

 Karur Vysya Bank <i>Smart way to bank</i>	<p style="text-align: right;">Dated /</p> The Karur Vysya Bank Ltd, Asset Recovery Branch, 5-8-356 to 362, III Floor, Chirag Ali Lane, Abids, Hyderabad – 500 001 040-23206065
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E-AUCTION NOTICE – E AUCTION ON 23/01/2025

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 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 properties mortgaged/charged to the Secured Creditor, **The Karur Vysya Bank Ltd, Samalkot Branch**, the possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** on 23.01.2025, for recovery of Rs31,31,16,165.88 paise (Rupees Thirtyone Crores Thirtyone Lakhs Sixteen thousand one hundred sixtyfive and eightyeight only) **as on 30-11-2024 and subsequent interest thereon from 01-12-2024 and costs etc.**, due to **THE KARUR VYSYA BANK LTD, SAMALKOT BRANCH**, Secured Creditor from **Borrower: (1) M/s. Sree Bhagya Sri Ginning Mill** Represented by **its partners Mr. Mudragada Veera Raghava Rao , Mr. Mudragada Chella Rao, Mrs. Mudragada Trinetri Pavana Subrahmanyeswari** D No.2-169, Kirlampudi Village, Kirlampudi Mandalam, East Godavari District, Andhra Pradesh-533431, **Managing Partner cum Guarantor (2) Mr. Mudragada Chella Rao**, S/o. Mr. Mudragada Padmanabham, D.No.2-169, Kirlampudi Village, Kirlampudi Mandal, East Godavari District, Andhra Pradesh – 533431, **Partner cum Guarantor: (3) Mr. Mudragada Veera Raghava Rao**, S/o. Mr. Mudragada Padmanabham, D.No.2-169, Kirlampudi Village, Kirlampudi Mandal, East Godavari District, Andhra Pradesh – 533431, **Partner cum Guarantor (4) Mrs. Mudragada Trinetri Pavana Subrahmanyeswari**, W/o. Mr. Mudragada Chella Rao, D.No.2-169, Kirlampudi Village, Kirlampudi Mandal, East Godavari District, Andhra Pradesh – 533431, **Guarantor (5) Mr. Mudragada Padmanabham** S/o. Mr. Mudragada Veera Raghava Rao, D.No.2-169, Kirlampudi Village, Kirlampudi Mandal, East Godavari District, Andhra Pradesh – 533431, **Guarantor (6) M/s. Giri Cold Storage**, Represented by **its partners ,Mr. Mudragada Veera Raghava Rao & Mr. Mudragada Chella Rao**, D No 2-185&2-182, S No 257/1, Jagapatinagaram Panchayath, Kirlampudi Village and Mandal, East Godavari District, Andhra Pradesh – 533431.



**DESCRIPTION OF THE IMMOVABLE PROPERTIES****PROPERTY NO.1**

Vacant Land (Non-Agri) an extent of 5856.40 Sq. yards or Ac 1.21 cents, situated at S.No.213/2, Jagapatinagaram Village, Kirlampudi, East Godavari District, Andhra Pradesh, **standing in the name of Mr. Mudragada Veera Raghava Rao vide Regd Sale Deed Doct No.2528/1993 dated 24-06-1993, S R O: Prathipadu** and bounded by:

North	Land of Mudragada Padmanabham
South	Land of Mandapaka Ammai
East	Land of M Padmanabham some extent and road some extent
West	Agricultural Canal.

RESERVE PRICE:3,28,00,000/- EMD: 32,80,000/-

INCREMENTAL BID AMOUNT: 3,00,000/-

PROPERTY NO.2

Land (Non-Agri) measuring 22264 sq. yds. and Commercial Shed to an extent of 76477 sq. ft. situated at S No 63/2, 63/3B, 66/5, 66/6, 66/4, 67/1, 68/1, 68/2A, 68/2B, 68/2C, Chillangi Village, Jagapatinagaram Panchayat, Kirlampudi Mandal, East Godavari District, Andhra Pradesh, **standing in the name of Mr. Mudragada Veera Raghava Rao.**

Schedule of property with boundaries for the above said land extent of 22264.00 Sq yards.

All the machinery such as Cleaners, presses, blowers, rollers along with electrical fittings, cables and transformers in the above said Ginning Mill etc.

Item No:1 Regd.Sale deed document no.572/2000 dated 06-05-2000,SRO: Prathipadu:

An extent of Ac 0.12 Cents in S.No.68/2B, Chillangi (v), Jagapathinagaram Panchayat, Kirlampudi Mandal, Prathipadu Sub-Registry, East Godavari District and bounded by:

East: Land of Mudragada Veera Raghava Rao.

South: Land of Mudragada Padmanabham.

West: Land of Pentakota Ammaji.

North: Land of Mudragada Padmanabham.

within the above boundaries an extent of Ac 0.12 Cents with all usufruct, waterways and easement rights etc.



Item No:2 Regd Sale deed document no. 1434/1999 dated 22-06-1999

SRO: Prathipadu

An extent of Ac 0.87 Cents in S.No.68/1, Chillangi (v), Jagapathinagaram panchayat, Kirlamupdi Mandal, Prathipadu Sub-registry, East Godavari District, and bounded by:

East: Agricultural canal.

South: Land of Mudragada Veera Raghava Rao (At present Land of D. Kannayamma).

West: Land of Pentakota Sattibabu.

North: Land of Dadi Surya Rao.

within the above boundaries an extent of Ac 0.12 Cents with all usufruct, waterways and easement rights etc.

Item No.3 Regd. Sale deed document no.1624/2002 dated 10-08-2002

SRO: Prathipadu:

An extent of Ac 0.42 Cents as per measurements Ac 0.46 Cents in S.No.66/4, Chillangi (v), Jagapathinagaram panchayat, Kirlamupdi Mandal, Prathipadu Sub-registry, East Godavari District and bounded by:

East: Agricultural canal.

South: Land of Kotha Veera Babu.

West: Land of Kotha Veera Babu.

North: Land of Penaganti Peda Appa Rao.

within the above boundaries an extent of Ac 0.42 Cents as per measurements Ac 0.46 Cents with all usufruct, waterways and easement rights etc.

Item No.4 Regd Sale deed document no.79/2003 dated 27-01-2003

SRO: Prathipadu:

An extent of Ac 0.94 Cents in S.No.67/1, Chillangi (v), Jagapathinagaram panchayat, Kirlamupdi Mandal, Prathipadu Sub-registry, East Godavari District and bounded by:

East: Land of Mudragada Veera Raghava Rao.

South: Land of Mudragada Veera Raghava Rao.

West: Land of K.Mallayyanaidu (at present land of others).

North: Land of Mudragada Veera Raghava Rao.

within the above boundaries an extent of Ac 0.94 Cents with all usufruct, waterways and easement rights etc.





Item No.5 Regd Sale deed Doct. no.571/2000 dated 06-05-2000, SRO: Prathipadu:

An extent of Ac 0.29 Cents in S.No.68/2A, Chillangi (v), Jagapathinagaram panchayat, Kirlamupdi Mandal, Prathipadu Sub-registry, East Godavari District, and bounded by:

East: Land of Pentakota Gangarao in this number.

South: Land of Mudragada Padmanabham.

West: Land of Pentakota Jaggamma.

North: Land of Mudragada Padmanabham.

within the above boundaries an extent of Ac 0.25 Cents as per measurements Ac 0.29 Cents with all usufruct, waterways and easement rights etc.

Item No.6 Regd Sale deed document No.1625/2002 dated 10-08-2002 SRO: Prathipadu:

An extent of Ac 1.48 Cents on the eastern side out of (1) Ac 0.66 Cents in S.No.63/2 (2) Ac 0.32 Cents in S.No.66/3B, (3) Ac 0.62 Cents in S.No.63/4 (4) Ac 1.06 Cents in S.No.66/5, (5) Ac 0.55 Cents in S.No.66/6 making a total extent of Ac 3.41 Cents of five survey Nos Chillangi (V), Jagapathinagaram Panchayath, Kirlampudi Mandal, Prathipadu Sub-Registry, East Godavari District bounded by:

East: Agricultural Canal.

South: Land of Kodela Mallayya.

West: Land of Kotha Veerababu.

North: Land of Doddi Devudu.

With the above boundaries an extent of Ac 1.48 Cents with all usufruct, water ways and easement rights etc.

Item No.7 Regd Sale deed document No.887/1999 dated 12-04-1999 SRO: Prathipadu:

An extent of Ac 0.48 Cents as per measurements Ac 0.50 Cents in S.No.68/2C, Chillangi (V), Jagapathinagaram Panchayath, Kirlampudi Mandal, Prathipadu Sub-Registry, East Godavari District and bounded by:

East: Agricultural Canal.

South: Land of Mudragada Padmanabham.

West: Land of Pentakota Venkata Ramana.

North: Land of Dadi Surya Rao.

With the above boundaries an extent of Ac 0.48 Cents as per measurements Ac 0.50 Cents with all usufruct, water ways and easement rights etc.



Within the above boundaries two items making a total extent of Ac 0.46 Cents with all usufruct, water ways and easement rights etc.

RESERVE PRICE:15,32,00,000/-

EMD: 1,53,20,000/-

INCREMENTAL BID AMOUNT: Rs.5,00,000/-

PROPERTY NO.3

Residential Land and Building measuring an extent of 1815 sq. yds. situated at S. No.213/2, D. No.2-169, Mudragada Compound, Kirlampudi Village and Mandal, East Godavari District, Andhra Pradesh, **standing in the name of Mr. Mudragada Padmanabham vide Regd Sale Deed doct No.1869/1991 dated 24-06-1991 SRO: Prathipadu** and bounded by

NORTH	Land of D. Satyanarayanamma (Vendor).
SOUTH	Land of Pulapa Lakshmibayamma.
EAST	R & B Road
WEST	Land of Mudragada Padmanabham in this Survey Number.

RESERVE PRICE: Rs.1,54,00,000/-

EMD: Rs.15,40,000/-

INCREMENTAL BID AMOUNT: Rs.2,00,000/-

PROPERTY NO.4

Commercial Vacant Land (Non-Agri) measuring an extent of 22264 sq. yds. situated at S. No.211/2 and 213/2, Kirlampudi Village and Mandal, East Godavari District, Andhra Pradesh, **standing in the name of Mr. Mudragada Veera Raghava Rao,vide Gift Deed Doct No.616/2003 dated 19-04-2003, SRO: Prathipadu** and bounded by

NORTH	Panchayath Road
SOUTH	Land of S.No:213/2 of executant (M. Padmanabham) some extent, House some extent,way to reach executants (M. Padmanabham) some extent.
EAST	Kirlampudi to Samalkot Road.
WEST	Canal.



**RESERVE PRICE: Rs.7,50,00,000/-****EMD: Rs.75,00,000/-****INCREMENTAL BID AMOUNT: Rs.3,00,000/-****PROPERTY NO.5**

Commercial Land and Building measuring an extent of 10212.40 sq. yds. situated at S. No.213/2, D. No.2-180, 2-181, 2-182, 2-183, 2-184, Kirlampudi Village and Mandal, East Godavari District, Andhra Pradesh, standing **jointly in the names of Mr. Mudragada Padmanabham , Mr. Mudragada Chella Rao & Mr. Mudragada Veera Raghava Rao vide Regd Sale Deed Doct No.1338/1993 dated 16-04-1993 and Gift Deed Doct No.3105/2015 dated 27-06-2015, SRO: Prathipadu** and bounded by:

Schedule of Ac. 1.37 Cents bounded by :

NORTH	Land of Executant (Mudragada Padmanabham).
SOUTH	Land of Executant (Mudragada Padmanabham).
EAST	Prathipadu to Samalkot Road
WEST	Agricultural Canal

Schedule of Ac. 0.74Cents bounded by :

NORTH	Property of Mudragada Padmanabham.
SOUTH	Land gifted to M. Veera Raghava Rao and M Chella Rao by M Padmanabham
EAST	Samalkot Road
WEST	Canal.

RESERVE PRICE: Rs.8,25,00,000/-**EMD: Rs.82,50,000/-****INCREMENTAL BID AMOUNT: 3,00,000/-****PROPERTY NO.6**

Commercial Land and Building measuring an extent of 12100 sq. yds. situated at D. No.2-185 & 2-182, S. No.257/1, Jagapathinagaram Panchayath, Kirlampudi Village and Mandal, East Godavari District, Andhra Pradesh, **standing in the name of M/s. Giri Cold Storage represented by**



1. Sri Mudragada Chella Rao and 2. Sri Mudragada Veera Raghava Rao
vide Regd Sale Deed Doct No.3480/1993 dated 29-07-1993, SRO:
Prathipadu and bounded by :

NORTH	Land of Mudragada Padmanabham
SOUTH	Land sold to Mutyala Varalakshmi some extent, Land of Dadi Surya Rao, Kalla Satyam, Gollapalli Butchi Raju some extent
EAST	Panta Kaluva
WEST	Land sold to Mutyala Varalakshmi some extent, Land in Chillangi village some extent

RESERVE PRICE: Rs.7,15,00,000 EMD: Rs. 71,50,000/-
INCREMENTAL BID AMOUNT: Rs.3,00,000/-

PROPERTY NO.7

An extent of 10696.40 Sq.Yards or Ac 2.21 cents situated at S.No. 67/2, 68/1, 68/3, 68/4, Chillangi Village, Jagapathinagaram Panchayat, Kirlampudi Mandal, East Godavari Dist., Andhra Pradesh **standing in the name of Mr. Mudragada Padmanabham** and bounded by:

Item No 1:Regd Sale Deed Doc No.1645/1993 dated 30-04-1993, SRO:
Prathipadu

An extent of Ac 0.33 Cents in Survey No.68/4,Chillangi Village, Jagapathinagaram Panchayat, Kiralampudi Mandal, Prathipadu Sub Registry, East Godavari Dist, Andhra Pradesh and bounded by:

East : Land of M Padmanabham and others
West : Land of P Ganga Rao.
North : Land of M Padanabham and others.
South : Land of R Satya Rama Devi.

Item No 2: Regd Sale Deed Doc No.1435/1999 dated 22-06-1999 SRO:
Prathipadu:

An extent of Ac 1.00 Cents under two items of Ac 0.98 cents in Khata No.184, Survey No.67/2 and Ac 0.02 Cents in khata No.167, Survey No.68/1,Chillangi Village, Jagapathinagaram Panchayat, Kiralampudi Mandal, Prathipadu Sub Registry, East Godavari Dist, Andhra Pradesh and bounded by:





East : Agricultural Canal
 West : Land of Ch. Maha Lakshmi
 North : Land of K Mallayya.
 South : Land of M Veera Raghava Rao(at present land of M Padmanabham)

**Item No 3: Regd Sale Deed Doc No.866/1970 dated 09-06-1970 SRO:
 Prathipadu:**

An extent of Ac 0.75 Cents as per Adangal and Ac 0.88 Cents as per document in Survey No.68/3,Chillangi Village, Jagapathinagaram Panchayat, Kiralampudi Mandal, Prathipadu Sub Registry, East Godavari Dist, Andhra Pradesh and bounded by:

East : Kirlampudi Gramam
 West : Land of P Tataiah some extent and Gandey people extent
 North : Land of P Tataiah.
 South :Land of M Padmanabham some extent and P Tataiah some extent

RESERVE PRICE: Rs.3,90,00,000/- EMD: Rs.39,00,000/-
INCREMENTAL BID AMOUNT: Rs.2,00,000/-

And 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 assets referred above on 23/01/2025 , & ON "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" basis.

Inspection of the Asset	All working Days – From 24/12/2024 to 22/01/2025 between 11.00 am to 5.00 pm
Last date and time for submitting online Tender & Application Forms	Date: 22/01/2025 Time: 5.00 PM
Date and Time of E-Auction	The E-Auction will take place through portal https://bankauctions.in (Web address of e-auction provider) on 23/01/2025 between 12 noon to 1.00 PM with unlimited extensions of 3 minutes each till sale is concluded.
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c Holder Account No: 1101351000000973 IFSC Code: KVB L0001101.



Contact Person & Phone No	<p>Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161,</p> <p>Sri CH V D Prasad – Senior Manager – 99088 53192</p> <p>Sri M J Vasudevan – 91541 56477</p> <p>Please Contact: Sri V D N Kalyan Chakravarthi ,</p> <p>Branch Manager - Samalkot Branch: 80082 90404</p>
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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 Hyderabad along with Bid Form.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. E – Auction is being held on **23/01/2025 AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.**

The E-auction will take place through portal <https://bankauctions.in>, of the service provider M/s. M/s.4 Closure (BankAuctions.in), Hyderabad, on **23/01/2025 (auction date) from 11.00 AM to 1.00 pm** with unlimited extensions of 3 minutes each, till the sale is completed.

For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://bankauctions.in> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.

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. The intending purchaser / bidder is required to submit amount of EMD and register their





name at to the above mentioned account and get user ID and Password free of cost and get training on E-Auction from Land line- & Email IDs: and Our service provider Mr. Jaya Prakash, Mobile: 81420 00064, prakash@bankauctions.in Land line: 040-23736405. Mobile: 8142000062/66, and info@bankauctions.in. (Our service provider M/s 4 Closure (BankAuctions.in) Hyderabad. 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.

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.

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.

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.

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.

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.

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.



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.

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.

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.

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.

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.

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.

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

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.





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.

To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.

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.

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.

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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.

All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.

The intending bidders should make discrete enquiry as regards any claims, charges/encumbrances on the properties of any authority, besides the Banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .

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) proviso 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: 24/12/2024

Place: Hyderabad


Authorized Officer
The Karur Vysya Bank Ltd.,

