

Central Bank of India Building, I-Floor, Bank Street, Koti, Hyderabad – 500 095

# APPENDIX : IV-A [See proviso to Rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 06.12.2021

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 <u>06.12.2021</u> for recovery of Rs 23,64,63,713.00/- (Rupees Twenty Three Crore Sixty Four Lakh Sixty Three Thousand Seven Hundred and Thirteen Rupees only) due as on 11.09.2018 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) and guarantor(s):

M/s. Sri Lakshmi Govardhana Rice Industry (Borrower)
 Corporate Office, Registered Office and Factory at:
 D.NO.234/A, VILLIAMSPET, NAGAMAMBAPURAM (V), BUCHIREDDYPALEM (M), NELLORE DIST-524305.

## Name & Full Address of Partners / Guarantors

- 1. MR.VADLAMUDI VINOD KUMAR (MG.PARTNER)S/O MR.VADLAMUDI VENKAIAH, 27-7-587, SARASWATHI NAGAR, OPP.MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH
- 2. MRS.VADLAMUDI SUJITHA(PARTNER), W/O MR.VADLAMUDI VINOD KUMAR, 27-7-587, SARASWATHI NAGAR, OPP.MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH
- MR.KOMMI DARMAIAH(PARTNER), S/O KOMMI PENCHALA NAIDU, 27/03/1116-1117, FLAT NO.203, SRI SRINIVASA TOWER, OPP. MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH
- 4. MRS.KOMMI SUNITHA,(PARTNER), W/O MR.KOMMI DARMAIAH, 27/03/1116-1117, FLAT NO.203, SRI SRINIVASA TOWER, OPP. MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH
- 5. MR. VEEREPALLI .MADHAV RAO (GUARANTOR),S/O MR.VEEREPALLI VENKATESWARLU, 27-7-587, SARASWATHI NAGAR, OPP.MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH
- 6. MRS.YEDLAPALLI PRAMEELA (GUARANTOR),, W/O SESHAIAH NAIDU, 27-2-1122, BALAJI NAGAR, NELLORE, NELLORE DISTRICT, ANDHRAPRADESH

S.No	Property Details	Reserve Price (Rs.)	EMD (Rs.)	Bid Incremental Amount (Rs.)
	Vacant Non Agricultural Land (Conversion of Agricultural Land)pertaining to Sri V Vinod Kumar at Patta No.110, S.No.233/A, Backside of Sri Laskshmi Govardhana Rice Industry, Bothalapalem Road, Nagamamba- puram Panchayat, Buchireddy-palem Mandal extent of AC 0.75 Cts		1,33,900.00	10,000.00



**SAM VERTICAL, HYDERABAD**Central Bank of India Building, I-Floor, Bank Street, Koti, Hyderabad – 500 095

	Cellual E	Bank of India Building, I-Floor, Bank Street, K	ou, nyuerabau	- 300 093	
2	Vacant Non A	gricultural Land (Conversion of Agricultura	13,39,000.00	1,33,900.00	10,000.00
	Land)pertainin	g to Sri V Madhava Rao at Patta No.110	,		
	S.No.233/A, I	Backside of Sri Laskshmi Govardhana Rice			
	Industry, Bo	thalapalem Road, Nagamamba- puran	n		
	Panchayat, Bud	chireddy-palem Mandal extent of 0.75 Acres			
	Sri Potti S	reeramulu Nellore District Registration	17,41,000.00	1,74,100.00	10,000.00
	Stonehousepet				
		ellore Bit,-2 area-Land in Patta No.366			
		consisting of extent of Ac 2.72 <sup>3</sup> / <sub>4</sub> cents of			
	•	an extent of Ac.0.50 $\frac{1}{2}$ cents or 305.525			
		site along with its adjacent landowners by			
		o house plots, near South Rajupalem Road			
	_	ayout plan plot bearing No.19 consisting ar			
	_				
		nkanams and 32 sq.ft.and Plot bearing no. 20 extent of 20 ankanams and 37 sq.ft. in total 40			
		69 sq.ft or 327.66 sq.yards of vacant site			
	Bounded by:-	09 sq.1t of 327.00 sq.yards of vacant site	•		
	North	Diet hearing no 19			
		Plot bearing no.18			
	South	Plot bearing no.21			
	East	30 feet width layout road			
	West	Land of Byrupogu Chenchaiah			
		ankanams and 69 sq.ft. or 327.66 sq.yards o			
		plot bearing no.19 and 20 in survey no.657 o			
		rea within the above referred boundaries with	1		
	all its easemen	tary rights.			
					1
		reeramulu Nellore District Registration		8,87,300.00	1,00,000.00
	Stonehousepet				
	_	ellore Bit,-2 area-Land in Survey no.559/par			
	•	extent of Ac 5.84 cents of land by converting			
	_	s after obtaining permission from the official			
of Nellore Bit-2 Panchayat vide D.Dis.85/1969 under the					
		e of Sriramanagar, Saraswathi Nagar ward			
	Plot bearing no. 13 consisting an extent of 46 ankanams and				
		5.555 sq.yds or 314.011 sq.mts of site and			
	M.T.C. and A.C.C. Roofed Structures therein with				
Assessment/I.D.no.1031055578 bearing Door no.27-3-1174,					
	(present Door No.27-7-638),				
	Bounded by:-				
	North	Own compound wall of this House			
		adjacent to Site of Late Kotra			
		Kameswaramma in plot bearing no14			
	South	House wall of Nelanuthula			
		Sarojanamma in Plot bearing no.12 to			
		some extent and Conpound wall of			
		Nelanuthula Sarojanamma to some			
		extent.			
	East	Road			
	West	Own compound wall of this House in			
	W CSt	own compound wan of this House in			



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		ilk of fildra building, 1-F1001, bank Street,	11911, 11) 4014644			
		plot bearing no5 adjacent to Site of				
		Koppolu Kodandaiah				
an e	extent of 46 a	ankanams and 68 sq.ft. or 314.011 sq.mts	of			
site	375.555 sq.	yds M.T.C.650 sq.ft and A.C.C. 575 sq.	.ft.			
	_	es therein in plot bearing no.13 in surv				
		Nellore Bit-2 area within the above referr				
		all its easementary rights.				
004	ricarios with	an its cuscincinuity rights.				
Sri	Potti Sre	eramulu Nellore District Registration	on-24,93,000.00	2,49,300.00	10,000.00	
Stor	nehousepeta	Sub-registration -Nellore Municip			ĺ	
		lore Bit,-2 area-Land in Survey no.654				
		c3.13 cents of land out of it an extent				
		s of land by converting into house pla				
		jacent land owners under name and style				
		ENCLAVE' extension OF NTR Naga				
		, - as per Layout plan bearing No.				
		tent of 33 1/3 ankanams or 266.666 sq.yar				
	acant site. B	A •	·us			
OI V	North	Ţ				
		Plot bearing no.41				
	South	Plot bearing no.43				
	East	Plot bearing no.32				
	West	30 ft.width Layout Road				
		1/3 ankanams or 266.666 sq.yards of vaca				
site	in plot beari	ng no.42 in Survey no.654/1 of Nellore BI	T-			
2 a	rea within t	he above referred boundaries with all	its			
ease	ementary righ	nts.				
Nel	lore Distr	rict Registration-Stonehousepeta Su	ıb-15,99,000.00	1,59,900.00	10,000.00	
regi	stration-Nell	ore Municipal Corporation-Nellore Bit.	,-2			
_	area-Kusumaharijanawada, Near Door No.1/606-Land in					
area	ı-Kusumanar	Survey No.385-A2 consisting of Ac 0.52 cents of land and				
Sur	vey No.385-	A2 consisting of Ac 0.52 cents of land a	nd			
Sur Sur	vey No.385- vey No. 385-	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land	nd in			
Surv Surv tota	vey No.385-, vey No. 385- 1 Ac 0.81 ½	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plo	nd in ots			
Surv Surv total und	vey No.385- vey No. 385- 1 Ac 0.81 ½ er name and	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as properties of the properties of th	nd in ots oer			
Surv Surv tota und Lay	vey No.385-Avey No. 385-1 Ac 0.81 ½ er name and out plan plo	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of	nd in ots oer 21			
Surv tota und Lay anka	vey No.385-Avey No. 385-1 Ac 0.81 ½ er name and out plan planams and	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as properties of the properties of th	nd in ots oer 21			
Surv tota und Lay anka Bou	vey No.385-vey No. 385-1 Ac 0.81 ½ er name and out plan ploanams and inded by:-	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si	nd in ots oer 21			
Surv Surv tota und Lay anka Bou	vey No.385-Avey No. 385-1 Ac 0.81 ½ er name and out plan planams and	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si	nd in ots oer 21			
Surv tota und Lay anka Bou	vey No. 385-Avey N	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as put bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"	nd in ots oer 21			
Surv tota und Lay anka Bou	vey No.385-vey No. 385-1 Ac 0.81 ½ er name and out plan ploanams and inded by:-	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this	nd in ots oer 21			
Surv Surv tota und Lay anka Bou	vey No. 385-vey No. 385-1 Ac 0.81 ½ er name and out plan ploanams and unded by:-  North  South	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this Direction 41'-00"	nd in ots oer 21			
Surv Surv tota und Lay anka Bou	vey No. 385-Avey N	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as put bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this Direction 41'-00"  Plot bearing no.9 Dimensions in this	nd in ots oer 21			
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Surv Surv tota und Lay anka Bou	vey No. 385-vey No. 385-1 Ac 0.81 ½ er name and out plan ploanams and unded by:-  North  South	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as put bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this Direction 41'-00"  Plot bearing no.9 Dimensions in this Direction 40'-00"  Road Dimensions in this Direction	nd in ots oer 21			
Surv tota und Lay anka Bou	vey No. 385-vey No	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this Direction 41'-00"  Plot bearing no.9 Dimensions in this Direction 40'-00"  Road Dimensions in this Direction 40'-00"	nd in ots oer 21			
Surv tota und Lay anka Bou	vey No. 385-2 vey No. 385-1 Ac 0.81 ½ er name and cout plan plotanams and anded by:- North  South  East  West	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as put bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this Direction 41'-00"  Plot bearing no.9 Dimensions in this Direction 40'-00"  Road Dimensions in this Direction 40'-00"  nkanams and 27 sq.ft. or 171 sq yards of	nd in ots oer 21			
Surv tota und Lay anka Bou	vey No.385-vey No. 385-vey No.	A2 consisting of Ac 0.52 cents of land a A3 consisting of Ac.0.29 ½ cents of land cents of land by converting into house plot style of 'HANUMAN JUNCTION - as pot bearing No.2 consisting an extent of 27 sq.ft. or 171 sq.yards of vacant si  Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"  Plot bearing no.3 Dimensions in this Direction 41'-00"  Plot bearing no.9 Dimensions in this Direction 40'-00"  Road Dimensions in this Direction 40'-00"	nd in ots oer 21			



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Date & Time of auction	On 06.12.2021 From 01:00 PM to 03:00 PM	
Mode of Payment	1) EMD amount to be paid to wallet provided by M/s	
	IBAPI.in/mstcecommerce	
	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	

# **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 <a href="https://ibapi.in">https://ibapi.in</a> or <a href="www.ibapi.in">www.ibapi.in</a> 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 <a href="https://ibapi.in">https://ibapi.in</a> or <a href="https://ibapi.in">www.ibapi.in</a> (The user id and password can be obtained free of cost by registering name with website <a href="https://ibapi.in">https://ibapi.in</a> or <a href="https://ibapi.in">www.ibapi.in</a> 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



Central Bank of India Building, I-Floor, Bank Street, Koti, Hyderabad – 500 095 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 03.12.2021.
- 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 com- mitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be re- sponsible 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, mainte- nance 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.

19. For further details, terms and conditions, the interested bidders can visit our Bank's website at <a href="https://www.centralbankofindia.co.in">https://www.centralbankofindia.co.in</a> & <a href="https://www.ibapi.in">https://www.ibapi.in</a> and submit bid for participation in the E-auction Portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>

Note: The intending bidders may contact Mr K. Navajeevan, Chief Manager Mobile No: 6303929015 and Mr. Abhijeet Kumar Jha, chief Manager Mobile No. 9966034524 Ph. No. 040-23468903 for ascertaining the details of the properties and also for Inspection of the properties.

Place: Hyderabad AUTHORISED OFFICER
Date: 27.10.2021 CENTRAL BANK OF INDIA