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|  <b>KVB Karur Vysya Bank</b><br><i>Smart way to bank</i> | <b>Divisional office, 38-8-46, First Floor, Opp: All India Radio, Labbipet, M.G.Road, Vijayawada-520010, Ph.no:0866-2495705, Mobile No.9959988581, email id: <a href="mailto:bhimavaram@kvbmail.com">bhimavaram@kvbmail.com</a></b> |
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## **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 Authorized Officer for recovery of the secured debts dues to The Karur Vysya Bank Ltd, **Bhimavaram Branch**, amounting to **Rs.11,24,05,706.39(Rupees Eleven Crores Twenty Four Lakhs Five Thousands Seven Hundred and Six and Paise Thirty Nine Only )** as on 31.08.2022 with interest and expenses thereon from **01.09.2022** from the **BORROWER: M/s.B R R AQUA TRADERS PRIVATE LIMITED**, Rep. by its Directors, Door No 2-15-27, Beside APE Auto Show Room , Undi Road, BHIMAVARAM ,West Godavari Dist AP -534202 **DI-RECTORS CUM GUARANTORS:** **(02). Mr.VENKATA SUBBA RAJU PERICHARLA**, S/o Sri. Subba Raju Pericharla, D.No:7b-6-32a, Eastern Street, ELURU,West Godavari Dist AP-534001, And also at Mr.Venkata Subba Raju Pericharla, S/o Sri. Subba Raju Pericharla, Pekeru Towers (Kshatriya Towers) Flat No:306,4<sup>th</sup> floor, D.No:27-17-12/1, Near JLB School, T.V Tower Road, ASR Nagar, Bhimavaram, **(03).Mr. PRUDHVI RAMA RAJU BHUPATHI RAJU VENKATA**, S/o Sri. BHVM Srinivasa Varma, H No 7-141, Sivanula Vari Veedh, Back Side High School, Penumantra, Mandalam, PENUMANTRA-534124, **(04) Mr.HARSHA VARDHAN BHUPATHI RAJU**, S/o Sri. BHVM Srinivasa Varma, 7-141 panchayaithi cheruvu, PENUMANTRA-534124, **(05)Mrs. VIDYA RANI KURAPATI**, W/o Sri. Mangaiah Gupta Kurapati, D No 1-126/1, Panduvva,UNDI MANDALAM-534199, **GUARANTORS CUM TITLE HOLDERS:** **(06)Mrs. SRI LAKSHMI PERICHARLA**, W/o P.V.Subba Raju, Plot no 406 SLV towers 2, Brahmamgari temple street, Rayalam rural, BHIMAVARAM Mandalam -534208 **GUARANTORS:** **(07). Mrs. LAKSHMI PERICHARLA**, W/o P.Subba Raju, 1-150-1, panchayathi daggara, Mattapalem, YELAMANCHILI MANDALAM, IIPAKURRU-534266, **(08) Mrs. PADMA KUMARI BHUPATHI RAJU**, W/o.Late Bhupathi Raju Rama Raju, 7-141/1,PENUMANTRA, Penumantra West Godavari Dist AP-534124, **(09) Mr.MANGAIAH GUPTA KURAPATI**, S/o Rama Krishna Kurapati , H No 8-3-167/D/195, Flat No 301, Sridevi laza,KALYAN NAGAR, S R NAGAR, Hyderabad-500038. 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.

## **DESCRIPTION OF THE IMMOVABLE PROPERTY**

### **SCHEDULE – A1:**

**(RESERVE PRICE:Rs.85,50,000/- (EMD:Rs. 8,55,000/-) and BID Increment – Rs.1,00,000/-)**  
**(Standing in the name of MR.PERICHERLA VENKATA SUBBARAJU)**

AC Sheet Roof Shed situated at R S No.659 & 24/3A, D.No:2-15-27, with an extent of 276.06 SqYds of site, Near Venkateswara Swamy Temple, Undi Road, Bhimavaram Municipal Area, Bhimavaram, Bhimavaram Sub Registry Area, West Godavari District, being bounded by

East : Land of D.Mangamma- 47 ½ lks,  
South : Site of P V Subba Raju in the same number – 119 lks,  
West : Joint way at width of 30 lks., in the same number-48 lks  
North : Site of S.Narasimha Murthy in the same number-120 lks.

### **SCHEDULE – A2:**

**(RESERVE PRICE: Rs.43,20,000/-;EMD:Rs. 4,32,000/- and BID Increment – Rs.1,00,000/-)**  
**(standing in the name OF Mr. PERICHERLA VEKATA SUBBARAJU)**

AC Sheet Roof Shed situated at R S No:659& 24/3A, D.No:2-15-27, with an extent of 138.99 SqYds of site, Near Venkateswara Swamy Temple, Undi Road, Bhimavaram Municipal Area, Bhimavaram, Bhimavaram Sub Registry Area, West Godavari District, being bounded by

East : Land of D.Mangamma- 26 lks,  
South : Site of D S Rajababu& Srinivasa Rao – 117 lks,  
West : Joint way at width of 15 lks in the same number 25 lks  
North : Site of P V Subbaraju in the same number -117 1/2 lks.

### **SCHEDULE – A3:**

**(RESERVE PRICE:Rs.60,75,000/-; EMD:Rs. 6,07,500/- and BID Increment – Rs.1,00,000/-)**  
**(Standing in the name of Mr. PERICHERLA VEKATA SUBBARAJU)**

AC Sheet roof Shed situated at R S No:659& 24/3A, D No:2-15-27 with an extent of 197.35 SqYds of site, Near Venkateswara Swamy Temple, Undi Road, Bhimavaram Municipal Area, Bhimavaram, Bhimavaram Sub Registry Area, West Godavari District, being bounded by

East : Land of D.Mangamma- 34 lks,  
South : Site of P V Subba Raju in the same number – 117 ½ lks,  
West : Joint way at width of 30 lks., in the same number-35 lks  
North : Site of P V Subbaraju in the same number-119 lks.

#### **SCHEDULE – A4:**

**(RESERVE PRICE:Rs.48,60,000/-; EMD:Rs. 4,86,000/- and BID Increment – Rs.,1,00,000/-)**  
**(standing in the name of Mrs.PERICHERLA SRI LAKSHMI)**

An extent of 66.66 Sq.Yds of site out of 300 Sq. Yds., out of Act 1.20 cents out of Ac.1.48 cents in R.S.No: 186/10A and Western side part of Bangaia tiled house along with ACC sheet shed there in bearing D.No: 24-14-16(2), Asst.No: 1074006406, Abhiruchi Hotel Back Side, situated at present 33<sup>rd</sup> ward of Bhimavaram Municipality, Bhimavaram Sub Registry Area, West Godavari District, being bounded by

East : Joint wall in between this donors and M. Sundaramma etc., - 60 fts.,,  
South : Road – 10.00 fts.,  
West : Joint wall in between this site and AlluriVasundari- 60.00 fts.,  
North : Anakoderu Canal bund Road -10.00 fts

#### **SCHEDULE – A5:**

**(RESERVE PRICE: Rs.2,07,00,000/-;EMD:Rs. 20,70,000/- and BID Increment is Rs.1,00,000/-)**  
**(Standing in the name of MR. PERICHERLA VENKATA SUBBARAJU)**

Site out of 300 Sq. Yds., out of Ac1.20 cents out of Ac. 1.48 cents in R.S.No: 186/10A and Western side part of Bangaia tiled house along with ACC sheet shed there in bearing D.No: 24-1416 (2), Asst.No: 1074006406, Abhiruchi Hotel Back Side, situated at present 33<sup>rd</sup> ward of Bhimavaram Municipality, Bhimavaram Sub Registry Area, West Godavari District with an extent of 282.19 Sq yards ( (187.16 + 95.03 ), being bounded by

#### **1<sup>st</sup> Item: 187.16 Sq. Yds.**

East : Site and house of M. Satyanarayana Raju and M. SitaMahalakshmi -58.5 fts.,  
South : Municipal Road – 25.4 fts.,  
West : Site of K V Narasamm @ Lakshmi Narasamma beyond the compound wall of this site – 74.6 fts.,  
North : Municipal Road which is adjacent to Anakoderu Canal -25-4 fts.,

#### **2<sup>nd</sup> Item: 95.03 Sq. Yds.**

An extent of 95.03 Sq.Yds., of site out of 300 Sq. Yds., out of Ac1.20 cents out of Ac.1.48 cents in R.S.No: 186/10A and Western side part of Bangala tiled house along with ACC sheet shed there in bearing Near D. No: 24-14-16 (2), Asst.No: 1074006406, Abhiruchi Hotel Back Side, situated at present 33<sup>rd</sup> ward of Bhimavaram Municipality, Bhimavaram Sub Registry Area, West Godavari District and is bounded by:

East : Site of C. Jhansi and in its house -29.08 fts.,  
South : Municipal road -13-06 fts.,  
West : Joint Wall – 29.08 fts.,  
North : Municipal Road -10-3 fts

### **SCHEDULE – A6:**

**(RESERVE PRICE: Rs.2,57,50,000/-;EMD:Rs.25,75,000/- and BID Increment – Rs.1,00,000/-)**  
**(standing in the name of Mr. PERICHARLA VENKATA SUBBA RAJU and Mrs. PERICHERLA SRILAKSHMI)**

**An extent of Ac 1.50Cents of site or 7260 Sq yards situated at R.S.No: 21 &22, Nearest D NO. 5-68, Narasimhapuram Village, Bhimavaram, Bhimavaram SRO, West Godavari District, Being bounded by**

East : Drainage Canal, 156 Links

South: Land of S Kameswara Rao; 988 Links

West : Irrigation Bodhi, 150 Links

**North: Land of K Vijaya Lakshmi, 980 Links**

### **SCHEDULE – A7:**

**(RESERVE PRICE: Rs.32,85,000/-;EMD:Rs.3,28,500/- and BID Increment – Rs.1,00,000/-)**  
**(standing in the name of Mrs. PERICHERLA LAKSHMI)**

An Extent of UDS 38.00 Sqyds of site out of 1255.20Sq yds in R.S.No; 12/2, bearing D.No: 6-147, Sri Lakshmi Venkateswara Towers-2, Flat No: 306 in 3<sup>rd</sup> Floor, Rayalam, Bhimavaram Mandal, Bhimavaram SRO, West Godavari District, being bounded by

East : 14lks wide joint way

South : Raja Veedhi

West : 14Lks wide joint way

North : Site of T Chandrayyaetc

#### **II nd Item :**

A Two bed room flat bearing Flat No: 306 with a plinth area of 1450.00 Sq.ft in the third floor of the multi storied building apartment “Sri Lakshmi Venkateswara Towers-2” constructed in the above said 1255.20 Sq.yds of site with in the following boundaries :

East : 14Lks wide joint way

South : Road

West : Common Corridor

North : Duct

### **SCHEDULE – A8:**

**(RESERVE PRICE:Rs.8,55,00,000/-;EMD:Rs.85,50,000/- and BID Increment – Rs.1,00,000/-)**

**(Standing in the name of Mr.BHUPATHIRAJU VENKATA PRUDHVI RAMA RAJU AND Mr.BHUPATHIRAJU HARSHA VARDHAN)**

RCC roofed Commercial land and building (Ground + First Floor + Second Floor) to an extent of 1255 Sqyards(627.50 Sq yards + 627.50 Sq yards), in Old Door No's 22-38 and 22-38/A, New Door No's 22-19-34 and 22-19-34/1, RS No 20/2, ward no 3 Rastrapathi Road, Opposite Mullapudi Polytechnic College, Tanuku Municipality, West Godavari District Andhra Pradesh, Being bounded by

**Item 1: An extent of 313 ½ Sq yards and out of it Western Side site to an extent of 157.00 Sq yards**

East: Remaining site of vendors  
West: Compound wall of the vendee  
North: Government Arts college  
South: Rastrapathi Road

**Item 2: An extent of 313.1/2 Sq yards and out of it Western Side site to an extent of 156.50 Sq yards**

East: Site of ChebiyyamSyamala Rao  
West: Site of vendee  
North: Government Arts College site  
South: Rastrapathi Road

**Item 3: An extent of 314.00 Sq yards and out of it Western Side site to an extent of 157.00 Sq yards**

East: Site of ChebiyyamSyamala Rao  
West: Site of Vendee  
North: Government Arts College  
South: Rastrapathi Road

**Item 4: An extent of 314.00 Sq yards and out of it Eastern Side site to an extent of 157.00 Sq yards**

East: Site of ChebiyyamJagannadham  
West: Site of Vendee  
North: Government Arts College  
South: Rastrapathi Road

**Schedule 2:**

**Item 1: An extent of 313 ½ Sq yards and out of it Eastern Side site to an extent of 157.00 Sq yards**

East: Remaining site of vendors  
West: Vacant site of the vendee  
North: Government Arts college  
South: Rastrapathi Road

**Item 2: An extent of 314.00 Sq yards and out of it Eastern Side site to an extent of 190.00 Sq yards**

East: Government Arts College site  
West: Site of vendor  
North: Government Arts College site  
South: Rastrapathi Road

**Item 3: An extent of 314.00 Sq yards and out of it Western Side site to an extent of 124.00 Sq yards**

East: Site of vendee  
West: Site of ChebiyyamJagannadham  
North: Government Arts College  
South: Rastrapathi Road

**Item 4: An extent of 314.00 Sq yards and out of it Western Side to an extent of 156.50 Sq yards**

East: Site of the vendee

West: Site of Bhupathiraju Venkata Prudhvi Rama Raju

North: Government Arts College

South: Rastrapathi Road

**SCHEDULE – A9 :**

**(RESERVE PRICE:Rs.1,01,70,000/-;EMD:Rs. 10,17,000/- and BID Increment – Rs.1,00,000/-**

**(Standing in the name of Mr. BHUPATHIRAJU VENKATA PRUDHVI RAMA Raju and Mrs. BHPUATHIRAJU PADMA KUMARI)**

An extent of 48.33 Sq yards of site in TS/RS no 401/2 and a RCC up stair shop room building consisting of Ground and 1<sup>st</sup> Floors there in bearing Door No 22-2-158, situated at PP road, 4<sup>th</sup> ward, Bhimavaram, West Godavari District, Andhra Pradesh, Being bounded by

East: Joint wall in between this shop and the shop of T Mohana Rao

West: Wall of RupantharaDevalayam Church)

North: PalakolluPamaru Road margin

South: Site of Thatavarthy Narasimha Rao

**NOTE :Schedule Nos.A-1 to A-7 are also charged in favour of thebank for SOD facility of Rs.400.00 Lakhs and GECL of Rs.80.00 Lakhs availed by M/s.SriKamakhy Enterprises, Bhimavaram.**

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| Inspection of the Asset   | All working Days – From <b>04.09.2022</b> to <b>27.09.2022</b><br>between 11.00 am to 4.00 pm   |
| Last date and time for submitting online Tender & Application Forms | <b>Date: 27.09.2022</b><br><b>Time: 04.00PM</b>   |
| Date and Time of E-Auction  | The E-Auction will take place through portal<br><a href="https://www.bankauctions.in">https://www.bankauctions.in</a> on <b>28.09.2022</b> between 11.00 am to 12.00 noon with unlimited extensions of 05 minutes each till sale is concluded |
| Nodal Bank account Name   | <b>The Karur Vysya Bank Ltd,</b><br><b>Central office in favour of A/c.</b><br><b>M/s.B R R AQUA TRADERS</b><br><b>PRIVATE LIMITED</b><br><b>Account No:1101351000000973,</b><br><b>IFSC Code : KVB L0001101.</b>                             |
| Contact Person & Phone No   | Branch Manager –<br><b>Mr.Rama Mohana Rao</b><br>Phone: <b>9959988581</b><br>Email: <b>bhimavaram@kvbmail.com</b>   |

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 **BHIMAVARAM** 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 <https://www.bankauctions.in> on **28/09/2022 from 11.00 am to 12.00 noon** with unlimited extensions of 05 minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://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 <https://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.4 Closure, Help Line Numbers: Mr.U Subba Rao cell:+91-8142000061, E-Mail id: subbarao@bankauctions.in and [info@bankauctions.in](mailto:info@bankauctions.in) and Ms Trishala - 8142000066.** 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 Authorized 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 15<sup>th</sup> 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 15 days' Notice under Rule 9(1) 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 : 04.09.2022**

**Place : Vijayawada**

**Authorized Officer**

**The Karur Vysya Bank Ltd**