



D.No.6-29-17, Brahmam Gari Matam Street, Near Lakshmipuram Water Tank, Guntur - 522007, Ph.No.0863-2229666, 2255076, Cell No.9959988583, email-gunturlakshmi@kvbmail.com

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the borrower taken by Authorised Officer for recovery of the secured debts dues to The Karur Vysya Bank Ltd, Guntur Lakshmipuram Branch, amounting to Rs.1,64,00,628.09ps (Rupees one crore sixty four lakhs six hundred twenty eight and nine paise only) as on 31.08.2020 with interest and expenses thereon from 01.09.2020 from the Borrower (01) M/s.Sri Lakhmi Ganpathi Shopping Mall, (Rep. by its sole proprietor Mrs.Grandhi Dhana Lakshmi), Shop Nos:119 and 120, Sri Vasavi Wholesale Cloth Merchant Society, Mangalagiri Road, Guntur-522001 AND Mrs.Grandi Dhanalakshmi, W/o.G.Maruthi, D.No:16-22-95, Machirajuvari Street, Near Arya Vysya Kalyana Mandapm, Old Guntur, Guntur-522003, Guarantors : (02) Mr.Grandhi Maruthi, S/o.Grandhi Veeranjanyulu, D No:16-22-95, Machirajuvari Street, Near Arya Vysya Kalyana Mandapm, Old Guntur, Guntur-522003 And also at Mr.Grandhi Maruthi, S/o.Grandhi Veeranjanyulu, Shop NO:165,166,287 and 288 Sri Vasavi Wholesale cloth Merchant society, Mangalagiri Road, Guntur-522001, (03) Mrs.Grandhi Parvathi, W/o.Grandhi Veeranjanyulu, D.No:16-22-95, Machirajuvari Street, Near Arya Vysya Kalyana Mandapm, Old Guntur, Guntur-522003.

Whereas the undersigned has decided to put up for E-auction of the immovable properties offers are invited by way of E-Tender for purchase of the following assets on **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS”** basis.

SCHEDULES OF PROPERTIES

Schedule-A

(Property standing in the name of Mrs, Grandh Dhanalakshmi)

Prakasam District, J Pangaluru Mandal, Kondamuru Gram Panchayat, Non Agricultural land admeasuring Ac.1.75 cents, situated at D No:84 and 85 Kondamuru Village, Near Venkateswara Milk Dairy, Kondamuru Grama Panchatayth, J Panguluru mandal, Prakasam District, being bounded by:-

Item No: 1 Total extent of 0.75 cents document no:824/2015

East : Land of Meesala Naga Lakshmi

South : Land sold by Bommanaboyina Anjaiah and others to vendee

West : Land of Kanaparthi Anji Reddy

North : Circar donka

Item No: 2 Total extent of Ac.1.00 cents document no:825/2015

East : Land of Meesala Naga Lakshmi

South : Land of Challgundla Hanumantha Rao

West : Land of Kanaparthi Anji Reddy

North : Land of Vandee

Schedule-B

(Property Standing in the name of Mr.Grandhi Maruthi; Document
No:1960/2011)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, old Guntur, Sivalayam Street, Old ward No:7 Block No.1, Town Survey NO:48, Assessment No:20753, Old Door No:16-23-14, New Door No:16-23-21 Covering in an extent of 48.33 Sq yds of R.C.C.Daba House is being bounded by

East : Municipal Corporation Galli, Own Compound wall of Subject property, 10.9ft

South : Property of Chinta Sathya Narayana 40.6 ft

West : Municipal corporation road, own compound wall of subject property 10.9 ft

North : Property of Sanka Anasuya, own wall of subject property 40.6 ft

Within these boundaries in an extent of 48.33 sq yards or 40.41 sq mts of RCC daba along with ground and first floors, fittings wood, latrine, bathrooms, No:63426, 205052, electrical meters, Deposits, Fittings, Municipal water Tap, Deposit, Half of the part of the wall, water motor etc.,

Schedule-C

(Property Standing in the name of Mr. Grandhi Parvathi; Document
No:4639/2012)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, Guntur City, Mangalagiri Road, Tobacco Colony, D No:494 covering in an extent of AC 11.30 cents and out of it municipal Door No:15-11-153, Assessment NO:19412 in Plot No:5 A covering in an extent of 155.85 sq yards of Vacant site is being bounded by

East : Property of Plot No:5, 72.7 ½ ft;

South : Property of Sri Vasavi Wholesale Cloth Merchants Society, Guntur 19.4ft;

West : Property of Plot No:6, 72.6 ft;

North : 40 ft wide private path way left by the others 19.4 ft

Within these boundaries in an extent of 155.85 sq yards or 130.31 sq mts of Vacant site with all easements rights

Schedule-D

(Property Standing in the name of Mrs. Grandhi Dhana Lakshmi; Document
No:2924/2014)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, Guntur City, Residential apartment (flat No:201) and undivided and unspecified share admeasuring an extent of 42 sq yards with plinth area of 1225 sq ft (including common area) in total extent of 798.90 sq yards (704.07 sq yards afte deduction road widening of 94.83 sq yards as pee the valuation report) situated at D No:3/C1 of Takkellapadu, Flat No:201, first floor(above the stilt and Ground floor) Mahaveer Enclave, Vasavi Nagar Extension

Boundaries of the flat

East : Common Corridor and open to sky in between this flat and flat no:202

South : Open area in Ground

West : Open area in Ground

North : Open to sky and common stair case in between this flat and flat No:203

Total site boundaries of the apartment is about 798.9 sq yards and boundaries are as under

East : Property of Yakkali Tirumala Gurunadh Prasad 84.0 ft

South : 60 ft wide road 85.5 ft

West : Property of Mahaveer Empire Apartments 84.0 ft

North : Property of Mahaveer Empire Apartments 85.9 ft

Schedule-E
(Property Standing in the name of Mrs.Grandhi Parvathi; Document
No13279/2014)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, Guntur, Residential vacant land admeasuring 347.25 sq yards situated at D No:976, as per patta 406, as per ULC sub Division 406/2 of Guntur Village, Near Door No:8-19/1-13, west side of plot nos.1A, 1B, 1C, back side of Maruthi Suzuki Show Room (jayalakshmi automotives) Kakani Road, Guntur and being bounded by

East : Site sold by vendor to vendee 113.25 ft
South : Site of Vimala and others 25.6 ft
West : Site of V.Lakshmi Kumari and others 112.0 ft
North : 20 ft wide road 30.0 ft

Schedule-F
(Property Standing in the name of Mrs.Grandhi Maruthi; Document No:
1276/2015)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, Guntur, Residential flat of an undivided and unspecified share admeasuring an extent of 42.00 sq yards, with plinth area of 1225 sq. ft (including common area) in total extent of 798.90 sq yards situated at D .No:3/C1,of Takkellapadu, Flat No:501, Fourth floor (above the stilt, Ground, first, second and third floors) Mahaveer Enclave, Vasavi Nagar Extension,

Boundaries of the flat no:501

East : Common Corridor and open to sky in between this flat and flat no:502
South : Open area in Ground
West : Open area in Ground
North : Open to sky and common stair case in between this flat and flat No:503

Total site boundaries of the apartment is about 798.9 sq yards and boundaries are as under

East : Property of Yakkalli Tirumala Gurunath Prasad
South : 60 ft wide road 85.5 ft
West : Property belongs to Mahaveer Empire Apartments
North : Property of Mahaveer Empire Apartments

Schedule-G
(Property Standing in the name of Mrs.Grandhi Maruthi; Document No:
1276/2015)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, Guntur, Residential flat of an undivided and unspecified share admeasuring an extent of 37.89 sq yards, with plinth area of 1105 sq. ft (including common area) in total extent of 798.90 sq yards situated at D .No:3/C1,of Takkellapadu, Flat No:503, Fourth floor (above the stilt, Ground, first, second and third floors) Mahaveer Enclave, Vasavi Nagar Extension,

Boundaries of the flat No:503

East : Common Corridor

South : Open area in sky and common stair case in between this flat and flat no:501

West : Open area in Ground

North : Open area in ground

Total site boundaries of the apartment is about 798.9 sq yards and boundaries are as under

East : Property of Yakkalli Tirumala Gurunath Prasad

South : 60 ft wide road 85.5 ft

West : Property of Mahaveer Empire Apartments

North : Property of Mahaveer Empire Apartments

Schedule-H
(Property Standing in the name of Mrs.Grandhi Maruthi; Document
No:1276/2015)

Guntur District, Guntur Sub District, Guntur Municipal Corporation Area, Guntur, Residential flat of an undivided and unspecified share admeasuring an extent of 37.89 sq yards, with plinth area of 1105 sq. ft (including common area) in total extent of 798.90 sq yards situated at D .No:3/C1,of Takkellapadu, Flat No:504, Fourth floor (above the stilt, Ground, first, second and third floors) Mahaveer Enclave, Vasavi Nagar Extension,

Boundaries of the flat No: 504

East : Open area in Ground

South : Common lift and open to sky in between this flat and flat no:502

West : Common Corridor

North : Open area in ground

Total site boundaries of the apartment is about 798.9 sq yards and boundaries are as under

East : Property of Yakkalli Tirumala Gurunath Prasad

South : 60 ft wide road 85.5 ft

West : Property of Mahaveer Empire Apartments

North : Property of Mahaveer Empire Apartments

Encumbrances : Nil

Schedule	Reserve Price	EMD (10% of Reserve Price)	Bid Amount Incremental
A	Rs.60,00,000/-	Rs.6,00,000/-	Rs.20,000/-
B	Rs.14,00,000/-	Rs.1,40,000/-	Rs.10,000/-
C	Rs.70,00,000/-	Rs.7,00,000/-	Rs.25,000/-
D	Rs.30,00,000/-	Rs.3,00,000/-	Rs.10,000/-
E	Rs.1,15,00,000/-	Rs.11,50,000/-	Rs.25,000/-
F	Rs.30,00,000/-	Rs.3,00,000/-	Rs.10,000/-
G	Rs.28,00,000/-	Rs.2,80,000/-	Rs.10,000/-
H	Rs.28,00,000/-	Rs.2,80,000/-	Rs.10,000/-

Inspection of the Asset	All working Days – From 07.09.2020 to 12.10.2020 between 11.00 am to 4.00 pm
Last date and time for submitting online Tender & Application Forms	Date: 12.10.2020 Time: 05.00pm
Date and Time of E-Auction	The E-Auction will take place through portal www.bankauctions.in on 13.10.2020 between 12.00 noon to 01.00 p.m with unlimited extensions of 10 minutes each till sale is concluded.
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central office in favour of A/c. M/s.Sri Lakshmi Ganapathi Shopping Mall, Account No:1101351000000973, IFSC Code : KVBL0001101
Contact Person & Phone No	Branch Manager – Mr. J.Jagapathi Ramayya Phone: 9959988583, Email:- email id:gunturlakshmi@kvbmail.com

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at Vijayawada along with Bid Form.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. E – Auction is being held on **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS**.
2. The E-auction will take place through portal www.bankauctions.in on **13.10.2020** from **12.00 noon to 01.00pm** with unlimited extensions of 10 minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit www.bankauctions.in and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank.
6. The intending purchaser / bidder is required to submit amount of EMD and register their name at www.bankauctions.in to the above mentioned account and get user ID and Password free of cost and get training on E-Auction from M/s.4Closure (Bankauctions.in) Hyderabad, Help Line Numbers: Mrs. Prathyusha : 040-23836405 and Cell No.+91-8142000066 / 62, E-Mail Id: info@bankauctions.in and subbarao@bankauctions.in or **and Mr. U.Subbarao (Hyderabad) Contact Number: +91-8142000061**. Cheques will not be accepted for EMD. Bidders are required for participating in the E-

auction to **hold Digital Signature Certificate** and also to furnish the details in the Auction Application Form available on the site.

7. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.

8. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.

9. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the properties mentioned herein provided he should be legally qualified to bid at all stage.

10. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.

11. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.

12. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.

13. 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 without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

14. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

15. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Andhra Pradesh and other Authorities.

16. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.

17. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.

18. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

19. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

20. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

21. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability

for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

22. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

23. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.

24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction 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.16B, containing the Bank's Name and the PAN No. AAAC3373J as a seller and submit the original receipt of the TDS Certificate to the Bank.

26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the 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 whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Statutory 30 days' Notice under Rule 8(6) of the SARFAESI Act, 2002

The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up to date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date : Guntur-Lakshmipuram

Place : 05.09.2020

Authorized Officer

The Karur Vysya Bank Ltd.,