

Ref No: **AXIS/SRC/2019-20/16****15.04.2019**

To:

1. **M/s. Sri Lakshmi Venkata Krishna Raw & Bolled Rice Mill,**
Registered Office:
Sy.No.270/284A/287B, South Rajupalem Road,
Allipuram Village, Nellore District,
Andhra Pradesh - 524004.

2. **Mr. Challagandla Venkata Ramanjaneyulu,**
S/o Mr. Challagandla Koteswara Rao,
Flat No.405 & 505, Vijaya Bheri Apartments
Vengamamba Street, Setty Gunta Road,
Nellore - 524 002.

Also At:

No. 3-293-1, Vijayabheri Homes,
Lakshmipuram, Nellore,
Sri Potti Sri Ramulu Nellore District,
Andhra Pradesh - 524 002.

3. **Mr. Challagandla Koteswara Rao,**
S/o. Mr. Ramalah,
Flat No.405 & 505, Vijaya Bheri Apartments
Vengamamba Street, Setty Gunta Road,
Nellore - 524 002.

Also At:

No. 3-293-1, Vijayabheri Homes,
Lakshmipuram, Nellore,
Sri Potti Sri Ramulu Nellore District,
Andhra Pradesh - 524 002.

4. **Mrs. Challagandla Suneetha,**
W/o. Challagandla Venkata Ramanjaneyulu,
Flat No.405 & 505, Vijaya Bheri Apartments
Vengamamba Street, Setty Gunta Road,
Nellore - 524 002.

Also At:

No. 3-293-1, Vijayabheri Homes,
Lakshmipuram, Nellore,
Sri Potti Sri Ramulu Nellore District,
Andhra Pradesh - 524 002.

5. **Mrs. K Rathnamma,**
W/o. Mr. K Masthnaiah,
New D.No.3-293-21, Old D.No.270/3,
Flat No.6A, Sixth Floor, Vijaya Bheri Homes,
Sai Baba Temple Road, Ward No. 3, Lakshmipuram,
Near to Setty Gunta Road, Nellore - 524 002.

6. **Mr. K Masthnaiah,**
S/o. Mr. Peda Malakondalah,
New D.No.3-293-21, Old D.No.270/3,
Flat No.6A, Sixth Floor, Vijaya Bheri Homes,
Sai Baba Temple Road, Ward No. 3,
Lakshmipuram, Near to Setty Gunta Road,
Nellore - 524 002.

 **AXIS BANK LTD.**
Southern Recovery Cell
1st Floor,
New No.3, Old No.2
Club House Road
Anna Salai, Chennai- 600 002.

Dear Sir/Madam,

Sale Notice

Sub: Notice for Sale under the Security and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & (Enforcement) Rules 2002 and Rules framed there under.

The undersigned being Authorised Officer is having full powers to issue this notice of sale and exercise all the powers of sale under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under.

You have committed default in payment of outstanding dues **Rs. 30,18,82,993.86 (Rupees Thirty Crores Eighteen Lakhs Eighty Two Thousand Nine Hundred and Ninety Three and Paise Eighty Six Only)** being the amount due as on 27.12.2018 (this amount includes interest applied only till 31.08.2018 only) together with future interest, thereon at the contractual rate of interest from 01.09.2018, costs and incidental expenses for the facilities availed by you. Hence the bank has issued a Demand Notice dated **28.12.2018** to pay the above mentioned amount within 60 days. You have failed to pay the amount even after the expiry of 60 days.

Therefore the Authorised Officer, in exercise of powers conferred under section 13(4) has taken possession of the below mentioned properties on **13.03.2019** which has been offered as security by you towards your liabilities and the same has been published in **The New Indian Express and Andhra Prabha – Nellore Editions** on **15.03.2019**.

Therefore the bank in exercise of its rights granted under the Act and Rules, notice is hereby given under Rule 8(6) and Rule 6(2) to you pay sum of **Rs. 32,08,98,348.93 (Rupees Thirty Two Crores Eight Lakhs Ninety Eight Thousand Three Hundred and Forty Eight and Paise Ninety Three Only)** being the amount due as on 14.04.2019 (this amount includes interest applied till 14.04.2019 only) with interest from 15.04.2019 with costs, expenses, **within 30 days** from the date of this notice, failing which the bank shall proceed under the Act with the sale of the Secured Properties to realize the above stated outstanding amount with interest costs and expenses, in the following mode, in our discretion the terms and conditions as will be stipulated by the undersigned.

The "Public Auction Sale" of the property mortgaged by you, as collateral security against the facilities availed by you, is scheduled as per the "Public Auction Sale Notice".

The notice will be published in two leading Newspapers, as per the provisions of the SARFAESI ACT, 2002.

Public Auction Sale Notice will be published in the **"The New Indian Express"** and **"Andhra Prabha" – Nellore Editions** on **17.04.2019**.

DETAILS OF AUCTION SALE

PLACE OF TENDER / AUCTION

: **Axis Bank Ltd.,
Corporate Credit Service Unit (CCSU) – Nellore
Axis Bank Limited,
#22-1223-A-1,
G T Road,
Nellore 524 003.**

DATE OF OPENING TENDER/AUCTION

: **18.05.2019**

DESCRIPTION OF THE IMMOVABLE ASSETS

1. **Equitable mortgage of the property standing in the name of M/s. Sri Lakshmi Venkata Krishna Raw and Boiled Rice Mill, located at S.No. 270, 287B & 284A, Southrajupalem, Allipuram Villlage, Nellore Municipality, S.P.S.R. Nellore District.**
Sri Potti Sreeramulu Nellore Registration District, Nellore Sub Registration, at present Stonehousepet Sub Registration, Nellore Rural Mandal, at present Nellore Municipal Corporation limits, Allipuram Gram



Panchayat, Allipuram Village, An extent of Ac.2.00 cents in S.Nos.270, 287/B, 284/A of land and Rice Mill constructions having 6496 sq. fts. of ACC mill hall, 3654 sq. fts. of ACC mill hall, 4743 sq. fts. of ACC godown 1270 sq. fts. of ACC godown 208 sq. fts. of ACC room, 210 sq. fts. of ACC room, 1150 sq. fts. of workers quarters, 147 sq. fts. of ACC roof, 558 sq. fts. of ACC roof, 504 sq. fts. of RCC office room, 400 sq. fts. of ACC machinery plant room, drying plat form, compound walls, bore wells etc. within the following boundaries:- East by : Sri Lakshmi Kamakshi Raw and Boiled Rice Mill, West by : Nellore to South Rajupalem Road, South by : Sri Lakshmi Kamakshi Raw and Boiled Rice Mill, North by : Sri Lakshmi Venkateswara Rice Industry.

RESERVE PRICE : Rs. 939.00 Lakhs

EMD AMOUNT : Rs. 93.90 Lakhs

TIME : 10:00 AM

2. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao & Challagandla Koteswara Rao, S/o. Mr. Ramaiah, located at Flat No. 6-B, 6th Floor, Old No. 270/3, New Door No. 3/293, Ward No. 3, Lakshmipuram Area, Nellore Town, Nellore Municipal Corporation, S.P.S.R Nellore District.

A – Schedule

Sri Potti Sreeramulu Nellore Registration District, Nellore Sub Registration, at present Stonehousepet Sub Registration, Nellore Municipal Corporation, Lakshmipuram, Ward No.3, Old Door No.270/3, New Door No.3/293, an extent of 90 Ankanams or 720 sq yds of site within the following boundaries:- East : Plots of P. Bramhaiah, K. Narayana, K. Radha Krishna Murthy, South : Road, West : Road, North : House of R. Anusuyamma and R. Padmavathi. Within the above referred boundaries, an extent of 90 ankanams or 720 sq yds of site in it an undivided extent of 3.46 ankanams of site.

B – Schedule

Flat No.6-B in 6th floor (as per plan G + 5 and the said flat is in 5th floor of the plan) having a plinth area of 1119 sq. ft. together with proportionate common area 120 sq. mts. i.e. having built up area 1239 sq. fts. (1119 + 120) inclusive of common area in "**Vijayabheri Homes**" bounded by:- East : Common area, South : Flat No.6-A, West : Open to sky, North : Open to sky, And Car Parking in Stilt Floor.

RESERVE PRICE : Rs. 40.00 Lakhs

EMD AMOUNT : Rs. 4.00 Lakhs

TIME : 10:30 AM

3. Equitable mortgage of the property standing in the name of Mrs. K Ratnamma, W/o. Mr. K Masthnaiah, located at D.no. 3/293, Flat No. 6A, 5th Floor, Vijayabheri Homes, Lakshmipuram, Nellore Town, Nellore Municipal Corporation, S.P.S.R Nellore District.

A-Schedule

Sri Potti Sreeramulu Nellore Registration District, Nellore Sub Registration, Nellore Municipal Corporation, Lakshmipuram, Ward No.3, Old Door No.270/3, New Door No.3/293, an extent of 90 Ankanams or 720 sq yds of site within the following boundaries:- East : Plots of P. Brahmaiah, K. Narayana, K. Radha Krishna Murthy, South : Road, West : Road, North : House of R. Anusuyamma and R. Padmavathi. Within the above referred boundaries extents of 90 ankanams of site in it an undivided extent of 3.46 ankanams of site.

B-Schedule

Flat No.6-A in 6th floor (as per plan G + 5 and the said flat is in 5th floor of the plan)having a plinth area of 1119 sq. ft. together with proportionate common area 120 sq. ft. i.e. having built up area 1239 sq. ft. (1119 + 120) inclusive of common area in "**Vijayabheri Homes**" residential apartment bounded by:- East : Common area, South : Open to sky, West : Open to sky, North : Open to sky, And Car Parking in Stilt Floor.

RESERVE PRICE : Rs. 40.00 Lakhs

EMD AMOUNT : Rs. 4.00 Lakhs

TIME : 11:00 AM

4. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 327/2, 312/3, L.P.No. 134/87, Plot No. 05, Ward No. 28, Near D No.705, Sri Ram Nagar Colony, Mypadu Road Margin, Nellore Town, Nellore Municipal Corporation, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore Registration District, Stone housepet Sub Registration, Nellore Municipal Corporation Limits, Nellore Bit II, L.P.No.134/1987, Nellore Town, Ward No.28, Door No.705, Sriram Nagar Colony, Survey Nos.327/2, 312/3, Plot No.5 an extent of 33 ankanams 24 sq.ft or 2400 sq.ft or 266.66 sq yds or 222.969 sq mts of site within the following boundaries: East by : Layout Road, West by : Land in Survey Nos. 312/3 and 312/B, South by : Plot No. 6, North by : Plot No. 4.

RESERVE PRICE : Rs. 50.00 Lakhs

EMD AMOUNT : Rs. 5.00 Lakhs

TIME : 11:30 AM

5. Equitable mortgage of the property standing in the name of Mr. Challagandla Koteswara Rao, S/o. Mr. Ramaiah, located at S.No. 327/2, 312/3, L.P.No. 134/87, Plot No. 6, Ward No. 28, Near D No.705, Sri Ram Nagar Colony, Mypadu Road Margin, Nellore Town, Nellore Municipal Corporation, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore Registration District, Stonehousepet Sub Registration, Nellore Municipal Corporation Limits, Nellore Bit II, L.P.No.134/1987, Nellore Town, Ward No.28, Door No.702, Sriram Nagar



Colony, Survey Nos.327/2, 312/3, Plot No.6 An extent of 33 akanams 24 sft or 2400 sft or 266.66 sq yds or 222.969 sq mts of site within the following boundaries: East by : Layout Road, West by : Land in Survey Nos.312/3 and 312/B, South by : Plot No. 7, North by : Plot No. 5.

RESERVE PRICE : Rs. 57.00 Lakhs

EMD AMOUNT : Rs. 5.70 Lakhs

TIME :12:00 Noon

6. Equitable mortgage of the property standing in the name of Mr. K Masthangaiah, S/o. Mr. Pedu Malakondaiah, located at S.Nos. 181/2, 181/1-2, L.P.No. 2/2006-2007, Plot No. 7, Navalakulathotalu, Allipuram Mazara, Nellore Town, Nellore Municipal Corporation, S.P.S.R. Nellore District.

Sri Potti Sreeramulu Nellore Registration District, Nellore Sub Registration, at present Stonehousepet Sub Registration, Nellore Rural Mandal, Navalakulathotalu Gram Panchayath and Village, Allipuram Mazara, L.P.No.2/2006-2007, Survey Nos. 181/1-2, 181/2 of Allipuram, Plot No. 7 An extent of 52.60 akanams or 351.841 sq.mts of site within the following boundaries: East by : Layout Road, West by : Other's property, South by : Plot No. 8, North by : Plot No. 6.

RESERVE PRICE : Rs. 40.00 Lakhs

EMD AMOUNT : Rs. 4.00 Lakhs

TIME : 12:30 PM

7. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.Nos. 181/2, 181/1-2, L.P.No. 2/2006-2007, Plot No. 6, Navalakulathotalu, Allipuram Mazara, Nellore Town, Nellore Municipal Corporation, S.P.S.R. Nellore District.

Sri Potti Sreeramulu Nellore Registration District, Nellore Sub Registration, at present Stonehousepet Sub Registration, Nellore Rural Mandal, Navalakulathotalu Gram Panchayath and Village, Allipuram Mazara, L.P.No.2/2006-2007, Survey Nos.181/1-2, 181/2 of Allipuram, Plot No.6 An extent of 46.50 Akanams or 311.038 square mts of site within the following boundaries: East by : Layout Road, West by : Other's property, South by : Plot No. 7, North by : Plot No. 5.

RESERVE PRICE : Rs. 35.00 Lakhs

EMD AMOUNT : Rs. 3.50 Lakhs

TIME : 1:00 PM

8. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, S.No. 605/C, Plot No.14, D.T.& C.P.No. 31/2009/DTCPO/NLR, 'Sowbhagya Nagar' Layout, Thotapalli Village, Macharlavaripalem Grama Panchayath, T P Gudur Mandal, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Gudur Registration District, Indukurpet Sub Registration, Macharlavaripalem Grama Panchayath, Thotapalli Village, Sowbhagya Nagar , An extent of 266.66 sq yds of site at Plot No.14 (D.T. & C.P.No. 31/2009/DTCPO/NLR) of site within the following boundaries: East by : Road, West by : Plot No. 11, South by : Plot No. 15, North by : Plot No. 13.

RESERVE PRICE : Rs. 3.00 Lakhs

EMD AMOUNT : Rs. 0.30 Lakhs

TIME : 1:30 PM

9. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 605/C, Plot No.13, D.T.& C.P.No. 31/2009/DTCPO/NLR, 'Sowbhagya Nagar' Layout, Thotapalli Village, Macharlavaripalem Grama Panchayath, T P Gudur Mandal, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Gudur Registration District, Indukurpet Sub Registration, Macharlavaripalem Grama Panchayath, Thotapalli Village, Sowbhagya Nagar , An extent of 202.83 sq yds of site Plot No.13 An extent of 202.83 sq yds of site within the following boundaries: East by : Road, West by : Plot No. 12, South by : Plot No. 14, North by : Road.

RESERVE PRICE : Rs. 3.00 Lakhs

EMD AMOUNT : Rs. 0.30 Lakhs

TIME : 2:00 PM

10. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 347 (Part) & 357 (Part), DTCP approval L.P.No.22/2009/DTCP/NLR, Plot No. 10, 'Sumukha Nagar', Layout, Thotapalli Village, Thotapalli Grama Panchayath, T P Gudur Mandal, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Gudur Registration District, Indukurpet Sub Registration, Thotapalli Gudur Mandal, Thotapalli Grampanchayath, Thotapalli Village, L.P.No.22/2009/ DTCP/NLR, Sumakha Nagar, Survey Nos.347/2 (Part), 357 (Part), Plot No.10 An extent of 33 akanams 24 sq.ft or 2400 sft or 266.66 sq yds or 222.969 sq mls of site within the following boundaries: East by : Plot No.11 (L.P.No.22/2009/ DTCP/NLR), West by : Road, South by : Plot No.9 (L.P.No.22/2009/ DTCP/NLR), North by : Plot No.5 (L.P.No.26/2009/ DTCP/NLR).

RESERVE PRICE : Rs. 3.00 Lakhs

EMD AMOUNT : Rs. 0.30 Lakhs

TIME : 2:30 PM

11. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 347 (Part) & 357 (Part), DTCP approval



L.P.No.22/2009/DTCPO/NLR, Plot No. 12, 'Sumukha Nagar', Layout, Thotapalli Village, Thotapalli Grama Panchayath, T P Guduru Mandal, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Guduru Registration District, Indukurpet Sub Registration, Thotapalli Guduru Mandal, Thotapalli Grama Panchayath, Thotapalli Village, DTCPO approval_L.P.No.22/2009/ DTCPO/NLR, Sumakha Nagar, Survey Nos.347/2 (Part), 357 (Part), Plot No.12 An extent of 33 akanams 24 sq.ft or 2400 sq.ft or 266.66 sq.yds or 222.969 sq mts of site within the following boundaries: East by : Road, West by : Plot No.9 (L.P.No.22/2009/ DTCPO/NLR), South by : Plot No.13 (L.P.No.22/2009/ DTCPO/NLR), North by : Plot No.11 (L.P.No.26/2009/ DTCPO/NLR).

RESERVE PRICE : Rs. 3.00 Lakhs

EMD AMOUNT : Rs. 0.30 Lakhs

TIME : 3:00 PM

12. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 347/2 (Part) & 357 (Part), DTCPO approval L.P.No.22/2009/DTCPO/NLR, Plot No. 9, 'Sumukha Nagar', Layout, Thotapalli Village, Thotapalli Grama Panchayath, T P Guduru Mandal, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Guduru Registration District, Indukurpet Sub Registration, Thotapalli Guduru Mandal, Thotapalli Grama Panchayath, Thotapalli Village, L.P.No.22/2009/ DTCPO/NLR, Sumakha Nagar, Survey Nos.347/2 (Part), 357 (Part), Plot No.9 An extent of 33 akanams 24 sq.ft or 2400 sq.ft or 266.66 sq yds or 222.969 sq mts of site within the following boundaries: East by : Plot No.12 (L.P.No.22/2009/ DTCPO/NLR), West by : Road, South by : Plot No.8 (L.P.No.22/2009/ DTCPO/NLR), North by : Plot No.10 (L.P.No.26/2009/ DTCPO/NLR).

RESERVE PRICE : Rs. 3.00 Lakhs

EMD AMOUNT : Rs. 0.30 Lakhs

TIME :3:30 PM

13. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 347/2 (Part) & 357 (Part), DTCPO approval L.P.No.22/2009/DTCPO/NLR, Plot No. 11, 'Sumukha Nagar', Layout, Thotapalli Village, Thotapalli Grama Panchayath, T P Guduru Mandal, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Guduru Registration District, Indukurpet Sub Registration, Thotapalli Guduru Mandal, Thotapalli Grama Panchayath, Thotapalli Village, L.P.No.22/2009/ DTCPO/NLR, Sumakha Nagar, Survey Nos.347/2 (Part), 357 (Part), Plot No.11 An extent of 33 akanams 24 sq.ft or 2400 sft or 266.66 sq yds or 222.969 sq mts of site within the following boundaries: East by : Road, West by : Plot No.10 (L.P.No.22/2009/ DTCPO/NLR), South by : Plot No.12 (L.P.No.22/2009/ DTCPO/NLR), North by : Plot No.12 (L.P.No.26/2009/ DTCPO/NLR).

RESERVE PRICE : Rs. 3.00 Lakhs

EMD AMOUNT : Rs. 0.30 Lakhs

TIME : 4:00 PM

14. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 87/7, L.P.No.10/2005/N, Plot No. 4, 'Sudharshan Nagar' Layout, Vaviletipadu Village, Nellore Rural Mandalm Nellore Town, Nellore Municipal Corporation, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore Registration District, Stonehousepet Sub Registration District, Valivetipadu Village, Sudarsan Nagar Area, S.No.87/7, Plot No:4 (L.P.No.10/2005/N)an extent of 296.66 sq yds of site or 2670 sq.ft within the following boundaries: East by : Plot No. 5, West by : Road, South by : Road, North by : Plot No.3.

RESERVE PRICE : Rs. 23.00 Lakhs

EMD AMOUNT : Rs.2.30 Lakhs

TIME : 4:30 PM

15. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at 931/1, 2, 932/2, 935/2, L.P.No.102/08/G, Plot No. 211, 'Sumitra Nagar', Varigonda Village & Grama Panchayath, T P Guduru Mandal, T P Guduru, S.P.S.R Nellore District.

Sri Potti Sreeramulu Nellore District, Guduru Registration District, Muthukur Sub Registration, Varigonda Village, Sumitra Nagar, S.No: 931/1, 2, 932/2, 935/2, Plot No.211 an extent of 2900 sq.ft or 322.22 sq. yards of site within the following boundaries: East by : Plot No. 236, West by : Road, South by : Plot No. 212, North by : Plot No. 210.

RESERVE PRICE : Rs. 8.00 Lakhs

EMD AMOUNT : Rs. 0.80 Lakhs

TIME : 5:00 PM

16. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at 931/1, 2, 932/2, 935/2, L.P.No.102/08/G, Plot No. 210, 'Sumitra Nagar', Varigonda Village & Grama Panchayath, T P Guduru Mandal, T P Guduru, S.P.S.R Nellore District.



Sri Potti Sreeramulu Nellore District, Gudur Registration District, Muthukur Sub Registration, Varigonda Village, Sumitra Nagar, S.No: 931/1, 2, 932/2, 935/2, Plot No.210 an extent of 2970 sq.ft or 330 sq yards of site within the following boundaries: East by : Plot No. 237, West by : Road, South by : Plot No.211, North by : Road.

RESERVE PRICE : Rs. 8.00 Lakhs

EMD AMOUNT : Rs. 0.80 Lakhs

TIME : 5:30 PM

17. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at S.No. 689, L.P.No. 25/2007/RO/NLR, Plot No. 43, 'Sundara Nagar' Layout, Varigonda Village and Grama Panchayath, T P Gudur Mandal, S.P.S.R Nellore Dist.

Sri Potti Sreeramulu Nellore District, Gudur Registration District, Muthukur Sub Registration, Varigonda Village, Sundara Nagar, Survey No.689, Plot No.43 an extent of 266.666 Sq Yards or 2400 sq.ft of site within the following boundaries: East by : Plot No.4 (L.P.No.21/2007/ DTCPO/NLR), West by : Road, South by : Plot No.44 (LP No:25/2007/RO/NLR), North by : Plot No.42 (LP No:25/2007/RO/NLR).

RESERVE PRICE : Rs. 6.00 Lakhs

EMD AMOUNT : Rs. 0.60 Lakhs

TIME : 6:00 PM

18. Equitable mortgage of the property standing in the name of Mr. Challagandla Venkata Ramanjaneyulu, S/o. Mr. Challagandla Koteswara Rao, located at Old S.No. 215, New S.No. 123/6, 123/3, L.P. No.65/2006, Plot No.18, 'Satyamgi Nagar C Block' Vaviletipadu Village, Nellore Rural Mandal, Nellore Town, Nellore Municipal Corporation, S.P.S.R Nellore District

Sri Potti Sreeramulu Nellore Registration District, Nellore Sub Registration, at present Stonehousepet Sub Registration, Nellore Rural Mandal, at present Municipal Corporation Limits, Vaviletipadu Gram Panchayath, Vaviletipadu Village, Survey No.215, New Survey Nos.123/6 and 123/3, Plot No.18 (C-Block Plots) An extent of 33 akanams 24 sq.ft or 2400 sft or 266.66 sq yds or 222.969 sq mts of site within the following boundaries: East by : Layout Road, West by : Plot No. 7, South by : Plot No. 17, North by : Layout Road.

RESERVE PRICE : Rs. 20.00 Lakhs

EMD AMOUNT : Rs. 2.00 Lakhs

TIME : 6:30 PM

The borrowers/guarantors/mortgagors having failed to repay the dues as above, the Bank in exercise of the Powers conferred under the Act propose to realize the dues, inter alia, by sale of the below mentioned property under the provisions of the SARFAESI Act 2002 read with the relevant rules of the Security Interest (Enforcement) Rules, 2002, on 'as is where is and as is what is' and 'whatever there is' and 'no recourse basis' by inviting sealed tenders from the public at the Date, Time and Place mentioned hereunder, subject, to the terms and conditions.

Please note that all expense pertaining to demand notice, taking possession, valuation and sale etc, shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the sale held on the terms and conditions thereof including deposit of earnest money.

TERMS AND CONDITIONS OF SALE

- (1) The Tender form can be collected from above mentioned addresses during office hours from 11.00 AM to 4.00 PM. (2) The above secured assets will be sold in "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" and "NO RECOURSE" condition. (3) The intending bidders should submit their bids in the prescribed tender form along with their ID and Address proof in closed Cover along with above mentioned EMD separately for the above property by way of banker's cheque / demand draft favouring The Authorized Officer, Axis Bank Limited, payable at Nellore enclosed to the tender application, which is refundable without interest, if the bid is not successful. In the case of successful bidder the said deposit shall be adjusted. Tenders not in the prescribed form will not be accepted. Tender without EMD shall be summarily rejected. (4) The intending bidders have to submit their offer, in sealed envelope **on or before 17.05.2019 by 5.00 P.M.** to above mentioned addresses, which will be opened on the date & time fixed for Auction. The left top corner of the cover should be prescribed **'Public Tender for purchase of property A/c. M/s. Sri Lakshmi Venkata Krishna Raw & Boiled Rice Mill, Axis Bank Ltd.' Property 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 or 18 as the case may be.** (5) The EMD amount shall be liable for forfeiture without prior notice if the successful Bidder fails to adhere to the terms and conditions of the Auction Sale. (6) The sealed tenders will be opened by the Authorised Officer in the presence of the Available bidders at above prescribed time. (7) The successful bidders should pay 25% of the bid amount (less the EMD) immediately on sale being knocked in bidder's favour and the balance amount within 15 days from thereon. On failure of the successful bidder in making the balance amount, the entire deposit



amount paid by the bidder shall be forfeited without any notice unless time is extended further in writing by the Secured Creditor (The Bank) and property will be resold. Payment is to be made in the form of Banker's Cheque/Demand Draft/RTGS in favour of The Authorized Officer, Axis Bank Limited, payable at Nellore (8) The successful bidder should bear the charge / fee payable for conveyance such as Stamp Duty, Registration fees, incidental expenses etc as applicable as per law. The successful bidder shall also bear all statutory dues if any and also all dues pending like electricity charges, water charges, and maintenance charges and for other services provided if any. The bank (Secured Creditor) does not undertake any responsibility to procure any permission/license etc in respect of the secured assets / immovable properties offered for sale. (9) The Authorised Officer has the absolute right to accept or reject the bid or Adjourn / Postpone the auction without assigning any reason thereon and also to modify any terms and condition of this sale without any prior notice. The Authorized Officer also reserves the right to sell the property by any of the modes prescribed under the SARFAESI Act, SIE Rule, 2002. (10) The sale is subject to confirmation by the Bank. (11) The property mentioned above will not be sold below the Reserve Price fixed. (12) The property is being sold with existing encumbrances whether known or unknown to the bank and the intending bidder shall satisfy himself about the title, Ownership, statutory approvals, encumbrances, claims etc. in regard to the property. Any encumbrance that may arise after the date of the notice, will also be borne by the purchaser. (13) In case of all the tenders are rejected, Authorised Officer can negotiate with any of the Tenderers or other parties for sale of the properties by private treaty. (14) It is the responsibility of the Tenderers to inspect and satisfy themselves about the Assets and specifications before participating in the tender. (15) Any statutory dues shall be borne by the purchaser. (16) The sale certificate will be delivered only after the payment of the entire bid amount and other charges if any. (17) The property may be inspected on **04.05.2019** between 11.00 A.M and 3.00 P.M. (18) For Inspection of the property and for any other information about the public tender Or the property, etc, if required, the intending bidders may contact above mentioned addresses or phone no. 094414 19181 / 090030 76859 / 044-6137 1110 /1101 (19) Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount (20) This publication is also taken as notice to the borrowers /guarantors/mortgagors.


Authorised Officer,
Axis Bank Ltd,
Chennai.

