

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTY

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

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the **Physical Possession** of which has been taken by the Authorized Officer of the Secured Creditor on **22-06-2023**, will be sold through E-Auction on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS"** and **"NO RECOURSE BASIS"** on **12-02-2026**, for recovery of **Rs.6,19,96,988.55/-** as on **22-Nov-2025** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to **Kotak Mahindra Bank Limited**, being the Secured Creditor, from the Borrower / Mortgagor/s / Guarantor/s namely **1. M/s Subrahmanyaswara Swamy Rice Mill**, Represented by Managing Partner Mr.Vudutha Rajendra Prasad & its Partners Mr.Vudutha Peddanna,Mr. Vudutha Balaji, Ms. Vudutha Lakshmimeenakshi, Mr. Vudutha Jagadeesh all are resident of # 1-34-251 MAIN ROAD, MARUTHI NAGAR, GUNTUR – 522006. Also At: Door No 1-8-17, Zandachettu Bazar, Gujjanagundla, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Borrower**) **2. Mr. Vudutha Rajendra Prasad**, S/o Late Mr. Vudutha Narasaiah, Door No 1-8-17,Zandachettu Bazar, Gujjanagundla, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 Also at: Flat No.5, 5th Floor, Yashaswi Heights, SVN Colony, 6th Line, Extension Road, Guntur, Andhra Pradesh – 522 006 (**Co-Borrower/Guarantor**) **3. Mr. Vudutha Peddanna (Deceased)** S/o Late Mr. Vudutha Narasaiah, Since Deceased represented by Legal Heirs 1.Vudatha Malleswari, 2.Kasa Koteswari, 3.Vudatha Triveni, 4.Vudatha Venugopal, 5.Udatha Vani) resident of Door No 1-8-19/B, Zendachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram, Guntur District, Andhra Pradesh – 522 006 (**Co-Borrower/Guarantor**) **4. Mrs. Vudatha Malleswari** W/o Late Vudutha Peddanna Door No 1-8-19/B, Zendachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram, Guntur District, Andhra Pradesh – 522 006 (**Legal Heir of No.3/Co-Borrower/Guarantor**) **5. Kasa Koteswari** D/o Late Vudutha Peddanna Door No 1-8-19/B, Zendachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram, Guntur District, Andhra Pradesh – 522 006 (**Legal Heir of No.3/Co-Borrower/Guarantor**) **6. Vudatha Triveni** D/o Late Vudutha Peddanna, Door No 1-8-19/B, Zendachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram, Guntur District, Andhra Pradesh – 522 006(**Legal Heir of No.3/Co-Borrower/Guarantor**) **7.Udatha Vani D/o Late Vudutha Peddanna** Door No 1-8-19/B, Zendachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Legal Heir of No.3/Co-Borrower /Guarantor**) **8. Mr.Vudutha Venugopal**, Door No 1-8-19/B, Zendachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Legal Heir of No.3/Co-Borrower/Guarantor**) **9. Mrs.Vudutha Bharathi** Door No 1-8-19/B, Zandachettu Bazar, Gujjanagundla, Near Boddurayi, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Co-Borrower/Guarantor**) **10. Mr. Vudutha Balaji** S/o Late Mr. Vudutha Narasaiah, Door No 1-8-24, Near Boddurai, Gujjanagundla, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Co-Borrower/Guarantor**) **11. Ms. Vudutha Lakshmimeenakshi** Door No 1-8-24, Near Boddurai, Gujjanagundla, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Co-Borrower /Guarantor**) **12. Mr. Vudutha Jagadeesh**, S/o Late Mr. Vudutha Nageswara Rao, Represented by GPA Holder Mrs.Venkata Ramana Door No 1-8-24, Near Boddurai, Gujjanagundla, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**Co-Borrower/Guarantor**) **13. Mrs.Venkata Ramana**, W/o Late Mr. Vudutha Nageswara Rao, Door No 1-8-24, Near Boddurai, Gujjanagundla, Pattabhipuram,Guntur District, Andhra Pradesh – 522 006 (**GPA Holder of No.12**) **14. M/s Siva Filling Station** Rep by its Managing Partner **Mr .Vudutha Venugopal** Door No 1-8-24, Near Central Store, Gujjanagundla, Pattabhipuram, Guntur District, Andhra Pradesh – 522 006. (**Co-Borrower/Guarantor**) in respect of loans granted to **Loan A/c No. LAP17673478 , LAP17681859, LAP17782832 & LAP18203291 (CRN 11483900)**.

The details / description of Immovable Property put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Sr No	Name of the Borrower / Co-Borrower(s) / Guarantor (S) / Mortgagor (S)	Last date for submission of online bid & EMD	Date & Time of E-Auction	Reserve Price (INR)	Earnest Money Deposit (EMD) (INR)
1	<p>M/s Subrahmanyeswara Swamy Rice Mill Mr. Vudutha Rajendra Prasad Mr. Vudutha Peddanna (Deceased) S/o Late Mr. Vudutha Narasaiah, Since Deceased represented by Legal Heirs (1. Vudatha Malleswari, 2. Kasa Koteswari, 3. Vudatha Triveni, 4. Vudatha Venugopal, 5. Udatha Vani) Mr. Vudutha Venugopal Mrs. Vudutha Bharathi Mr. Vudutha Balaji Ms. Vudutha Lakshmimeenakshi Mr. Vudutha Jagadeesh Represented by GPA Holder Mrs. Venkata Ramana M/s Siva Filling Station</p>	12-02-2026 till 11.00 A.M.	12-02-2026 between 03.00 P.M.. to 04:00 P.M..	<p><u>Property-A</u></p> <p>Reserve Price of Item No 1 to Item No 6</p> <p>Rs.10,50,37,550/- (Rupees Ten Crores Fifty Lakhs Thirty Seven Thousand Five Hundred and Fifty Only)</p> <p><u>Property- B</u></p> <p>Reserve Price of Item No 1</p> <p>Rs.67,34,100/- (Rupees Sixty Seven Lakhs Thirty Four Thousand One Hundred Only)</p> <p>Reserve Price of Item No 2</p> <p>Rs.1,13,16,400/- (Rupees One Crore Thirteen Lakhs Sixteen Thousand Four Hundred Only)</p> <p><u>Property- C</u></p> <p>Reserve Price</p> <p>Rs.97,43,400/- (Rupees Ninety Seven Lakhs Forty Three Thousand Four Hundred only)</p>	<p><u>Property-A</u></p> <p>Reserve Price of Item No 1 to Item No 6 Rs. 1,05,03,755/- (Rupees One Crore Five Lakhs Three Thousand Seven Hundred and Fifty Five Only)</p> <p><u>Property- B</u></p> <p>Reserve Price of Item No 1</p> <p>Rs.6,73,410/- (Rupees Six Lakhs Seventy Three Thousand Four Hundred and Ten Only)</p> <p>Reserve Price of Item No 2</p> <p>Rs.11,31,640/- (Rupees Eleven Lakhs Thirty One Thousand Six Hundred and Forty Only)</p> <p><u>Property- C</u></p> <p>Reserve Price</p> <p>Rs.9,74,340/- (Rupees Nine Lakhs Seventy Four Thousand Three Hundred and Forty only)</p>

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Details Of Immovable Property put for E – Auction

Property -A

Item No.1 Under Gift Deed No 4764/2010: All that the land admeasuring 500 Sq yds or 418.06 Sq Mts therein constructed Rice Mill bearing Door No 1/34/251. With Asst No 884, in D.No 294/B situated at Koritapadu Village, Guntur within the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Vudatha Peddanna & others,

South : 20ft Width Road

West : Property of Alla Narasimha Rao

North : Property of Vudatha Peddanna and Others

Item No. 2 Under Sale Deed No 4296/1994: All that the land admeasuring 468 Sq yds or 391.31 Sq Mts constructed Rice Mill bearing Door No 1/34/251. With Asst No 884 situated in D.No 294/B situated at Koritepadu Village, Guntur within the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Manne Sujatha,

South : Property of Ganta Siva Rama krishna

West : Property of the Vendees

North : 40ft Width Road

Item No. 3 Under Sale Deed No 5634/1986: All that the land admeasuring 397 Sq yds or 331.94 Sq Mts constructed Rice Mill bearing Door No 1/34/251. With Asst No 884 situated in D.No 294/B situated at Koritepadu Village, Guntur with in the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Sanka Purna Chandra Rao,

South : Property of Vendees

West : Property of Kavuru Venugopala Venkata Ratnam

North : 40ft Width Road

Item No. 4 Under Sale Deed No 4291/1994: All that the land admeasuring 517 Sq yds or 432.27 Sq Mts constructed Rice Mill bearing Door No 1/34/251. With Asst. No 884 situated in D.No 294/B situated at Koritepadu Village, Guntur within the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Ganta Subba Rao,

South : 20.6 Width Road

West : Property of the Vendees

North : Property of Manne Sailaja,

Item No. 5 Sale Deed No 6907/1997: All that the land admeasuring 33 Sq yds or 27.59 Sq Mts constructed Rice Mill bearing Door No 1/34/251. With Asst. No 884 situated in D.No 294/B situated at Koritepadu Village, Guntur with in the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Vendor,

South : Property of Ganta Subba Rao

West : Property Purchased by Vendees from Manne Sailaja

North : 40ft Width Road

Item No. 6 Sale Deed No 8629/1995: All that the land admeasuring 387 Sq yds or 323.59 Sq Mts constructed Rice Mill bearing Door No 1/34/251. With Asst. No 884 situated in D.No 294/B situated at Koritepadu Village, Guntur within the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Vendees,

South : Wall of the Dal Mill,

West : Rice Mill Belonging to the Vendees

North : 40ft Width Road

TOTAL SCHEDULE PROPERTY FROM ABOVE SAID EXTENTS

All that the land Collectively Adm.2302 Sq. yards therein constructed Rice Mill bearing Dr.No.1/34/251, with Assessment No.884 situated in D.No.294/B situated at Koritepadu Village, Guntur.

BOUNDARIES FOR TOTAL EXTENT:

East: Neighbor's Property

South: Road

West: Neighbor's Property

North: Road

Property -B

Item No. 1 Under Gift Deed No 7709/2002: All that the land admeasuring 96.5 Sq yds or 90.69 Sq Mts, therein constructed house bearing Door No 1-8-11, situated in D.No 282 situated at Koritepadu Village, Guntur within the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Shaik Madeena Saheb,
South : Property of Addanki Narayanamma
West : Property of Shaik Meera Valli
North : Municipal Road

Item No. 2 Under Sale Deed No 2000/2004: All that the land admeasuring 135 Sq yds or 112.88 Sq Mts, therein constructed house bearing Door No 1-8-13/1, Asst. No 91,situated in D.No 282 situated at Koritepadu Village, Guntur within the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Property of Vudatha Rajendra Prasad,
South : Property of K Hanumanta Rao
West : Remaining Property of the Vendor
North : Road

Property -C

Under Sale Deed No 4016/2017: All that the land admeasuring 216.52 Sq yds or 181.03 Sq Mts, therein Zink sheet Shed Godowns Bearing No 1-34-272, With Asst. No 4064 situated in Door No 294/B of Koritepadu Village Within the Municipal Limits of Koritepadu, within the the Sub registrar of Guntur, Guntur Dist, AP,Bounded by

East : Rice Mill Godown of Udatha Peddanna & Others,
South : 20ft Width Municipal Road
West : Remaining Property of the Vendor
North : Rice Mill Godown of Udatha Peddanna & Others,

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property **on 20-01-2026 & 21-01-2026 between 11:00 AM to 03:00 PM** through his authorized representative/agent.

Important Terms and Conditions:

- 1) The E - Auction shall be conducted only through "Online Electronic Bidding" through website <https://www.bankeauctions.com/> on **12-02-2026 from 03.00 PM to 04.00 P.M.** with unlimited extensions of 5 minutes duration each.
- 2) For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. Dharani Krishna – Mobile +91-9948182222; email id – andhra@c1india.com.
- 3) The intending bidders may visit the Bank's official website - <https://www.kotak.com/en/bank-auctions.html> for auction details and for the terms and conditions of sale.
- 4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal <https://www.bankeauctions.com/> and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
- 5) It is requested that the interested Bidder/s are required to generate the login ID and password from the portal <https://www.bankeauctions.com/> before uploading the bid and other documents.
- 6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal <https://www.bankeauctions.com/> on or before **12-02-2026** up to 11:00 AM and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to ashok.motwani@kotak.com & karun.b@kotak.com.
- 7) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers.
- 8) Earnest Money Deposit (EMD) shall be deposited by way of Demand Draft in favour of **Kotak Mahindra Bank Ltd. on or before 12-02-2026 up to 11:00 A.M.** In case of delay in depositing the EMD and/or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the schedule cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.

- 9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 50,000.00 (Rupees Fifty Thousand Only).
- 10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
- 11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 (Fifteen) days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002.
- 12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect.
- 13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property.
- 14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
- 15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.
- 16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest.
- 17) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.
- 18) In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorised Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.
- 19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequently, if the auction proceedings gets stayed and/or set aside by any Court /Tribunal, at any stage even after issuance of the sale certificate or handing over the possession. then the Bank, at the request of bidder/auction purchaser shall initiate refund of the EMD/amount so deposited by him /her. The Bank at its sole discretion will process refund the money so deposited, without any interest, damages, claims etc of whatsoever nature and no such communication shall be entertained at later stage. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation.
- 20) Any other encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
- 21) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- 22) All outgoing charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property

put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely.

- 23) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.
- 24) As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,00,000.00 (Rupees Fifty Lakhs only) and above, the Successful bidder/purchaser shall deduct and deposit 1% TDS, for the Property in the name of 1. M/s Subrahmanyeswara Swamy Rice Mill (PAN No.AAUF50371C), Represented by Managing Partner Mr.Vudutha Rajendra Prasad 2. Mr. Vudutha Rajendra Prasad (PAN No.ABUPR9067P) 3. Mr. Vudutha Peddanna (PAN No.ADKPP7263P) 4. Mr. Vudutha Balaji (PAN No.AEEPV4343K) 5.Mr.Vudutha Jagadeesh (PAN No.AXMPV8591J), to be borne by him from the sale price of the respective property and deposit the same with Income Tax Department, Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favour of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS.
- 25) Sale will strictly be on **“AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”, “WHATEVER THERE IS BASIS” & “NO RECOURSE BASIS”** on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property.
- 26) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
- 27) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.
- 28) The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings.
- 29) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property put for sale.
- 30) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also.
- 31) That a Writ Petition being WP 22202/2023 is sub judice before the High Court of Andhra Pradesh, Civil Suit filed being OS/138/2023 is sub judice before II Addl. District and Sessions Judge, Guntur, Civil Suit filed being OS/147/2023 is sub judice before II Addl. District and Sessions Judge, Guntur. However, there is no stay or injunction against the above-referred property.
- 32) Intending Purchaser(s) is/are to make their own independent inquiries regarding the encumbrances on the property including but not limited to statutory liabilities, over-due maintenance, common charges, over-due electricity bills, Municipal Tax, Water Tax, other charges (if any). That the said immovable property will be sold with all encumbrances related to the pending Tax and Bills as mentioned in the preceding line and other Tax and Bill thereon.
- 33) For inspection of the property or for any further details kindly contact **Mr. R. Ramachandran, Mobile no. 9515662010, PRU Nagendra on Mobile No. 9394083415, Mr. Karun B on +91-9686812683, Sessa Srinivasan, Mobile No.9916855444.**

In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Place: Guntur
Date: 06.01.2026

For Kotak Mahindra Bank Ltd,
Sd/-
Authorized Officer