

(A GOVERNMENT OF INDIA UNDERTAKING)
(Auction Sale Notice for Sale of Immovable Properties)
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 **PENUGONDA BRANCH** of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **29-01-2024** for recovery of **Rs.1,71,73,571.58 (Rupees One Crore Seventy One Lakhs Seventy Three Thousand Five Hundred Seventy One and Paise Fifty Eight Only)** as on **21-12-2023 + interest and costs** is due to the **PENUGONDA BRANCH** of Canara Bank from M/s The Nandam Steel Profiles, R.S.No.26, Venkataramapuram Village, Penugonda Mandal, West Godavari-534320 represented by its proprietor Sri Nandam Ramalingeswara Rao, S/o Venkata Krishnarao, H.No.19-91, Sivalayam Street, Penugonda-534320 (BORROWER) & Smt. Nandam Sesharatnam, W/o Venkata Krishna Rao, H.No.19-91, Sivalayam Street, Penugonda-534320 (Guarantor & legal heir of deceased guarantor-Smt. Kodati Lakshmi Kantham, W/o Sarayya) & Smt. Nandam Swetha Bindu, W/o N.Ramalingeswara Rao, H.No.19-91, Sivalayam Street, Penugonda-534320 (Guarantor).

The reserve price for Property 1 will be **Rs.1,72,16,000/-** (Rupees One Crores Seventy Two Lakhs Sixteen Thousand Only), Property 2 will be **Rs.17,82,000/-** (Rupees Seventeen Lakhs Eighty Two Thousand Only) and Property 3 will be **Rs.38,02,000/-** (Rupees Thirty Eight Lakhs Two Thousand Only), Property 4 will be **Rs.10,35,000/-** (Rupees Ten Lakhs Thirty Five Thousand Only) and Property 5 will be **Rs.51,83,000/-** (Rupees Fifty One Lakhs Eighty Three Thousand Only) and the earnest money deposit for Property 1 will be **Rs.17,22,000/-** (Rupees Seventeen Lakhs Twenty Two Thousand Only), Property 2 will be **Rs.1,79,000/-** (Rupees One Lakhs Seventy Nine Thousand Only) and Property 3 will be **Rs.3,81,000/-** (Rupees Three Lakhs Eighty one Thousand Only), Property 4 will be **Rs.1,03,500/-** (Rupees One Lakhs Three Thousand Five Hundred Only) & Property 5 will be **Rs.5,19,000/-** (Rupees Five Lakhs Nineteen Thousand Only). The Earnest Money Deposit shall be deposited on or before **5:00 PM, 25-01-2024**.

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

Details of Property	Reserve Price	EMD Amount
<p>Property 1 :</p> <p>All that part and parcel of Land and factory building of an extent of Ac.0.80 cts situated in R.S.No. 2/6 of venkataramapuram Village, Venkaramapuram Gram Panchayat, Penugonda Mandal, Penugonda Sub-division, Penugonda S.R., West Godavari District, A.P. owned by Sri Nandam Ramalingeswara Rao, S/o Venkata Krishnarao & bounded by</p> <p>East : Panchyat cement road in R.S.No. 2/6 South : Land in R.S.No. 2/7 and land of Mr. Uppalapati Lakshmi Narayana West : Land in R.S.Nos. 2/4, 2/3A North : Part of land in R.S.No. 2/5</p>	<p>Rs.1,72,16,000/- (Rupees One Crores Seventy Two Lakhs Sixteen Thousand Only)</p>	<p>Rs.17,22,000/- (Rupees Seventeen Lakhs Twenty Two Thousand Only)</p>
<p>Property 2 :</p> <p>All that part and parcel of vacant land in an extent of 198 Sq. Yds. in R.S.No.294/1 of Penugonda Village, existing near house bearing D.No.7-17 of Penugonda Gram Panchayat, Penugonda Mandal, Penugonda Sub-Division, Penugonda S.R., West Godavari District, A.P. owned by Smt. Nandam Swetha Bindu, W/o N Ramalingeswara Rao bounded by</p> <p>East : Site of Surneedi Parusu Ramudu Brothers South : Site of Yelamarthi Surya Kumari</p>	<p>Rs.17,82,000/- (Rupees Seventeen Lakhs Eighty Two Thousand Only)</p>	<p>Rs.1,79,000/- (Rupees One Lakhs Seventy Nine Thousand Only)</p>

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West : 6' Wide lane North : Site of Tetali Nagi Reddy		
<p>Property 3 :</p> <p>All that part and parcel of vacant land in an extent of 264 Sq. Yds. in R.S.No.300/3 of Penugonda, situated near house bearing D.No.21-18 of Penugonda Gram Panchyat, Penugonda Mandal, Penugonda Sub-division, Penugonda S.R.O., West Godavari District, A.P. owned by Sri Nandam Ramalingeswara Rao, S/o Venkata Krishnarao & bounded by</p> <p>East : Site of vendors South : 16' wide joint way West : 16' wide joint way North : Site sold by the vendors to Satti Venkata Reddy</p>	<p>Rs.38,02,000/- (Rupees Thirty Eight Lakhs Two Thousand Only)</p>	<p>Rs.3,81,000/- (Rupees Three Lakhs Eighty one Thousand Only)</p>
<p>Property 4:</p> <p><u>Item No 1:</u> All the part and parcel of vacant site in an extent of 147 Sq. Yards in R.S.No.294/1 of Penugonda Village, adjacent to Sivalayam Street, existing near house bearing D No 19-134 of Penugonda Gram Panchayat, Penugonda Mandal, Penugonda Sub-division, Penugonda S.R., West Godavari District, A.P. bounded by</p> <p>East : Item No 2 Site South : Main Road West : Factory wall of Claimant North : Site sold by the vendor to Mr. Nandam Venkata Krishnarao and Mr. Nandam Surya Prabhakara Rama Prakasam</p> <p><u>Item No 2:</u> All the part and parcel of vacant site in an extent of 83 Sq. Yards adjacent to Item:1 bounded by</p> <p>East : Terraced house of Mr. Karri Peda Venkata Reddy South : Main Road West : Item No 1 site and Site Sold by the vendor to Mr Nandam Venkata Krishnarao and Mr. Nandam Surya Prabhakara Rama Prakasam North : Factory wall of claimant</p> <p>Total 230 Sq.yards of vacant site in which un-divided 115 Sq.Yards, with all easementary rights in the name of Smt. Nandam Sesharatnam, W/o Venkata Krishna Rao.</p>	<p>Rs.10,35,000/- (Rupees Ten Lakhs Thirty Five Thousand Only)</p>	<p>Rs.1,03,500/- (Rupees One Lakhs Three Thousand Five Hundred Only)</p>
<p>Property 5:</p> <p><u>Item No 1:</u> All the part and parcel an extent of 115 Sq. Yards in R.S.No. 86/1 bearing D.No.1-55,56 in Tallapudi Gram Panchayat, Tallapudi Mandal, Vegeswarapuram sub-division, Vegeswarapuram S.R.O, West Godavari bounded by</p> <p>East : Portion of house of Neeli Pullayya South : Main Road West : House and site settled in the name of Mrs. Kodati Lakshmi Kantham North : Site and House of Mr. Kodati Sundara Rao</p> <p><u>Item No.2 :</u> All that part and parcel of 43 sq. yds. of site bearing D.No.1-41-1 in R.S.No.86/1 in Tallapudi Gram Panchayat, Tallapudi Mandal, Vegeswarapuram sub-division, Vegeswarapuram S.R.O, West Godavari bounded by</p> <p>East : House & site settled in the name of Mrs. Kodati Lakshmi Kantham, South : Main Road West : Lane North : Site and house of Mr. Kodati Veera Bhadrarao</p>	<p>Rs.51,83,000/- (Rupees Fifty One Lakhs Eighty Three Thousand Only)</p>	<p>Rs.5,19,000/- (Rupees Five Lakhs Nineteen Thousand Only)</p>

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<p><u>Item No.3 :</u> All that part and parcel of site measuring 20.5 sq. yds. in R.S.No. 86/1 bearing D.No.2-61 in Tallapudi Gram Panchayat, Tallapudi Mandal, Vegeswarapuram sub-division, Vegeswarapuram S.R.O, West Godavari bounded by East : Site sold to Mr. Neeli Veeraiah South : Copound wall of claimant West : Lane North : Site and house of vendors</p> <p><u>Item No.4 :</u> All that part and parcel of 8.33 sq. yds. of land adjacent to Item no.2</p> <p>An RCC roofed residential Ground, First and Second floor building in an area of 187 sq. yds. of site comprising of all land in Item no.1 to Item no.4 above, with all easementary rights in the name of Smt. Nandam Sesharatnam, W/o Venkata Krishna Rao & Smt. Kodati Lakshmi Kantham, W/o Sarayya (deceased).</p>		
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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 Manager, Penugonda Branch Canara Bank, Ph. No.08819-249988, Mobile No: 8331015664 during office hours on any working day.

Place: Penugonda
Date: 21-12-2023

कृते केनरा बैंक
For CANARA BANK
Amanth
अधिकृत आधिकारि/Authorised Officer
Authorised Officer
Canara Bank

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DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED: 21-12-2023

1. Name and Address of the Secured Creditor:	CANARA BANK, PENUGONDA BRANCH
2. Name and Address of the Borrower:	M/s The Nandam Steel Profiles, R.S.No.26, Venkataramapuram Village, Penugonda Mandal, West Godavari-534320 represented by its proprietor Sri Nandam Ramalingeswara Rao, S/o Venkata Krishnarao, H.No.19-91, Sivalayam Street, Penugonda-534320 (BORROWER) & Smt. Nandam Sesharatnam (Guarantor), W/o Venkata Krishna Rao, H.No.19-91, Sivalayam Street, Penugonda-534320 & Smt. Nandam Swetha Bindu, W/o N.Ramalingeswara Rao, H.No.19-91, Sivalayam Street, Penugonda-534320 (Guarantor & legal heir of deceased guarantor Smt. Kodati Lakshmi Kantham, W/o Sarayya)
3. Total liabilities	Rs.1,71,73,571.58 (Rupees One Crore Seventy One Lakhs Seventy Three Thousand Five Hundred Seventy One and Paise Fifty Eight Only) as on 21-12-2023 + interest and costs.
4 (a) Date & Time of e- auction:	Date: 29-01-2024 , Time 10:30 am -11.30 am (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
(b) Portal of e- auction:	https://www.bankeauctions.com
5. Details of Property/ies:	<p style="text-align: center;"><u>Details of Properties</u></p> <p>Property 1 : All that part and parcel of Land and factory building of an extent of Ac.0.80 cts situated in R.S.No. 2/6 of venkataramapuram Village, Venkaramapuram Gram Panchayat, Penugonda Mandal, Penugonda Sub-division, Penugonda S.R., West Godavari District, A.P. owned by Sri Nandam Ramalingeswara Rao, S/o Venkata Krishnarao & bounded by East : Panchyat cement road in R.S.No. 2/6 South : Land in R.S.No. 2/7 and land of Mr. Uppalapati Lakshmi Narayana West : Land in R.S.Nos. 2/4, 2/3A North : Part of land in R.S.No. 2/5</p> <p>Property 2 : All that part and parcel of vacant land in an extent of 198 Sq. Yds. in R.S.No.294/1 of Penugonda Village, existing near house bearing D.No.7-17 of Penugonda Gram Panchayat, Penugonda Mandal, Penugonda Sub-Division, Penugonda S.R., West Godavari District, A.P. owned by Smt. Nandam Swetha Bindu, W/o N Ramalingeswara Rao bounded by East : Site of Surneedi Parusu Ramudu Brothers South : Site of Yelamarthi Surya Kumari West : 6' Wide lane North : Site of Tetali Nagi Reddy</p> <p>Property 3 : All that part and parcel of vacant land in an extent of 264 Sq. Yds. in R.S.No.300/3 of Penugonda, situated near house bearing D.No.21-18 of Penugonda Gram Panchyat, Penugonda Mandal, Penugonda Sub-division, Penugonda S.R.O., West Godavari District, A.P. owned by Sri Nandam Ramalingeswara Rao, S/o Venkata Krishnarao &</p>

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	<p>bounded by East : Site of vendors South : 16' wide joint way West : 16' wide joint way North : Site sold by the vendors to Satti Venkata Reddy</p> <p>Property 4: <u>Item No 1:</u> All the part and parcel of vacant site in an extent of 147 Sq. Yards in R.S.No.294/1 of Penugonda Village, adjacent to Sivalayam Street, existing near house bearing D No 19-134 of Penugonda Gram Panchayat, Penugonda Mandal, Penugonda Sub-division, Penugonda S.R., West Godavari District, A.P. bounded by East : Item No 2 Site South : Main Road West : Factory wall of Claimant North : Site sold by the vendor to Mr. Nandam Venkata Krishnarao and Mr. Nandam Surya Prabhakara Rama Prakasam</p> <p><u>Item No 2:</u> All the part and parcel of vacant site in an extent of 83 Sq. Yards adjacent to Item:1 bounded by East : Terraced house of Mr. Karri Peda Venkata Reddy South : Main Road West : Item No 1 site and Site Sold by the vendor to Mr Nandam Venkata Krishnarao and Mr. Nandam Surya Prabhakara Rama Prakasam North : Factory wall of claimant</p> <p>Total 230 Sq.yards of vacant site in which un-divided 115 Sq.Yards, with all easementary rights in the name of Smt. Nandam Sesharatnam, W/o Venkata Krishna Rao.</p> <p>Property 5: <u>Item No 1:</u> All the part and parcel an extent of 115 Sq. Yards in R.S.No. 86/1 bearing D.No.1-55,56 in Tallapudi Gram Panchayat, Tallapudi Mandal, Vegeswarapuram sub-division, Vegeswarapuram S.R.O, West Godavari bounded by East : Portion of house of Neeli Pullayya South : Main Road West : House and site settled in the name of Mrs. Kodati Lakshmi Kantham North : Site and House of Mr. Kodati Sundara Rao</p> <p><u>Item No.2 :</u> All that part and parcel of 43 sq. yds. of site bearing D.No.1-41-1 in R.S.No.86/1 in Tallapudi Gram Panchayat, Tallapudi Mandal, Vegeswarapuram sub-division, Vegeswarapuram S.R.O, West Godavari bounded by East : House & site settled in the name of Mrs. Kodati Lakshmi Kantham, South : Main Road West : Lane North : Site and house of Mr. Kodati Veera Bhadrarao</p>
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	<p><u>Item No.3 :</u> All that part and parcel of site measuring 20.5 sq. yds. in R.S.No. 86/1 bearing D.No.2-61 in Tallapudi Gram Panchayat, Tallapudi Mandal, Vegeswarapuram sub-division, Vegeswarapuram S.R.O, West Godavari bounded by East : Site sold to Mr. Neeli Veeraiah South : Copound wall of claimant West : Lane North : Site and house of vendors</p> <p><u>Item No.4 :</u> All that part and parcel of 8.33 sq. yds. of land adjacent to Item no.2</p> <p>An RCC roofed residential Ground, First and Second floor building in an area of 187 sq. yds. of site comprising of all land in Item no.1 to Item no.4 above, with all easementary rights in the name of Smt. Nandam Sesharatnam, W/o Venkata Krishna Rao & Smt. Kodati Lakshmi Kantham, W/o Sarayya.</p>
<p>6. Reserve Price:</p>	<p>Property 1 : Rs.1,72,16,000/- (Rupees One Crores Seventy Two Lakhs Sixteen Thousand Only)</p> <p>Property 2 : Rs.17,82,000/- (Rupees Seventeen Lakhs Eighty Two Thousand Only)</p> <p>Property 3 : Rs.38,02,000/- (Rupees Thirty Eight Lakhs Two Thousand Six Hundred Only)</p> <p>Property 4: Rs.10,35,000/- (Rupees Ten Lakhs Thirty Five Thousand Only)</p> <p>Property 5: Rs.51,83,000/- (Rupees Fifty One Lakhs Eighty Three Thousand Only)</p>
<p>7. Last date of Deposit of EMD Amount:</p>	<p>on or before 5.00 P.M., 25-01-2024</p>

Other terms and conditions:

- 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.
- The property will be sold in "AS IS WHERE IS" condition including encumbrances, if any. (There are no encumbrances to the knowledge of the Bank. For details of encumbrances, contact the undersigned before deposit of the Earnest Money Deposit).
- The property can be inspected, with Prior Appointment with Authorised Officer, on or **before 5:00 PM, 24-01-2024.**
- 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.
- EMD amount of **10%** of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, Canara Bank, Penugonda Branch OR shall be deposited through RTGS/NEFT/Fund

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Transfer to credit of account of Canara Bank, Penugonda Branch, A/c No **209272434** and IFSC Code: **CNRB0003858** on or before **5.00 PM, 25-01-2024**.

f) 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 Limited, contact person for Andhra Pradesh region: Name P: DHARANI KRISHNA, Mobile 9948182222, Email id ddharani.p@c1india.com, Support & backup Office: Support Team, contact no landline 0124-4302021/22/23/24, Mob: +91-7291981124/1125/1126.

g) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **5.00 PM, 25-01-2024** to Canara Bank, Penugonda Branch, by hand or by email.

- i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment 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.

h) 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 Limited, contact person for Andhra Pradesh region: name P. Dharani Krishna, Mobile 9948182222, Email id ddharani.p@c1india.com, Support & backup Office: Support Team, contact no landline 0124-4302021/22/23/24, Mobile: +91-7291981124/1125/1126.

i) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.

j) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000/-** for Property 1, **Rs.10,000/-** for Property 2, **Rs.25,000/-** for Property 3, **Rs.10,000/-** for Property 4 & **Rs.25,000/-** for Property 5. 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.

k) 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.

l) For sale proceeds of **Rs. 50,00,000/- (Rupees Fifty Lakhs)** and above, TDS shall be payable at the rate **1 %** of the Sale amount, which shall be payable separately by the Successful buyer.

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 auction without assigning any reason thereof.

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o) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or **Canara Bank, Penugonda Branch**, who, as a facilitating centre, shall make necessary arrangements.

p) For further details contact : **The Manager, Canara Bank Penugonda Branch (Ph.No 08819-249988, Mobile No : 8331015664)** e-mail id : **cb3858@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: Penugonda

Date: 21-12-2023

कृते केनरा बैंक
For CANARA BANK


अधिकृत आधिकारि/Authorised Officer

Authorised Officer

Canara Bank