

Ref: 13045/34/MUR/SARFAESI /2022-23

DT: 07.11.2022

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 Authorised Officer of JSN Colony Branch, Hyderabad ,Canara Bank for follow up, will be sold on "As is where is", "As is what is", and "Whatever there is" on 12.12.2022 ,for recovery of Rs.1,43,94,043.88 (Rupees One CRore Forty Three Lakhs Ninety Four Thousand Forty Three and Eighty Eight paise only) (Contractual dues as on 31.10.2022) due to the JSN Colony Branch of Canara Bank from Smt Mammila Uma Rani W/o Mammila Venkatesh (Borrower/Mortgagor), Sri Vemula Anand Kumar S/o Vemula Janardhan and Sri Kaithi Ravi Varma S/o K Manohar (Guarantor)

The reserve price will be Rs.31,91,000/- (Rupees Thirty One Lakhs Ninety One Thousand only) and the earnest money deposit will be Rs.3,19,100/- (Rupees Three Lakh Nineteen Thousand One Hundred only). The Earnest Money Deposit shall be deposited on or before 09.12.2022 at 5:00pm.

Details and full description of the property.

Flat No. 3, bearing separate Municipal No. 2-2-18/15/19, 4th floor, built up area 926 sqft including common areas and parking area, with undivided share of land 40sqyds, out of 2057 sqyds in complex PRAGATHI APARTMENTS, Block A constructed in premises 2-2-18/15/3 & 2-2-18/15/5, Deshmukh colony, Bagh Amberpet, Hyderabad bound by

As per Sale deed

North : Block-B of Pragathi Apartments

South: Flat No 1

East : Flat No 4

West : Neighbours House

As per site(Flat) -

North : Open to Sky

South :Corridor & Flat No 401


East : Lift & Flat No 404

West : Open to sky

\*A Case has been filed with CBI and the original Documents pertaining to the above mentioned property are with CBI.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com)) or may contact the Chief Manager, JSN Colony Branch, Canara Bank, Ph. No. 9440905033, 040-27153911 during office hours on any working day and e-mail: [cb13045@canarabank.com](mailto:cb13045@canarabank.com) or [rohyd3rec@canarabank.com](mailto:rohyd3rec@canarabank.com)

कृते केनरा बैंक For CANARA BANK

 Authorised Officer

Canara Bank

प्राधिकृत अधिकारी/Authorised Officer

Date: 07.11.2022

Place: Hyderabad

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 07.11.2022

1. Name and Address of the Secured Creditor :	Canara Bank, JSN colony Branch.
2. Name and Address of the Borrower(s)/ Guarantor(s)	<p><u>Borrower:</u> 1. Smt Mammila Uma Rani W/o Mammila Venkatesh <u>Address:</u> Block-A Flat No.403 4<sup>TH</sup> Floor of "Pragathi Apartments" Deshmukh Colony Bagh Amberpet Hyderabad-500044</p> <p><u>Guarantor :</u> 1.Vemula Anand Kumar S/O V Janardhan 3 7 65/21 Mansoorabad L B Nagar Hyderabad-500068 2. K Ravi Varma S/o K Manohar H No 1-1-186/186a/3/3 Alekyaparts RTC X Roads Chikkadpally Hyderabad-500020</p>
3. Total Contractual liabilities as on (31.10.2022):	Rs.1,43,94,043.88 (Rupees One Crore Forty Three Lakhs Ninety Four Thousand Forty Three and Eighty Eight paise only) (Contractual dues as on 31.10.2022) and Bank charges. The amounts remitted after issuance of Demand notice are duly accounted.
4. Mode of Auction	Online Electronic Bidding
5. Details of Auction service provider	M/s. CANBANK COMPUTER SERVICES LTD No.218, J P Royale, 1 <sup>st</sup> Floor, Sampige Road, 2 <sup>nd</sup> Main, Near-Market, Malleswaram, Bengaluru Karnataka – 560003, Contact No.+91 080 2346 9661, Mobile No.9444805621, 8553643144, e-mail: <a href="mailto:eauction@ccsl.co.in">eauction@ccsl.co.in</a>
6. Date & Time of Auction	12.12.2022, 11:30 A.M. to 12:30 P.M. (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
7. Place of Auction	Online
8. Reserve Price	Rs.31,91,000/- (Rupees Thirty One Lakhs Ninety One Thousand only)



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Other terms and conditions:

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://indianbankseauction.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 07.12.2022 between 11.00AM and 3.00PM.
- 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, JSN Colony, Hyderabad OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, JSN Colony Branch Account A/c No 209272434, and IFSC Code CNRB0013045 on or before 09.12.2022, 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. CANBANK COMPUTER SERVICES LTD No.218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, 2<sup>nd</sup> Main, Near-Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No.+91 080 2346 9661, Mobile No.9444805621, 8553643144, e-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
- f) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 09.12.2022, 5:00 PM, to Canara Bank, JSN colony 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://indianbankseauction.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. CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, 2<sup>nd</sup> Main, Near- Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No. +91 080 2346 9661, Mob: 9444805621, 8553643144, E-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)
- 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 multiples of Rs.1,00,000/-. 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 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.



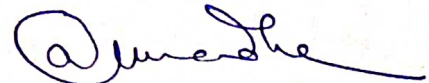
- l) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only. The successful bidder shall bear all statutory/non statutory dues, taxes, rates etc.
- m) Authorised Officer reserves the right to postpone/cancel or vary the terms and 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 – III, Hyderabad or JSN Colony Branch who, as a facilitating centre, shall make necessary arrangements.
- o) For further details contact the Authorized Officer, JSN colony Branch, Canara Bank, Ph.No.9440905033, 040-27153911e-mail id:[cb13045@canarabank.com](mailto:cb13045@canarabank.com) (OR) the service provider M/s. CANBANK COMPUTER SERVICES LTD, No.218, J P Royale, 1<sup>st</sup> Floor, Sampige Road, 2<sup>nd</sup> Main, Near- Market, Malleswaram, Bengaluru, Karnataka – 560003, Contact No. +91 080 2346 9661,Mob: 9444805621, 8553643144, E-mail: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in).

**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: 07.11.2022

**कृते केनरा बैंक For CANARA BANK**



**प्राधिकृत अधिकारी/Authorised Officer**  
**AUTHORISED OFFICER**  
**CANARA BANK**