

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: 0605261010488, 0605755000007, 160001122344
17001942209, 0605619007328

Date: 31.03.2023

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 to the Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Guntur Main branch of Canara Bank will be sold on "As is where is", "As is what is", and "Whatever there is" on **10.05.2023** for recovery of **Rs. 229.83 lakhs** due to the Guntur Main Branch of Canara Bank from **M/s OM SAI RAM ENTERPRISES** represented by its proprietor Nagabhiru Chandra Sekhara Babu and Guarantor Nagabhiru Siva Nagamma @Siva Nagendram and Housing Loan in the Name of Nagabhiru Chandra Sekhara Babu and Guarantor of Housing Loan Smt Nagabhiru Sridevi.

The reserve price for the property will be Rs 39.03 Lakhs with EMD amount of 4.00 lakhs (For property no.1), Rs 18.00 Lakhs with EMD amount of Rs 1.80 Lakhs (For Property no.2), Rs 18.15 Lakhs with EMD amount of Rs 1.82 Lakhs (For Property no.3), Rs 40.70 Lakhs with EMD amount of 4.10 lakhs (For property no.4) The Earnest Money Deposit shall be deposited on or before 08.05.2023 at 4.30 pm.

Details and full description of the immovable properties with no encumbrances to the knowledge of the bank:

Property No.1:

All that Piece and Parcel of Residential vacant site admeasuring 413 sq. yards situated at D no: 252/A, Ankireddy palem, Near Sri Dhanalakshmi Cold storage, Guntur in the name of Sri Nagabhiru Chandrasekhar Babu as per Sale deed 10180/2006 dtd.5.12.2006

Boundaries:

North : Property Belongs to Palem Venkateswarlu

South: Property Belongs to Korrapati Subba Rao

East: Property Belongs to M Maha Lakshmi

West: Road

Property No.2:

All That Piece and Parcel of Residential vacant site admeasuring 525 sq yds situated at D no: 49/1, Purushottamapatnam village, Chilakaluripet Mandal, Guntur Dist in the name of Sri Nagabhiru Chandrasekhar Babu as per Sale deed 7047/2010 dtd.24.08.2010

Boundaries:

North : Property of P Adilakshmi

South: Property of N Rama Rao

East: Property of D Koteswara Rao

West: Property of E Rajeswari

Property No.3:

All that Piece and Parcel of Residential vacant site admeasuring 530.61 sq. yds situated at D no: 49/1, Purushothamapatnam village, Chilakaluripet Mandal, Guntur Dist in the name of Smt. Nagabhiru Siva Nagamma @ Siva nagamma as Per Sale deed 7046/2010 dtd. 24/08/2010

Boundaries:

North : Property of G.Koteswara Rao

South: Property of M Subba Rao

East: Property of D Koteswara Rao

West: Property of E Rajeswari

Property No.4:

An Undivided, Unspecified and indivisible share of Site measuring 43 Sq yards or 35.95 Sq mts, In an extent of 777.10 Sq yards of site and along with one Semi-finished Two Bed Room FLAT BEARING NO.1B in the first floor of VARSHINI RESIDENCY located in Koritepadu sub-dist D.Nos 193/C,191/G and 193/C1 of koritepadu village ,with a area of 1100 Sq.ft (including common areas and one car parking area) which has constructed in the entire construction of the above mentioned share of site of being Bounded by:

East : Common Corridor

South: Common stair case and open to sky in between this flat and Flat no.1A

West: Open area in ground

North: Common lift and open to sky in between this flat and Flat no.1C

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 Chief Manager, Guntur Mian Branch,Guntur, Canara Bank, Mobile No. 8331015700 during office hours on any working day.

Date: 31.03.2023

Place: Guntur

Authorized Officer

Canara Bank

DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 31.03.2023

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

M/s OM SAI RAM ENTERPRISES Prop: Sri N Chandra Sekhara Babu Plot No. 557 C/o Sri Venkateswara Cotton Ginning Mill, Unit-1 Etukuru Road Guntur-522003	Nagabhiru Chandra Sekhara Babu S/o Papa Rao DNO. 4-15- 39/10/1B,6/12 Amaravathi Road Bharat Pet Guntur-522007	Nagabhiru Siva Nagamma @Siva Nagendram W/o Papa Rao 8/6 Nagabhairuvaripalem Pedanandipadu Guntur-522616
Nagabhiru Sridevi W/o Chandrasekhara Babu 8/6 Nagabhairuvaripalem Pedanandipadu Guntur-522616		

3. Total liabilities as on 30.03.2023 : **Rs. 229.83 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 : **10.05.2023** & 10.30 AM
- (d) Place of Auction : Guntur
5. Reserve Price: **Rs. 39.03 lakhs (For property no.1), Rs 18.00 Lakhs (For property no.2), Rs 18.15 Lakhs(For property no.3), Rs 40.70Lakhs(For property no.4)**

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 **08.05.2023** _ between 11 AM to 2 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, Guntur Main Branch OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, Guntur A/c : 209272434 IFSC Code: CNRB0000605 on or before **08.05.2023** 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: dharaani.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 **08.05.2023**, 5 PM, to Canara Bank, Guntur Main 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 Ltd, Contact Person for Andhra Pradesh Region : P Dharani Krishna, Mobile: 9948182222, E mail id: dharaani.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 10,000/-. 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 Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k) **For sale proceeds of Rs. 50 lacs and above, the successful bidder will have to deduct applicable TDS 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.
- 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) For further details contact Authorized Officer, Canara Bank, Guntur Main Branch (Mobile No. 8331015700), e-mail id: Cb0605@canarabank.com OR the service provider M/s C1 India Ltd, Contact Person for Andhra Pradesh Region: P Dharani Krishna, Mobile: 9948182222, e-mail id: dharani.p@c1india.com, support & Backup Office: Support Team, Contact No Land line: - 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.

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: Guntur
Date: 31.03.2023

Authorized Officer
Canara Bank