



8. Reserve Price

**Total Reserve Price for all the Properties together is
Rs.27,67,70,000/- (Rupees Twenty Seven Crore Sixty
Seven Lakh Seventy Thousand only)**

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 of Authorised Officer, on or before 03.04.2023 between bank working hours.
- 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, **Pendurthi Branch**, (or) shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of **Canara Bank, Pendurthi Branch, A/c No 209272434, IFSC Code CNRB0004474** on or before **03.04.2023, 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 C1 India Limited, Plot No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon, Haryana-122 015, India. Contact person Mr. Dharani Krishna P, Mobile No.+91 9948182222, email:dharaani.p@c1india.com / andhra@c1india.com.
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 04.04.2023, 5:00 PM, to Canara Bank, **Pendurthi Branch**, 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 Limited, Plot No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon, Haryana-122 015, India. Contact person Mr. Dharani Krishna P, Mobile No.9948182222, e-mail:dharaani.p@c1india.com / andhra@c1india.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.3,00,000/- (Rupees Three Lakh only)**. 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.

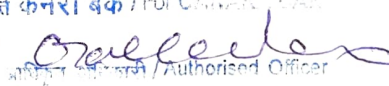
- j) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, 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. 50.00 Lakhs** (Rupees Fifty lakhs) 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 statutory/non statutory dues, taxes, rates etc.
- 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 Regional Office-I, Visakhapatnam (or) **Pendurthi Branch**, who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact The Branch Manager, **Pendurthi Branch, Canara Bank**, Phone No. **8331015773 / 0891-2547997 / 9491831984**, email: **cb4474@canarabank.com** (or) **recrovsp@canarabank.com** (or) the service provider M/s C1 India Limited, Plot No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon, Haryana-122 015, India. Contact person Mr. Dharani Krishna P, Mobile No. 9948182222, e-mail: **dharani.p@c1india.com / andhra@c1india.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.

Date: 23.02.2023

Place: Visakhapatnam

कृते केनरा बैंक / For Canara Bank

Authorised Officer
AUTHORISED OFFICER
CANARA BANK