

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 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 **10/03/2023**, for recovery of **Rs. 147,99,69,734.59/- (Rupees One Hundred Forty Seven Crores Ninety Nine Lakhs Sixty Nine Thousand Seven Hundred Thirty Four and Fifty Nine Paise Only)** (Contractual dues as on 31/12/2022) due to 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. Ankamma 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.67,50,000/-** and the earnest money deposit will be **Rs.6,75,000/-**

The reserve price for LOT No. 2 will be **Rs. 67,50,000/-** and the earnest money deposit will be **Rs. 6,75,000/-**

The reserve price for LOT No. 3 will be **Rs. 67,50,000/-** and the earnest money deposit will be **Rs. 6,75,000/-**

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.98,37,000/-** and the earnest money deposit will be **Rs.9,83,700/-**

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. 4,05,27,000/-** and the earnest money deposit will be **Rs.40,52,700/-**

The reserve price for LOT No. 8 will be **Rs.3,49,27,000/-** and the earnest money deposit will be **Rs. 34,92,700/-**

The reserve price for LOT No. 9 will be **Rs.1,18,52,000/-** and the earnest money deposit will be **Rs.11,85,200/-**

The reserve price for LOT No.10 will be **Rs.1,17,43,000/-** and the earnest money deposit will be **Rs.11,74,300/-**

The Earnest Money Deposit shall be deposited on or before **08/03/2023** at **5:00pm**.

Details and full description of the immovable property.

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| LOT 1 | Vacant Residential site property at Plot No.48 in Sy. No. 539/2, Bommala Sathram, SPY Reddy Colony, Nandyal, Nandyal Mandal, 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 | Vacant Residential site property at 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 | Vacant Residential site property at Plot No.50 in Sy. No. 539/2, Bommala Sathram, SPY Reddy Colony, Nandyal Town, Nandyal 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 |



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| LOT 4 | AC Sheet Roof Shed Building at D. No. 30-726-A1-14, Vijaya Nagar Colony, Nandyal, Nandyal Mandal, Kurnool Dist. A.P. Extent of the Site:609.35Sq.yds(12.59 Cents) Bounded By: East: Site of A Rami Reddy, West: House of Jayaram, North: Road, South: Road <u>Document No.1822/1997 at SRO Nandyal in the Name of Smt S Sujala</u> |
| LOT 5 | GF, FF, Shed & AC Sheet Roof Building situated at D. No. 30-660-A, Industrial Estate, Nandyal, Nandyal Mandal, Kurnool Dist., A.P. Extent of the Site:817.96 Sq.yds(16.90 Cents) 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 |
| LOT 6 | Vacant Residential site property situated at Door No. 25/446C in Sy. No. 419/2, Behind: RTC Bus Stand Area, Near: Rani Maharani Theater, Karimulla Nagar, Nandyal Town, Nandyal Mandal, Kurnool District. Extent of the Site:25.00 Cents (Doc No.3689/2013 at SRO Nandyal in the Name of Ankamma alias Anitha) Bounded By: East: Land of Y Satyanarayana West: Land of T Leelamma North: Applicant Site South: Land of B G Narasimhulu |
| LOT 7 | Cellar, GF, FF, Residential Building situated in Sy. No. 8A/1D & 623/3C at Door no. 19-1-13-R35, Vasundara Lay out, Renigunta Road, Thirupathi, Thirupathi Mandal, Chittoor District. AP. (Document No. 4593/2006 at SRO Thirupathi in the Name of A V Narasimha Reddy and K Soujanya Sree) Bounded By: East: Open Plot, West: 40' Wide Road, North: Open Place, South: Open Place |
| LOT 8 | Non Agri Land (previously house plots) at Nandi Township pvt. 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, 9195/2011 802/2011 & 804/2012 at SRO Nandyal in the Name of M/s.nandi Township Pvt Ltd |
| LOT 9 | 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: East: House in Plot No.31, West: House in Plot No.29, North: 40' Wide Road, South: House in Plot No.36 <u>Document No. 3928/1994 at SRO Nandyal in the Name of Sri S Sreedhar Reddy</u> |
| LOT 10 | Vacant residential site situated at Plot No. 309, 310 & 311, Near. Door No. 4-150, Kanthinagar, Near: Nandi Green Homes, Nandyal Town, Nandyal Mandal, Kurnool District. AP. <u>Document No. 3917/2011 at SRO Nandyal in the Name of Sri S Sreedhar Reddy</u> Bounded By: East: 40' Wide Road West: Plot No.308 North: Plot No.302,303&304 South: 20' Wide Road |

* No Known Encumbrances to the Knowledge of the Bank. However the bidders were 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, ARM Branch, Canara Bank, Ph. No. 040-27725283, 27725285 during office hours on any working day.

Note:- 1. The documents relating to the secured property has been seized by CBI Bangalore. Original link documents will be delivered to the Successful bidder after receiving the same from CBI.

For CANARA BANK

Authorised Officer, ARM Branch, Hyderabad.
Canara Bank

Date: 04/02/2023
Place: Hyderabad



DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 04/02/2023

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) :**

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| 1.M/s South India Exim Pvt.Ltd., Rep. By its M.D. K. S.Rama Charan Having Registered Office at Plot No..188, Phase -II Kamalapuri Colony Sri Nagar Colony Hyderabad - 500073 | 2.Sri K. Rami Reddy S/o Rosi Reddy Residing at H.No.44 SBI Colony Nandyal Kurnool District - 518502 | 3.Sri K.S. Pani Rama Charan S/o Krishna Prasad Residing at 30/726, Bommala Satram Nandyal Kurnool District | 4.Sri SPY Reddy (Deceased) S/o Konda Reddy Rep. By his legal heirs. 1.S. Parvathi W/o SPY Reddy Residing at 30-726-A9 Bommala Satram Nandyal 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 W/o V. Suresh Kumar Residing at 30-726-A9 Bommala Satram Nandyal, Kurnool District - 518502 |
| 5.M/s Nandi Townships (P) Ltd Rep. By its Director T. Ravi Kumar Reddy Having Regd. Office at 29/177-34 Flat No.S304, Sri Sai Apartments SBI Colony Nandyal Kurnool District - 518502 | 6.Sri Sajjala Sreedhar Reddy S/o S.V.Laxmi Reddy Residing at 30-726 Bommalasatram Nandyal Kurnool District - 518502 | 7.Smt. Sannapureddy Sujala W/o S. Sreedhar Reddy Residing at 30-726-A9 Bommala Satram Nandyal Kurnool District - 518502 | 8.Smt. C. Ankamma W/o C. Ram Mohan eddy R/o 30-726-A9, Bommala Satram Nandyal Kurnool District - 518 502 |
| 9. Sri C. Ram Mohan Reddy, S/o C. Sesha Reddy, Residing at 30-726-A9,Bommala Satram, Nandyal Kurnool District - | 10. Sri Anamala Venkata Narasimha Reddy S/o A. Venkateswara Reddy Residing at D.No.2-3-391 K.V. Lay out , LIC Road Tirupati Town Chittor District A.P | 11. Sri Singam Sreedhar Reddy S/o S.V.Subba Reddy R/o 30-726-D43 Bommala Satram Nandyal Kurnool District - 518502 | 12.Smt. Vemuri Aravinda Rani W/o V. Suresh Kumar Residing at 30-726-A9 Bommala Satram Nandyal Kurnool District - 518502 |



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3. Total Contractual liabilities as on (31/12/2022) : Rs. 147,99,69,734.59/- (Rupees One Hundred Forty Seven Crores Ninety Nine Lakhs Sixty Nine Thousand Seven Hundred Thirty Four and Fifty Nine Paise Only) plus unapplied interest w.e.f 01/01/2023 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: Manohar.S
Contact No 9686196755/08040482000/2100,
E-mail: manohar.s@antaressystems.com
- (c) Date & Time of Auction : **10/03/2023, 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 :

The reserve price for LOT No. 1 will be Rs.67,50,000/- and the earnest money deposit will be Rs.6,75,000/-

The reserve price for LOT No. 2 will be Rs. 67,50,000/- and the earnest money deposit will be Rs. 6,75,000/-

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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 27/02/2023 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, ARM Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Hyderabad A/c No 209272434 (select payment mode as Interbank Transfer) IFSC Code: CNRB0002752 on or before 08/03/2023 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: 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 **08/03/2023, 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 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 Contact Person Name: MANOHAR.S Contact Number : 9686196755/9686196756 Land Line: 080-49352000, Mail ID: manohar.s@anatreessystems.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 multiplies of **Rs.1,00,000/- for Lot 1,2,3,4 and 6, Rs.2,00,000/- for Lot 5,9 and 10, Rs.5,00,000/- for Lot 7 and 8**. 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) 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. 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@anatreessystems.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: 04/02/2023



For CANARA BANK
Authorized Officer
Canara Bank