

(Auction Sale Notice for Sale of Immovable Properties)

CANARA BANK

ARM Branch, 1st floor, Governorpet, Vijayawada – 520002

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 34621400000445 ARMVIJ SN

Date: 24.10.2023

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 properties mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of **Dargamitta, Nellore branch of Canara Bank** will be sold on "As is where is", "As is what is", and "Whatever there is" on **05.12.2023**, for recovery of **Rs.6503.59 lakhs** due to the **ARM branch, Vijayawada** of Canara Bank from **M/s Shanti Kalash Jewellers represented by its proprietor Sri Shankarlal Jain and guarantors Sri Shantilal Seshamlal ji, Smt. Santri Bai, Sri Kamalesh kumar.**

The reserve price for the properties will be **Rs.1230.00 lakhs** with EMD amount of **Rs.123.00 lakhs (For Property No 1), Rs.496.00 lakhs** with EMD amount of **Rs.49.60 lakhs (For property no.2), Rs.766.00 lakhs** with EMD amount of **Rs.76.60 lakhs (For property no.3).** The Earnest Money Deposit shall be deposited on or before **02.12.2023** at **4.30 pm.**

Details and full description of the immovable properties with known encumbrances, if any.

Property no.1:

All that part and parcel Land admeasuring 65 Ankanams or 520 Sq. yds. (As per Document) 62.53 Ankanams or 500.24 Sq. yds. (Net extent as per the plan after deduction of road widening area) having R.C.C. Building situated in D.No.23-2-16 (as on wall), Old Municipal D.No.18/454-A, (Old D.No.1478), New Ward No.23, New demolished house No.973, bearing Assessment No.31492 situated in Achari Street, Nellore Bit – II, Nellore Municipal Corporation, Sri Potti Sriramulu Nellore Dist., standing in the name of 1) Smt. Santri Bai, W/o Shantilal Jain 2) Sri Shankarlal, S/o Shantilal Jain 3) Sri Kamalesh kumar, S/o Shantilal Jain, bearing Doc.No.6532/2005 dated 11.05.2005 & Rectification deed bearing Doc. No. 13069 / 2005 dated 03.10.2005.

Boundaries:

East : Hotel DR Uthama

South : House belonging to Sri Ramesh Reddy & Sri P. Rajagopal Rao

West : Achari Street

North : Compound Wall of Janab Basheer Ahammed

As per Sale Deed / MODTD / Previous notices under SARFAESI: Within these boundaries an extent of 65 ankanams or 520 Sq. yds or 434.85 Sq.mts. of site and with four storied building bearing door no.973 therein each floor RCC 2500 Sqft total four floors of 10000 sqft with all easement rights etc.

Actual: Within these boundaries an extent of 62.53 Ankanams or 500.24 Sq. yds of site bearing Door No.:973 therein ground to third floor of plinth area 2262.93 sqft. and fourth floor of plinth area 809.90 sqft. put together total of 9861.62 sqft with all easement rights etc.

Property Tax dues as on date – Rs.6,81,275 (Six Lakh Eighty One thousand Two Hundred and Seventy Five Rupees Only)

Property No.2:

All that part and parcel Land admeasuring 35 Ankanams or 280 Sq. yds. having R.C.C. Building situated in Sy.No.29, 81/1 & 81/2 as per old doc., Sy.No.81/2A1 as per surveyor certificate, Door No.761, Ward No.7, Subash Chandra Bose Road, Subedhar Pet, Nellore Bit – I, Nellore Municipal Corporation, Sri Potti Sriramulu Nellore Dist., standing in the name of Shri. Kamalesh Kumar bearing Doc.No.6563/2015 dated 14.09.2015.

Boundaries:

East : Property of Chunduru Venkata Ramanamma

South : Subash Chandra Bose Road

West : Property of Inamala Raghurami Reddy

North : A.B.M Girls High School Compound

As per Sale Deed / MODTD / Previous notices under SARFAESI: An extent of 35 ankanams or 280 sq yds of site having 2160 sqft of RCC building in cellar floor parking place and the same extent each in ground floor, first floor and second floor therein.

*Actual: Within these boundaries an extent of 35 ankanams or 280 sq yards of site bearing Door No.:761 therein cellar to third floor of plinth area 1853.00 sqft. and fourth floor of plinth area 835 sqft. put together total of 10100 sqft with all **joint easement rights** shared along with the eastern portion of the building owned by Yelchuri Srinivasa rao and his wife Lakshmi Kumari and sons Venkata Girish Kumar, Venkata Dinesh Kumar.*

Property No.3:

An undivided share of 138.40 sq yds having R.C.C. Constructions in DR Central Mall situated in S.No.1576/645, Revised CAS No.464 in b/w VRC Centre to RTC bus stand, Old Madras Bus Stand area, backside of Ravula Shopping arcade and Gowd Bar Restauarnt, in Ward No.23, D.No.983, Present D.No.985, Nellore Municipal Corporation, Sri Potti Sriramulu Nellore Dist., standing in the name of Sri Shankarlal Shantilal, S/o Shantilal Ji bearing Doc.No.2821/2014 dated 15.03.2014.

East : G.N.T Road to some extent, Ravula Arcade Complex Compound Wall to some extent
South : Ravula Arcade Complex Compound Wall to some extent, Ramireddy Channel to some extent
West : Channel
North : H.P. Bunk to some extent, Surya Bar & Restaurant to some extent, Indian Oil Petrol Bunk to some extent, Bhavani Lodge to some extent.

East : Common Drive way from G.N.T Road
 South : Common Drive way of the Shopping Complex
 West : Common Corridor, Lift & Lobby
 North : Common Drive way of the Shopping Complex

Property Tax dues as on date – Rs.4,02,603 (Four Lakh Two Thousand Six Hundred and Three Rupees Only)

कृते केनरा बैंक
For CANARA BANK
V. C. [Signature]
अधिकृत अधिकारी / Authorised Officer

Authorized Officer
Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 24.10.2023

1. Name and Address of the Secured Creditor : Canara Bank, ARM branch, Vijayawada
2. Name and Address of the Borrower(s)/ Guarantor(s) :

M/s Shanti Kalash Jewellers Prop. Shri Shankarlal Jain 23/973, Jewel Junction Achari Street SPSR Nellore Dist. Nellore 524001	2. Smt. Santri Bai W/o Shantilal 23/973, Jewel Junction Achari Street SPSR Nellore Dist. Nellore 524001
1. Shri Shantilal Seshmal Ji S/o Seshmalji 23/973, Jewel Junction Achari Street SPSR Nellore Dist. Nellore 524001	3. Shri. Kamlesh Kumar S/o Shantilal 23/973, Jewel Junction Achari Street SPSR Nellore Dist. Nellore 524001

3. Total liabilities as on 30.09.2023 : **Rs.6503.59 lakhs + interest + other expenses**

4. (a) Mode of Auction : Online
(b) Details of Auction service provider : M/s C1 India Pvt Ltd
(c) Date & Time of Auction : **05.12.2023 & 10.30 AM**
(d) Place of Auction : Vijayawada

5. Reserve Price: 1) Property No 1 - Rs.1230.00 lakhs; EMD – 123.00 lakhs
2) Property No 2 - Rs.496.00 lakhs; EMD – 49.60 lakhs
3) Property No 3 - Rs.766.00 lakhs; EMD – 76.60 lakhs

6. 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 with Authorised Officer, on **27.11.2023** between **11 AM to 4 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, Vijayawada Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Vijayawada A/c No **209272434** IFSC Code CNRB0006682 on or before **02.12.2023** at 4.30 pm.
- 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 Ltd, Contact Person for Andhra Pradesh Region : P Dharani Krishna,

Mobile: 9948182222, E mail id: ddharani.p@c1india.com, support & Backup Office: Support Team, Contact No Land line :- 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.

- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **02.12.2023**, 5 PM, to Canara Bank, ARM Branch, Vijayawada 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 Ltd, Contact Person for Andhra Pradesh Region : P Dharani Krishna, Mobile: 9948182222, E mail id: ddharani.p@c1india.com, support & Backup Office: Support Team, Contact No Land line :- 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126
- 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/- (Rupees One Lakh only) for each property. 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 (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 Statutory /Non Statutory dues, Property Taxes, Rates, Assessments, charges, Electricity Bills, Water charges, fee etc owing to anybody relating to the properties shall be borne by successful bidder only.**
- m) All charges for conveyance, stamp duty / GST registration charges etc., as applicable shall be borne by the successful bidder only.
- n) Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.

