

SINGARAYAKONDA BRANCH

NEAR BUS STAND, TRUNK ROAD, PRAKASAM, AP-523101

TelNo: 08598-236247 E-Mail Id: bm0509@unionbankofindia.com

E- AUCTION SALE NOTICE (for sale of immovable properties)

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 8 (6) of 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 Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Union Bank of India (erstwhile Andhra Bank) Singarayakonda Branch, Secured Creditor, will be sold on “AS IS WHERE IS”, “ AS IS WHAT IS”, and “WHATEVER THERE IS” on **15.09.2020**, for recovery of Rs. 4,32,76,028.53 Ps(Rupees Four Crores Thirty Two Lakhs Seventy Six Thousand Twenty Eight and Fifty Three Paise Only) as on 31.07.2020 due to the Union Bank of India (erstwhile Andhra Bank), with subsequent interest thereon along with cost and expenses incurred by the Secured Creditor from

I. Borrower(s)/Co-obligant(s)/Mortgagor(s)	II. Guarantor(s)/Mortgagor(s)
1. M/s Kalyani Tobacco Suppliers Rep by its Managing Partner Mrs. Annabathina Revathi Jammulapalem Village-523101 Kondepudi Road, Tangutur Mandal, Prakasam District.	7. Mr. Kancharla Somaiah Naidu, S/o Subbarao Chowdary, Jammulapalem Village, Tangutur Mandal, Prakasam Dist- 523101.
2. Mrs. Annabathina Revathi D/o Subbarao Chowdary, Jammulapalem, Tangutur, Prakasam Dist- 523101.	8. Mrs. Kancharla Nagendram, W/o Somaiah Naidu, Jammulapalem Village, Tangutur Mandal, Prakasam Dist- 523101
3. Mr. Kancharla Subbarao Chowdary -Partner S/o Veera Raghavaiah, Jammulapalem Village, Tangutur Mandal, Prakasam Dist- 523101.	
4. Mrs. Kancharla Govindamma-Partner, W/o Kancharla Subbarao Chowdary, Jammulapalem Village, Tangutur Mandal, Prakasam Dist-523101.	
5. Annabathina Ramesh Babu-Partner, S/o China Venkata Subbaiah, Jammulapalem Village, Tangutur Mandal, Prakasam-523101.	

6.Mr.Yendluri Surendra Babu-Partner,
S/o Narasimham,Dno:3-
20,Vikiralapeta,Kandukur,Prakasam Dist

Auction Date: 15-09-2020,Last Date for submission of bids: 14-09-2020

Property No	Reserve Price (Rs)	EMD (Rs)
1	23,00,000.00	2,30,000.00
2	14,50,000.00	1,45,000.00
3	7,00,000.00	70,000.00
4	21,00,000.00	2,10,000.00
5.	21,00,000.00	2,10,000.00
6.	7,00,000.00	70,000.00
7.	2,30,000.00	23,000.00
8.	4,00,000.00	40,000.00
9.	12,00,000.00	1,20,000.00
10.	14,00,000.00	1,40,000.00
11.	20,00,000.00	2,00,000.00
12.	11,00,000.00	1,10,000.00
13.	18,00,000.00	1,80,000.00
14.	31,50,000.00	3,15,000.00

Short description of immovable property

PROPERTY NO 1 :EMD of title deeds of Semi-urban Vacant residential site in S.No 1397/1A, admeasuring 606.33 Sq.yards, near to Tangutur-Kondepi Road, Jammulapalem Gramapanchayath, Tangutur (Mandal), Prakasham District belonging to Mrs.Kancharla Govindamma (Doc.No. 4780/2012, SRO Ongole) and bounded by North:Agriculture Land of Bezawada Haron Babu East:R&B road leading to Kondepi Road South: Panchayath Road West:Agriculture Land of Bezawada Haron Babu

PROPERTY NO 2 :ITEM:1 EMD of title deeds of Semi-urban Residential Site & Tiled roof Building admeasuring 347.25 sqyds in D. No. 1-34, and D.No.1-34 A Thurpu Bazar, Jammulapalem Grama Panchayath, Tangutur (Mandal), Prakasam District belonging to Mrs.Kancharla Govindamma (Doc No. 879/1999, SRO Ongole) Boundaries North:Land of Kakumani Kotaiah East: House of Kakumani Kotaiah South:Land of Kancharla Narasimha Rao West:Raja Veedhi

ITEM: 2 EMD of title deeds of Semi-urban Residential Site admeasuring 106.75 sq yards Thurpu Bazar Jammulapalem Grama Panchayath, Tangutur (Mandal), Prakasam District belonging to Mrs.Kancharla Govindamma Boundaries North:Land of Kakumani Kotaiah East:Site of Kakumani Varalakshmiamma Kotaiah South:Land of Kancharla Narasimha Rao West:House in Item No 1

ITEM: 3 EMD of title deeds of Semi-urban Residential Site admeasuring 302.5 sq yards in Thurpu Bazar Jammulapalem Grama Panchayath, Tangutur (Mandal), Prakasam District belonging to Mrs.Kancharla Govindamma Boundaries North: Bazaar East: Land of Ravuri Chinna Kotiah and Narasimha Rao South: Site of Kakumani Varalakshmiamma West: Site of Kakumani Venkata Subbaiah

ITEM: 4 EMD of title deeds of Semi-urban Residential Site admeasuring 302.5 sq yards in Thurpu Bazar Jammulapalem Grama Panchayath, Tangutur (Mandal), Prakasam District belonging to Mrs.Kancharla Govindamma Boundaries

North: Bazaar East :Land of Mandati Sambiah

South : Land of Mandati Sambiah West: Site of Padarthi

(Item 1+ 2 =3+4 = 1059 SQ yards)

PROPERTY NO 3: EMD of title deeds of Urban Vacant site admeasuring 280 Sq. yards situated at plot No.26, S.No.22/24, 22/26, 22/54, 22/1B1, 22/53, 22/1A, 22/55, 22/15, 30/11 of MamidipalemVillage, near to OMC waste grading Buildings, Kotha Mamidipalem Road, Ongole Municipal limits belonging to Sri Kancharla Somaiah Naidu bounded on

North:Plot No 25 East:25 feet Road South:Plot No 27 West:Plot No 17

PROPERTY NO 4: EMD of title deeds of Semi-urban vacant site admeasuring 1 Acre or 4840 sq.yards in S.No 1346 Jammulapalem Gramapanchayath, Tangutur (Mandal Prakasam District belonging to Mr.Annabathina Ramesh (Doc No. 4806/1997, SRO Ongole) Boundaries:

North: Remaning land of Kancherla Subba Rao Chowdary

East: Land of Kakumani Kotaiah , Ravuri Kotaiah

South: Land belonging to Kancharla Narasimha Rao

West :Donka

PROPERTY NO 5 :Item 1:EMD of title deeds of Semi-urban vacant site admeasuring 0.30 cents in Patta No.94 Sy.No 1346 Jammulapalem Gramapanchayath, Tangutur (Mandal),Prakasam District belonging to Mrs. Annabathina Revathi W/o Annabathina Ramesh Babu (Reg Doc No 4805/1997, SRO Ongole) bounded by

North:Balance Land belonging to Kancharla Govindamma

East: Land of Kakumani Kotaiah and Ravuri Kotiah

South: Balance of the land of Mrs. Anabathina Revathy in this Sy.number

West: Donka

Item 2 : Semi-urban vacant site admeasuring 0.70 cents in 94 Sy.No 1346 Jammulapalem Gramapanchayath, Tangutur (Mandal), Prakasam District Mrs. Annabathina Revathi W/o Annabathina Ramesh Babu(Reg Doc No.4807/1997, SRO Ongole) bounded by

North: Land belonging to Kancharla Govindamma

East: Land of Kakumani Kotaiah and Ravuri Kotaiah

South: Balance of the land of Mrs. Anabathina Ramesh West: Donka

PROPERTY NO 6:EMD of title deeds of urban residential site admeasuring 201.67 sq.yards in Sy.No.660, Plot No.34, Lane opp to HP outlet, OV Road, Mahadevpuram, Kandukur Muncipality, Prakasam District belongs to Kancharla Somaiah Naidu S/o K.Subba Rao (Doc No. 4102/2011, SRO Kandukur)Boundaries:

North:Plot no 33 East:Plot no: 53 South:Plot No 35 West: 20 ft road

PROPERTY NO 7 :EMD of title deeds of Urban Vacant site admeasuring 238.22 Sq. yards situated at Plot No.8, S.No.161/2, 164/2 and 164/3 of Mamidipalem Village, Layout South Side to HYD layout, Vengamukkalapalem Panchayath, Ongole Municipal limits belonging to Kancharla Somaiah Naidu s/o K.Subba Rao (Doc. No. 10940/2012, SRO Ongole) and bounded by

North:Land of Gosu Swapna, Plot No 9 East: 30 ft road

South:Land of Muntha Srinivasa Rao Plot no 7

West: Land of Mannam Narasimham, Plot no 3

PROPERTY NO 8 :EMD of title deeds of urban residential site admeasuring 193.61 sq yards in Sy.No.679, Plot No.26 North side part, near west side to near OV Road, Mahadevapuram, Kandukur Muncipality, Prakasam District belonging to Kancharla Somaiah Naidu S/o K. Subba Rao (Doc No. 3310/2013, SRO Kandukur) Boundaries:

North: Land of Sayyed Rasul Basha East: 30 ft wide Road South: Plot No 26 belonging to Makkina Venkat Rao West: Plot no 17 belonging to Molakapalli Sulochana Rani
PROPERTY NO 9 : EMD of title deeds of urban residential site admeasuring 233.66 sq.yards in Sy.No.181/2, plot No.53, D.No 23-2-3, layout opp to Agriculture market yard, Malepadu to Kandukuru Road Kandukur, Prakasam District belonging to Kancharla Nagendram W/o K.Somaiah (Doc No. 1597/2014, SRO Kandukur) Boundaries:

North: Land belonging to Makkina Subasini Plot no 54 East: Plot no 66 South: Land of Kondamuri Kotilingam West: 20 ft road

PROPERTY NO 10: EMD of title deeds of Urban residential site admeasuring 550 sq.yards in Sy.No.488/12, Opp to APSEB sub-station, Vikkiralapet road, Kandukur, Prakasam District belonging to Sri Kancharla Somaiah Naidu s/o K. Subba Rao (D.No. 624/2014, SRO Kandukur) Boundaries:

North: Land of Edara China Narasaiah

East: Land of Edara peda Narasaiah

South: 17 ft Road Govt Donka

West: Land of Divi Kondaiah

PROPERTY NO 11: EMD of title deeds of Semi-urban Vacant site in S.No 1453/2, admeasuring Ac 0.47cents or 2274.80 sq yards, Jammulapalem Gramapanchayath, Tangutur (Mdl), Prakasham District belonging to Mrs.Kancharla Nagendram W/o K.Somaiah Naidu (Doc.No. 7554/2013, SRO Ongole) Boundaries

North: Kondepi Road

East: Land of Mandadi Brahmaiah

South: Chinthapalli Lakshmi Devamma

West: Land of Makkena Srinivasa Rao

PROPERTY NO 12: EMD of title deeds of Semi-urban commercial site & ACC sheet roof baron in Sy.No 1401/2A, admeasuring 605.00 Sq.yards, Jammulapalem Gramapanchayath, Tangutur (Mandal) Prakasam District belonging to Kancharla Somaiah Naidu S/o K. Subba Rao (Doc No. 8597/2014, SRO Ongole) Boundaries

North: Land of Punati Venkateswarlu East: Executant's Remaining Land

South: Land of Chinthapalli Rama Rao West: Land of Somaiah Naidu

PROPERTY NO 13: EMD of title deeds of Semi-urban residential vacant site in Patta No112 in Sy.No1398, admeasuring 605.00 Sq.yards, Tangutur-kondepi road, Jammulapalem Gramapanchayath, Tangutur (Mandal), Prakasam District belonging to Mrs. Kancharla Nagendram W/o K.Somaiah Naidu (Doc No. 2115/2017, SRO Ongole) Boundaries

North: Kondepi Road East: Land of Padarthi Ravi Kumar South: Annabathina Singaiah

West: Land of Ravi Venkateswarlu

PROPERTY NO 14: EMD of title deeds of Semi-urban vacant site in S.No 1337 & 1346, admeasuring Ac 1.40 cents Jammulapalem Grama panchayath, Tangutur (Mandal), Prakasam District belonging to Kancharla Govindamma W/o K.Subba Rao and bounded by

North: Land of Kakumani Kotaiah

East: Land of Kakumani Kotaiah and Kakumanu Venkata Subbaiah

South: Land of Kancharla Subba Rao

West: Donka to some extent and Ravuri Narasimha Rao site to some extent

For detailed terms and conditions of the sale, please refer to the link www.unionbankofindia.co.in and the e-auction providers website <https://bankauctions.in> (Common Landing platform for E-Auction of Bank Properties). To the best information and knowledge of the Authorized Officer, there is no encumbrance on the property. The interested bidder may contact the **Branch Manager**

Ms. Viritha Sowpati ascertaining the details of auction and inspection of property on 11.09.2020 contact No.7032505021(M) TelNo. 08598-236247, e-mail id: bm0509@unionbankofindia.com

STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/Rule 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may also be treated as notice u/r 8(6)/Rule 9(1) of security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E-auction Sale on the above mentioned date.

Place: Singarayakonda
Date: 06-08-2020

Sd/- Authorised Officer
Union Bank of India (Erstwhile Andhra Bank)
Singarayakonda Branch

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE

1. The property is being sold on 'As is where is, whatever there is and without recourse basis'. As such sale is without any kind of warranties and indemnities.
2. The date and time of auction is 15.09.2020 between 03.00 PM to 04:00 PM with unlimited extension of 05 minutes i.e., the end time of e-auction will be extended by 05 minutes each time if bidder is made within the last 05 minutes before of auction.
3. Last date of submission of bids is 14.09.2020. Minimum bid increment amount is Rs. 20,000/-.
4. Date & time of inspection of property for intending purchasers is on 11.09.2020.
5. Bidder may also visit the website <https://bankauctions.in> (M/s. 4closure, Hyderabad). Help line/ Contact mobile No.08142000061/66 Tel: 040-23736405, e-mail- subbarao@bankauctions.in and info@bankauctions.in. The terms and conditions of sale shall be strictly as per the provisions of the Security Interest Rules (Enforcement) Rules, 2002.
6. The interested bidder may contact the **Branch Manager Ms. Viritha Sowpati** for ascertaining the details of auction and inspection of property on the date mentioned as above. **Contact No. 7032505021(M) TelNo. 08598-236247, e-mail id: bm0509@unionbankofindia.com**
7. Particulars of the property/ assets (viz., extent & measurements specified in the E-Auction sale notice has been stated to the best of information of the bank and bank shall not be answerable for any error, misstatement or omission. Actual extent and dimensions may differ.
8. E-Auction sale notice issued by the bank is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. Interested bidders are advised to peruse the copies of title deeds with the bank and to conduct own independent enquires/ due diligence about the title & present condition of the property/ assets and claims/ dues affecting the property before submission of bid/s.
09. Auction/ bidding shall only be through 'online electronic mode' through the website <https://bankauctions.in> provided by the service provider M/s 4 Closure, 605A,

Mythrivanam, Ameerpet, Hyderabad, Telangana - 500038 who shall arrange and coordinate the entire process of auction through the e-auction platform.

10. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder themselves. Bank/service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failures etc.,

11. For details, help, procedure and online bidding on e-auction prospective bidder may contact the service provider M/s 4 closure, contact mobile No.08142000061/66 Tel:040-23736405, e-mail-subbarao@bankauctions.in and info@bankauctions.in. For participating in the e-auction sale the intending bidders should register their details with the service provider well in advance and shall get the user ID and Passwords. Intending bidders are advised to change the password immediately upon receiving it from the service provider.

12. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% reserve price by way of RTGS/NEFT/ Funds transfer to the credit of on or before 14.09.2020 to the Authorised Officers' account No. **050911100002014**, Union Bank of India (erstwhile Andhra Bank), **Singarayakonda** Branch with IFSC Code: **ANDB0000509** or by DD/pay order favouring Union Bank of India, payable at **Singarayakonda** Branch.

13. The intending bidders should submit the duly filled in bid form along with the DD/PO/ quoting UTR No. of NEFT/ RTGS remitted towards EMD addressed to the Authorised Officer, Union Bank of India, **Singarayakonda** branch latest by 04:30 PM on 14.09.2020.

14. After expiry of the late date of submission of bids with EMD, Authorised officer shall examine the bids received and confirm the details of qualified bidders to the service provider **M/s 4closure** to enable them to allow only those bidders to participate in the online auction proceedings at the date and time mentioned in e-auction sale notice and to provide necessary ID and passwords.

15. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse bidding, there will be unlimited extension of 05 minutes each, i.e. the end time of e-auction shall be automatically extended by 05 minutes each time if bid is made within 05 minutes from the last extension.

16. Bids once made shall not be cancelled or withdrawn. All bids from the user ID given to bidder will be deemed to have been made by him/her alone.

17. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him to the Authorised Officer, Union Bank of India, **Singarayakonda** Branch and the service provider for getting declared as successful bidder in the E-Auction sale proceedings.

18. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of sale and balance 75% of bid amount within 15 days from the date of sale to the Authorised Officers' account No. **050911100002014**, Union Bank of India (erstwhile Andhra Bank), **Singarayakonda** Branch with IFSC Code: **ANDB0000509** or by DD/pay order favouring Union Bank of India, payable at **Singarayakonda** Branch. In case of default in payment of above stipulated time, the sale will be cancelled and the amount already

deposited will be forfeited and the property will be again put to sale. At the request of the bidder, the Authorised Officer may grant further time at the discretion of depositing the balance bid amount in a stipulated time in writing.

19. Municipal/panchayat taxes, electricity dues (if any) relating to the property purchased in auction has to be paid by the successful bidder before issuance of the sale certificate. Sale certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price/ bid amount and furnishing the necessary proof in respect of payment of all taxes/ charges. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.

20. The Authorised officer may postpone/ cancel the E-auction sale proceedings at any point of time without assigning any reason. The decision of the Authorised Officer is final, binding and unquestionable.

21. As per Section 194-IA of Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder/Purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the Income Tax department in Form No.16-B, containing the Bank's name and the Pan No. **AAACU0564G** as a seller and submit the original receipt of the TDS Certificate to the Bank.

22. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction sale and be bound by them.

Place: Singarayakonda
Date : 06-08-2020

Sd/- Authorised Officer
Union Bank of India (Erstwhile Andhra Bank)

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither the Bank/Authorized Officer nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder 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.