

सेंट्रल बैंक ऑफ़ इंडिया



Central Bank of India

**SAM V BRANCH ,FIRST FLOOR, CENTRAL BANK OF INDIA BUILDING,
BANK STREET, KOTI, HYDERABAD – 500 095**

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REGD. POST WITH ACK. DUE

Place : HYDERABAD

Date : 19.09.2020

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 21.10.2020

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule (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 Central Bank of India (Secured Creditor), the symbolic possession of which has been taken by the Authorized Officer of Central Bank of India (secured creditor) will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 21.10.2020 for recovery of Rs.28,10,82,695.19/- (Rupees Twenty eight crore ten lakh eighty two thousand six hundred ninety five and paise nineteen only) due as on 02.01.2019 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) and guarantor(s) :

1) M/s Sri Ananda Lakshmi Narasimha Industries India Private Limited (Borrower)

Corporate Office, Registered Office and Factory at:

R.S.No:930/3, Velivenu Road, Samisragudem, Nidadavole Mandal, West Godavari District, Andhra Pradesh – 534 302

Name & Full Address of Directors / Guarantors

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| 1. Smt. Chavva Naga Sampathi Tayaru, (Guarantor and Managing Director)
W/O Sri Satya Krishna, D. No.8-226/1, Samisragudem Village, Nidadavole Mandal,
West Godavari District, Andhra Pradesh – 534 302 |
| 2. Smt. Chavva Naga Lakshmi, (Guarantor and Director) W/O Late Sri Pandu Ranga Rao,
D. No.4-3-20, Samisragudem Village, Nidadavole Mandal, West Godavari District,
Andhra Pradesh - 534302. |
| 3. Sri Chavva Naga Sridhar, (Guarantor and Director) S/O Late Sri Pandu Ranga Rao,
D. No.8-266/1, Main Road, Samisragudem Village, Nidadavole, West Godavari District,
Andhra Pradesh 534302. |
| 4. Sri Chavva Satya Krishna, (Guarantor and Director) S/o Late Sri Pandu Ranga Rao,
D. No.4-3-20, Old Treasury Street, Near Junior College, Samisragudem Village,
Nidadavole, West Godavari District, Andhra Pradesh - 534302. |

5. Smt. Chavva Venkata Lakshmi, (Guarantor and Director) W/O Sri Naga Sridhar, D. No.4-3-20, Samisragudem Village, Nidadavole Mandal, West Godavari District, Andhra Pradesh 534302.
6. Smt. Gajjarapu Naga Radhika Devi, (Guarantor) W/O Sri G. Srinivasa Rao, D. No.3-95, Punthalo Musalamma Temple, Samisragudem Village, Nidadavole Mandal, West Godavari District, Andhra Pradesh – 534 302.
7. Sri. Gajjarapu Srinivasa Rao, (Guarantor) S/O Sri Rama Rao, D. No.3-95, Punthalo Musalamma Temple, Samisragudem Village, Nidadavole Mandal, West Godavari Dist. Andhra Pradesh – 534 302.
8. Sri. Vakalapudi Venkata Ratnam (Guarantor) S/O Sri Madhusudhana Rao, D. No.4-3-20, Velivenu Village, Undrajavaram Mandal, West Godavari District, Andhra Pradesh – 534 355.
9. Sri. Vakalapudi Ganeswara Rao, (Guarantor) S/O Madhusudhana Rao, Velivenu Village, Undrajavaram Mandal, West Godavari District, Andhra Pradesh – 534 355.
10. Sri Kotha Kasi Viswanadham, (Guarantor) S/O Late Sri Pallayya, D. No.9-204, Kotthavari Veedhi, Near Potti Sreeramulu Statue, Yeleswaram, East Godavari Dist. AP-533429.
11. Sri KothaPatti Raju, (Guarantor) S/O Late Sri Pallayya, D. No.9-26, Samantulavari Street, Near Potti Sreeramulu Statue, Yeleswaram, East Godavari Dist. AP-533429.
12. Sri Kotha Naga Satya Veera Venkata Chandrasekhar, (Guarantor) Adopted Son of Late Sri Lova Raju, D.No.9-203, Kotta Vari Veedhi, Near Potti Sreeramulu Statue, Yeleswaram, East Godavari Dist. AP-533429.

S.No	Property Details	Reserve Price (Rs.)	EMD (Rs.)	Bid Incremental Amount (Rs.)
1	<p>A. All that part and parcel of Industrial land admeasuring 457 Sq. Yds. Comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole, West Godavari Dist, Andhra Pradesh, pertaining to Smt. Gajjarapu Naga Radhika Devi. Document No. 4707/2009 Dated 23.10.2009. Sub-Registrar Office: Nidadavole.</p> <p>East : Joint passage West : Land belongs to Daparathi Tata Rao North : Site belongs to Ch N Sampathi Tayaru South : Narsapur Road</p> <p>B. All that part and parcel of Industrial land admeasuring 137.50 Sq. Yds. Comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole West Godavari Dist, Andhra Pradesh pertaining to Smt. Gajjarapu Naga Radhika Devi. Document No. 4707/2009 Dated 23.10.2009. Sub-Registrar Office, Nidadavole.</p> <p>East : Rice Mill West : Site belongs to Ch N Sampathi Tayaru North : Land belongs to Daparathi Tata Rao South : Narsapur Road</p>	1,23,15,000.00	12,31,500.00	1,00,000.00

	<p>C. All that part and parcel of Industrial land admeasuring 457 Sq. Yds. Comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole, West Godavari Dist, Andhra Pradesh pertaining to Smt. Chavva Naga Sampathi Tayaru. Document No. 4708/2009 Dated 23.10.2009. Sub-Registrar Office, Nidadavole.</p> <p>East : joint passage West : Land belongs to Daparthi Tata Rao North : Land belongs to Daparthi Tata Rao South : Site belongs to G N Radhika Devi</p> <p>D. All that part and parcel of Industrial land admeasuring 137.50 Sq. Yds. Comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole, West Godavari Dist, Andhra Pradesh pertaining to Smt. Chavva Naga Sampathi Tayaru. Document No. 4708/2009 Dated 23.10.2009. Sub-Registrar Office, Nidadavole.</p> <p>East : Rice Mill West : Site belongs to G N Radhika Devi North : Land belongs to Daparthi Tata Rao South : Narsapur Road</p>			
2	<p>A) All that part and parcel of Residential Plot admeasuring 105.50 Sq.Yds. in Sy. No. 348/1, D.No.4-3-18 Nidadavolu, West Godavari District, Andhra Pradesh Pertaining to Smt. Chavva Nagalakshmi. Document No. 4323/2010 Dated 21.08.2010. Sub-Registrar Office, Nidadavole.</p> <p>East : Site belongs to Trimurthulu West : House of Jaya Lakshmi North : Site of Chavva Naga Lakshmi South: Municipal Road</p> <p>B) All that part and parcel of Residential Plot admeasuring 128 Sq.Yds. in Sy. No. 348/1,D.No.4-3-18 Nidadavolu, West Godavari District, Andhra Pradesh, Pertaining to Smt. Chavva Nagalakshmi. Document No. 4324/2010 Dated 21.08.2010. Sub-Registrar Office, Nidadavole.</p> <p>East : Site belongs to Trimurthulu West : House of Jaya Lakshmi North : Site of Gollapalli Appa Rao South : Site of Chavva Naga Lakshmi</p>	24,50,000.00	2,45,000.00	10,000.00
3	<p>All that part and parcel of Open Plot admeasuring 222 Sq.Yds situated at Vissakoderu, West Godavari District, Andhra Pradesh Pertaining to Smt. Chavva Naga Lakshmi, Chavva Naga Sridhar and Chavva Satya Krishna. Document No. 1555/2004 Dated 18.03.2004. DRO, Bhimavaram.</p> <p>East : Site of Arepalli Venkatramayya</p>	23,28,000.00	2,32,800.00	10,000.00

	<p>West : Site of Ch Jaganadha Rao and Ram Pandu</p> <p>North : Site of Chavva Chameswara Rao</p> <p>South : Site of Narayana Rao</p>			
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The date of inspection of properties will be 15.10.2020 between 12.00 Noon and 3.00 P M. and
The last date for submission of EMD and documents will be 17.10.2020 before 4.00 P M and

Date & Time of auction	On 21.10.2020 From 01:00 PM to 03:00 PM
Mode of Payment	<p>1) EMD amount to be paid to wallet provided by M/s IBAPI.in/mstcecommerce</p> <p>2) H1 bidder to make the payment of BID amount(excluding EMD amount) by way of RTGS/NEFT /Funds transfer to the credit of A/C No. 3774093197 A/c Name: SAM V Hyderabad adjustment account, IFSC code: CBIN0280808 or By Demand Draft / Pay Order in favour of "Authorized Officer, Central Bank of India, SAM V Branch Hyderabad "payable at Hyderabad</p>

TERMS AND CONDITIONS OF SALE

1. The property is being sold on "As is where is", "As is what is", and "Whatever there is" basis.
2. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective of the properties to their satisfaction before submission of bid. No claim shall be entertained by Authorized Officer or Secured Creditor Bank at any later date.
3. Auction / bidding shall only be through "online electronic mode" through the website of the Service Provider i.e., <https://ibapi.in>
4. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
5. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider through website <https://ibapi.in> or www.ibapi.in and see the guidelines.
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider's website i.e. <https://ibapi.in> or www.ibapi.in
7. Intending bidders shall hold a valid email address and should register their name/account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For further details, please contact the service provider at their website <https://ibapi.in> or www.ibapi.in (The user id and password can be obtained free of cost by registering name with website <https://ibapi.in> or www.ibapi.in through login id & password.)
8. For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any interest.
9. Bids in the prescribed formats shall be submitted "online" through the portal along with the EMD & scanned copy of KYC documents including photo, PAN card & address proof to the service provider and the Authorized Officer before 4:00 PM on 17.10.2020.
10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bid-

ding will be for a period of 120 minutes.

11. The property "SHALL NOT BE SOLD" below the Reserve Price.

12. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.

13. The successful bidder should deposit 25% of the bid amount (including EMD) within 24 hours on declaring him as successful bidder and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.

14. EMD of unsuccessful bidders will be returned through NEFT/RTGS by the service provider www.ibapi.in to the bank accounts details provided by them at the time of registration.

15. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

16. In case of default in payment at any stage by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the Property will be again put to sale.

17. The Encumbrances on the properties known to the Bank is **NIL**.

18. The purchaser has to bear the cess, sales tax (if applicable) and any other statutory dues or other dues like municipal tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the property, all other incidental costs, charges including all taxes and rates outgoings relating to the property.

Note: The intending bidders may contact Mr S. Kamal Mohiuddin, Senior Manager Mobile no: 8758043523 and Mr T. Parameshwaraiah, Chief Manager Mobile No: 6303929015 Ph. No. 040 – 23468903 for ascertaining the details of the properties and also for Inspection of the properties.

Place : Tadepalligudem

Date : 19.09.2020

**AUTHORISED OFFICER
CENTRAL BANK OF INDIA**

Particulars of the mortgaged property to be sold:

1. **A. All that part and parcel of** Industrial land admeasuring 457 Sq. Yds. comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole, West Godavari Dist, Andhra Pradesh, pertaining to Smt. Gajjarapu Naga Radhika Devi. **Document No.** 4707/2009 Dated 23.10.2009. Sub-Registrar Office: Nidadavole.

East : Joint passage

West : Land belongs to Daparathi Tata Rao

North : Site belongs to Ch N Sampathi Tayaru

South : Narsapur Road

- B. All that part and parcel of** Industrial land admeasuring 137.50 Sq. Yds. comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole West Godavari Dist, Andhra Pradesh pertaining to Smt. Gajjarapu Naga Radhika Devi. **Document No.** 4707/2009 Dated 23.10.2009. Sub-Registrar Office, Nidadavole.

East : Rice Mill

West : Site belongs to Ch N Sampathi Tayaru

North : Land belongs to Daparathi Tata Rao

South : Narsapur Road

- C. All that part and parcel of** Industrial land admeasuring 457 Sq. Yds. comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole, West Godavari Dist, Andhra Pradesh pertaining to Smt. Chavva Naga Sampathi Tayaru. **Document No.** 4708/2009 Dated 23.10.2009. Sub-Registrar Office, Nidadavole.

East : joint passage

West : Land belongs to Daparathi Tata Rao

North : Land belongs to Daparathi Tata Rao

South : Site belongs to G N Radhika Devi

- D. All that part and parcel of** Industrial land admeasuring 137.50 Sq. Yds. comprising of Rice Mill Godown in SyNo 923/4 Samisragudem Village, Nidadavole, West Godavari Dist, Andhra Pradesh pertaining to Smt. Chavva Naga Sampathi Tayaru. **Document No.** 4708/2009 Dated 23.10.2009. Sub-Registrar Office, Nidadavole.

East : Rice Mill

West : Site belongs to G N Radhika Devi

North : Land belongs to Daparathi Tata Rao

South : Narsapur Road

2. **A) All that part and parcel of** Residential Plot admesuring 105.50 Sq.Yds. in Sy. No. 348/1, D.No.4-3-18 Nidadavolu, West Godavari District, Andhra Pradesh Pertaining to Smt. Chavva Nagalakshmi. **Document No.** 4323/2010 Dated 21.08.2010. Sub-Registrar Office, Nidadavole.

East : Site belongs to Trimurthulu
West : House of Jaya Lakshmi
North : Site of Chavva Naga Lakshmi
South: Municipal Road

B) All that part and parcel of Residential Plot admesuring 128 Sq.Yds. in Sy. No. 348/1,D.No.4-3-18 Nidadavolu, West Godavari District, Andhra Pradesh, Pertaining to to Smt. Chavva Nagalakshmi. **Document No.** 4324/2010 Dated 21.08.2010. Sub-Registrar Office, Nidadavole.

East : Site belongs to Trimurthulu
West : House of Jaya Lakshmi
North : Site of Gollapalli Appa Rao
South : Site of Chavva Naga Lakshmi

3. All that part and parcel of Open Plot admeasuring 222 Sq.Yds situated at Vissakoderu, West Godavari District, Andhra Pradesh Pertaining to Smt. Chavva Naga Lakshmi, Chavva Naga Sridhar and Chavva Satya Krishna. **Document No.** 1555/2004 Dated 18.03.2004. DRO, Bhimavaram.

East : Site of Arepalli Venkatrmamayya
West : Site of Ch Jaganadha Rao and Ram Pandu
North : Site of Chavva Chameswara Rao
South : Site of Narayana Rao

Property Item No	Reserve Price	EMD	Last date for submission of EMD and documents	Bid incremental amount	Date of inspection of properties
1	Rs.1,23,15,000.00	Rs.12,31,500.00	17.10.2020 before 4.00 PM	Rs. 1,00,000.00	15.10.2020 between 12.00PM and 03.00 PM
2	Rs.24,50,000.00	Rs.2,45,000.00	17.10.2020 before 4.00 PM	Rs. 10,000.00	15.10.2020 between 12.00PM and 03.00 PM
3	Rs.23,28,000.00	Rs.2,32,800.00	17.10.2020 before 4.00 PM	Rs. 10,000.00	15.10.2020 between 12.00PM and 03.00 PM