

**TANGUTUR BRANCH**

ONGOLE TQ, PRAKASAM, AP-523274

TelNo: 08592-242517, 242999 E-Mail Id: bm0983@andhrabank.co.in

**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 possession of which has been taken by the Authorized Officer of **Union Bank of India (erstwhile Andhra Bank) Tangutur 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. 9,84,84,347.66 Ps 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 (**Borrower**) M/s. Reethu Tobacco Traders **Prop:** Mr.Gogineni Venkateswara Rao S/o Gogineni Bapaiah Goginenivaripalem, Kondepi Mandal Prakasam District residing now at Flat NO.102 , First Floor, Sai’s Pamidi Ghantam Apartment S.NO.57/1, Plot No.C/63, Old D No-37-1-417/3/2, Ramnagar 3<sup>rd</sup> line, Ongole - 523001. (**Guarantor/ Mortgagor**) 1. Mr. Dama Visweswara Rao S/o Nagaiah HNO 8 385 B Mangamoor Road Sundar Nagar, Ongole -523 001 2. Mr. Sudanagunta Narayana Rao S/o Venkata Subbaiah Jammulapalem Village and post Tangutur Mandal, Prakasam district 3. Mrs. Gogineni Sarada W/o G Venkateswara Rao Flat NO.102 , First Floor, Sai’s Pamidi Ghantam Apartment S.NO.57/1, Plot No.C/63, Old D No-37-1-417/3/2, Ramnagar 3<sup>rd</sup> line, Ongole - 523001.

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

Property No	Reserve Price (Rs)	EMD (Rs)
1	16,20,000.00	1,62,000.00
2	16,20,000.00	1,62,000.00
3	16,20,000.00	1,62,000.00
4	17,01,000.00	1,70,100.00
5.	32,40,000.00	3,24,000.00
6.	37,26,000.00	3,72,600.00
7.	13,77,000.00	1,37,700.00
8.	40,50,000.00	4,05,000.00
9.	10,53,000.00	1,05,300.00
10.	5,67,000.00	56,700.00
11.	16,20,000.00	1,62,000.00
12.	30,78,000.00	3,07,800.00
13.	8,91,000.00	89,100.00
14.	17,82,000.00	1,78,200.00
15.	24,30,000.00	2,43,000.00

## **Short description of immovable property**

**Property No.1** EMD of the Vacant House Site belonging to Mr.Gogineni Venkateswara Rao admeasuring 403.33 Sq.Yards bearing PLOT NOs.163 & 170 situated at near and north side area to Jaladanki Bus Stop from Kavali at Jammalapalem in S.NO.361, 362 & 363 JAMMALAPALEM(Village and Panchayat) in Sri Sai Green Lands (DTCP approved venture), Kavali SRO, SPSR Nellore District and bounded by **North:** Plot Nos 162 and 171 **East :** 33 feet wide road **West:** 25 feet wide road **South:** plot nos. 164 and 169

**Property No.2:** EMD of the Vacant House Site belonging to Mr.Gogineni Venkateswara Rao admeasuring 403.33 Sq.Yards bearing PLOT NOs.164 & 169 situated at near and north side area to Jaladanki Bus Stop from Kavali at Jammalapalem in S.NO.361, 362 & 363 JAMMALAPALEM(Village and Panchayat) in Sri Sai Green Lands (DTCP approved venture), Kavali SRO, SPSR Nellore District and bounded by **East:** 33' wide road **West:** 25' wide road **North :** PLOT NOs. 163 and 170 **South:** PLOT NOs. 165 and 168

**Property No.3:** EMD of the Vacant House Site belonging to Mr.Gogineni Venkateswara Rao admeasuring 403.33 Sq.Yards bearing PLOT NOs.165 & 168 situated at near and north side area to Jaladanki Bus Stop from Kavali at Jammalapalem in S.NO.361, 362 & 363 JAMMALAPALEM (Village and Panchayat)in Sri Sai Green Lands (DTCP approved venture), Kavali SRO, SPSR Nellore District, and bounded by **East:** 33 ' wide road **West:** 25' wide road **North:** Plot NOs 164 and 169 **South:** Plot NOs 166 and 167

**Property No.4:** EMD of the Vacant House Site belonging to Mr.Gogineni Venkateswara Rao admeasuring 427.77 Sq.Yards bearing PLOT NOs.166 & 167 situated at near and north side area to Jaladanki Bus Stop from Kavali at Jammalapalem in S.NO.361, 362 & 363 JAMMALAPALEM (Village and Panchayat) in Sri Sai Green Lands (DTCP approved venture), Kavali SRO, SPSR Nellore District, and bounded by **East:** 33' wide road **West:** 25' wide road **North :** Plot Nos. 165 and 168 **South :** Layout Balance Site

**Property No.5:** Urban Residential Vancat Sites belonging to Mr.Gogineni Sarada in Sy No.126/1 bearing Plot Nos.33 and 37 as detailed below

**Item No 1** Urban Residential Vacant Site in S No.126/1 bearing Plot No.33 admeasuring 240 Sq.Yards situated at Near and west side area to South Bapass and also at near and West Area to PLR Kalyana Mandapam in Pelluru, Ongole Muncipal Corporation Limits bounded on the **East:** 25' wide road **West:** Site of Plot No.37 **North:** 30' Wide Road **South:** Site of Plot No.34

**Item No 2** Urban Residential Vacant Site in S No.126/1 bearing Plot No.37 admeasuring 240 Sq.Yards situated at Near and west side area to South Bapass and also at near and West Area to PLR Kalyana Mandapam in Pelluru, Ongole Muncipal Corporation Limits bounded on the **East:** Site of Plot No.33 **West:** 25' wide Road **North:** 30' Wide Road **South:** Site of Plot No.36

**Property No. 6:** Urban Residential Vacant Sites belonging to Mr.Gogineni Sarada in Sy No.126/1 bearing Plot Nos.36,35 and 34 are as detailed below

**Item No 1** Urban Residential Vacant Site in S No.126/1 bearing Plot No.36 admeasuring 240 Sq.Yards situated at Near and west side area to South Bypass and also at near and West Area to PLR Kalyana Mandapam in Pelluru, Ongole Municipal Corporation Limits bounded on the **East:** Site of Plot No.34 **West:** 25' Wide Road **North:** Site of Plot No.37 **South:** Site of Plot No.35

**Item No 2** Urban Residential Vacant Site in S No.126/1 bearing Plot No.35 admeasuring 144 Sq.Yards situated at Near and west side area to South Bypass and also at near and West Area to PLR Kalyana Mandapam in Pelluru, Ongole Municipal Corporation Limits bounded on the **East:** 25' Wide Road **West:** 25' wide Road **North:** Site of Plot Nos.34 and 36 **South:** Site of Matunga Subba Rami Reddy

**Item No 3** Urban Residential Vacant Site in S No.126/1 bearing Plot No.34 admeasuring 240 Sq.Yards situated at Near and west side area to South Bypass and also at near and West Area to PLR Kalyana Mandapam in Pelluru, Ongole Municipal Corporation Limits bounded on the **East:** 25' Wide Road **West:** Site of Plot No.36 **North :** Site of Plot No.33 **South :** Site of Plot No.35

**Property No.7:** Urban Residential Vacant Site belonging to Mr.Gogineni Venkateswara Rao situated in Sy No.23/9 bearing Plot Nos.11 admeasuring 248.3/9 Sq.Yards near and West Side Area, N.Agraharam Road after Crossing Arava Colony and in front area of Poornima Gas Godown area situated in Pelluru, Ongole Municipal Corporation Limits bounded on the **East:** Site of Plot No 1 **West:** Site of Plot No 10 **North:** Plot No 2 **South :** 25' Wide Road

**Property No.8:** Residential Flat belonging to Mr.Gogineni Venkateswara Rao and Mrs.Gogineni Sarada bearing Flat No.102, First Floor with undivided share of land of 69.84 Sq Yards out of total extent of 495.77 Sq.Yards with Flat Plinth Area of 1550 sft (including common area and car parking) in Sai's Pamidi Gantam Apartment situated at S.NO.57/1, o OLD DOOR N-37-1-417/3/2, Annavarappadu Survey no, Ramnagar 3<sup>rd</sup> Line and bounded by **East:** Open to sky **West:** Open to sky **North:** Corridor, Lift and Staircase **South:** Open to Sky

**Property No.9:** Vacant Land belonging to Mrs.Gogineni Sarada admeasuring 459.80 Sq.Yards situated at near and east side to Kondepi to Podili Bus Road Village in Sy No.82/1, Near to D No-10-130, Ward No.10, North and East side area to Padmavathi Trading Mill, Podili Road, Kondepi village and Mandal, Prakasam District and bounded on **East:** 18' Wide Road **West :** Site of G.Venkateswara Rao **North:** 14' Wide Road **South :** Site of Budawati Somaiah

**Property No.10:** Vacant Land with Tiled Roof House belonging to Mrs.Gogineni Sarada admeasuring 280 sq. Yards in S Y No.296 near to D No-1-179/1, near and North West Corner area to Ramalayam Temple at Goginenivaripalem bounded on the **East:** Panchayat Road **West:** House site of G Pitchaiah **North:** House site of G Venkateswarlu(Pitchamma) **South:** House site of Chinnam Srinivasa Rao

**Property No.11:** Vacant Land and Two Acc Sheet roofed barns C-79 and C-80 of size 630 sft each belonging to Mrs.Gogineni Sarada admeasuring 1405 Sq. Yards in S Y No.323 near and south side area to Ramalayam Temple at Goginenivaripalem Village bounded on the **East:** Site of Bejawada Raja Kumari **West:** Site of Bodapati Rangamma **North:** Site of Gogineni Ramanaiah **South :** Site of Bejawada Raja Kumari

**Property No.12:** Land belonging to Mrs.Gogineni Sarada at Kondepi, Gadiyaram vari Kandrika in Korumitta Sy No.82/1 , 10<sup>th</sup> Ward as below

**Item No. 1:** Land at Kondepi, Gadiyaram vari Kandrika in Korumitta in Sy. No.82/1, 10<sup>th</sup> ward admeasuring site are of 943.80 Sq.Yards situated at Near and east side area to Podili Bus Road also east area of Padmavathi Trading Rice Mill near Door No.10-143 bounded on **East:** Site of Balisetty Kornelu **West : Wide road North : Wide road South :** Site of Budawati Somaiah

**Item No. 2:** Land at Kondepi, Gadiyaram vari Kandrika in Korumitta in Sy. No.82/1, 11<sup>th</sup> ward admeasuring site are of 484 Sq.Yards situated at Near and east side area to Podili Bus Road also east area of Padmavathi Trading Rice Mill near Door No.10-143 bounded on **East:** Site of Boddapati Venkateswarlu ETC., **West:** Wide road **North:** Wide road **South:** Wide road

**PROPERTY NO.13:** Semi Urban Residential Land belonging to Mr.Gogineni Venkateswara Rao admeasuring 224 Sq.Yards at Sy.No.115 and Sy No.117, NEAR D.NO.2-48 , backside area to APGB Bank and near and east side area to Main Road situated at Kondepi bounded on the **East:** Bazar **West :** Property of Late M. Bala Brahmam **North:** Property of K Lakshamaiah **South:** Property of Gunda Sesaiah

**PROPERTY NO.14:** EMD of Site with 800 sft ACC sheet Shed(Godown) constructed in D No-1-183/1 in Sy No.296 belonging to Mrs.Gogineni Sarada admeasuring area to 422 Sq.Yards in Goginenivaripalem, Muppavaram Grama Korumitta at north side area to Ramalayam Temple bounded on the **East:Road West:Road North:House** site of Gogineni Ramanaiah **South:** Ramalayam

**PROPERTY NO.15:** Site including ACC shed and 4 Tobacco Barns in Sy No.300/1A, 324/2 belonging to Mrs.Gogineni Sarada admeasuring 994.00 Sq. Yards in Goginenivaripalem Village, Muppavaram Grama Korumitta with Door No.C-71 admeasuring 1500 sft shed along with 4 Barns bearing No.C-72,C-73,C-74 and C-75 at near and south side area to Ramalayam Temple bounded on the **North:** Property of Gogineni Ramanaiah **East:** Balance land of Mr.G.Venkateswarulu **South :** Site of Mr. Gogineni Venkata Subbaiah **WEST :** Road

For detailed terms and conditions of the sale, please refer to the link <https://bankauctions.in> (Common landing platform for E-Auction of Bank Properties) and [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in). To the best information and knowledge of the Authorized Officer, there is no encumbrance on the property. The interested bidder may contact the AUTHORISED OFFICER Sri Srinivas Kallakuri ascertaining the details of auction and inspection of property on 08-09-2020 contact No.9619124840(M), 8850106846 (M), TelNo. 08592-242517, 242999, e-mail id: bm0983@andhrabank.co.in

**STATUTORY 15 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: Tangutur  
Date: 27.08.2020

Sd/- Authorised Officer  
Union Bank of India (Erstwhile Andhra Bank)  
Tangutur 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 08.09.2020.
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](mailto:subbarao@bankauctions.in) and [info@bankauctions.in](mailto: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 Authorised Officer, Mr. Srinivas Kallakuri for ascertaining the details of auction and inspection of property on the date mentioned as above. Contact No. 9619124840(M), 8850106846 (M), TelNo. 08592-242517, 242999, e-mail id: [bm0983@andhrabank.co.in](mailto:bm0983@andhrabank.co.in)
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](mailto:subbarao@bankauctions.in) and [info@bankauctions.in](mailto: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 18.08.2020 to the Authorised Officers' account No. **098311100001848**, Union Bank of India (erstwhile Andhra Bank), **Tangutur** Branch with IFSC Code: **ANDB0000983** or by DD/pay order favouring Union Bank of India, payable at **Tangutur** 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, **Tangutur** branch latest by 04:30 PM on 18.08.2020.

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, **Tangutur** 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. **098311100001848**, Union Bank of India (erstwhile Andhra Bank), **Tangutur** Branch with IFSC Code: **ANDB0000983** or by DD/pay order favouring Union Bank of India, payable at **Tangutur** 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. **AAACU5624P** 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: Tangutur  
Date : 27-08-2020

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