



CHAITANYA GODAVARI GRAMEENA BANK
(A Government undertaking sponsored by Union Bank of India)
(Krishna Nagar, Guntur (7031) BRANCH)

Phone No. 0863-2233554, Mobile 9390478331

email: bm0031@cggg.co.in

Lr.No.7031/SARFAESI/2024-25/07

Date :21-01-2025

E-AUCTION NOTICE

E- Auction Sale Notice for Sale of movable & Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 read with proviso to Rule 8(6)/6(2) of the Security Interest(Enforcement) Rules, 2002.

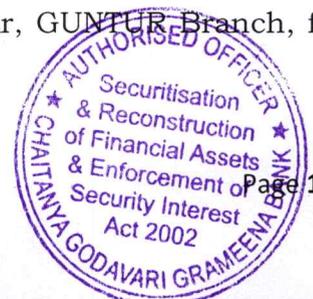
TO

Borrower (s)	Guarantor's/ Co-Obligants	Mortgager/s
<p>1. M/s Otis Textiles Private Ltd., Regd Office: 2nd floor, 4-4-173/2, Beside Venkata Sambasiva Residency, 7/2, Chandramouli Nagar, Guntur.</p> <p>Rep. by its Managing Director: Sri.Pinninti Mahesh, S/o Srinivasa Rao R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p>	<p>2. M/s Nandi Vardhana Textile Mills Ltd., Situated at NH-16 Service Road, Thimmapuram Village, Edlapadu Mandal, Palnadu District.</p> <p>Rep. by its Managing Director Mr. Pinninti Srinivasa Rao, S/o Subba Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p> <p>3. Mr. Pinninti Srinivasa Rao, S/o Subba Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p> <p>4.Mrs. Pinninti Padmavathi, W/o Srinivasa Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p> <p>5.Mr. Pinninti Mahesh, S/o Srinivasa Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p> <p>6. Mr. Pinninti Uday Kumar, S/o Srinivasa Rao, R/o 3-53, Annavaram, Pedanandipadu, Guntur District.</p>	<p>2. M/s Nandi Vardhana Textile Mills Ltd., Situated at NH-16 Service Road, Thimmapuram Village, Edlapadu Mandal, Palnadu District.</p> <p>Rep. by its Managing Director Mr. Pinninti Srinivasa Rao, S/o Subba Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p> <p>4.Mrs. Pinninti Padmavathi, W/o Srinivasa Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p>

Notice is hereby given to the public in general and in particular to the Borrower(s), Guarantor(s)/Co-Obligants, and Mortgagers mentioned above that the below described immovable property mortgaged to the secured creditor, the **Physical Possession** has been taken by the Authorised Officer of **Krishna Nagar, GUNTUR Branch**, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07-02-2025 (Date of Auction)**, for recovery of ₹.8,17,51,024/- (Rupees Eight Crore Seventeen Lakh Fifty One Thousand and Twenty Four only) as on 15-12-2023 along with future interest at contracted rate and other expenses due to Chaitanya Godavari Grameena Bank, Krishna Nagar, GUNTUR Branch, from the said Borrower(s), Guarantor(s)/Co-Obligants, and Mortgagers.

For CHAITANYA GODAVARI GRAMEENA BANK

Chief Manager & Authorised Officer



Laſt Date for payment of EMD on or before 06-02-2025 by 05:00PM, The Reserve Price and Earnest Money Deposit will be as under.

DATE & TIME OF E-AUCTION : 07-02-2025 at 11:00 AM

EMD amount is to be deposited by way of RTGS/NEFT/ Fund Transfer to credit of account of Chaitanya Godavari Grameena Bank , Krishna Nagar, GUNTUR Branch A/c No 703111011101154, IFSC Code. UBINOCG7031 on or before 06-02-2025 by 05:00PM

Description of the Property:-

ITEM NO:1 :- Land & Building

Property Particulars	Location	Survey No.	Extent	Owner's Name	Boundaries
Land & Building	1) Thimmapuram Village, Edlapadu Mandal, Palnadu District, Andhra Pradesh	D.Nos.257/C, 256/B, 256/C & 256/D, Land Conversion vide D.No.257/C-2, 256-B2, 256-C & 256-D.	Ac.2.80 Cents of Land equals to 13,552 Sq. yards of Site and ACC roof sheds & RCC buildings constructed there on.	M/s. Nandi Vardhana Textile Mills Ltd., Rep by its MD Mr. Pinninti Srinivasa Rao	East : Sarkaru Donka - 270 Links South : Land belongs to Vendee - 1095 Links West: Grand Trunk Road Margin - 297 Links North : Land belongs to Samba Siva Cotton Ginning Mills - 950 Links
	2) Thimmapuram Village, Edlapadu Mandal, Palnadu District, Andhra Pradesh	D.Nos.257/C, 256/B, 256/C & 256/D, Land Conversion vide D.No.257/C-2, 256-B2, 256-C & 256-D.	Ac.3.12 Cents equals to 15,100.8 Sq. yards of Site and ACC roof sheds & RCC buildings constructed there on.	M/s. Nandi Vardhana Textile Mills Ltd., rep by its MD Mr. Pinninti Srinivasa Rao	East : Sarkaru Donka - 270 Links South : Land belongs to Vishnu Ganga Spinning Mills - 1237 Links West : Grand Trunk Road Margin-297 Links North : Land belongs to Vendee - 950 Links
RESERVE PRICE :- RS. 12,32,00,000/- EMD : Rs.1,23,20,000/- BID INCREMENT:RS.1,00,000/-					

ITEM NO:2 :- Spinning Mill Plant & Machinery

Property Particulars	Location	Machinery Details	Owners name
Spinning Mill Plant & Machinery	M/s. Nandi Vardhana Textile Mills Ltd., Thimmapuram Village, Edlapadu Mandal, Palnadu District, Andhra Pradesh	Different types of machinery using in the process of spinning activity as per the latest Engineer Valuation Report	M/s.Nandi Vardhana Textile Mills Ltd., Rep. by its Managing Director Mr. Pinninti Srinivasa Rao
RESERVE PRICE :- RS. 8,64,00,000 EMD : Rs.86,40,000/- BID INCREMENT:RS.1,00,000/-			

For CHAITANYA GODAVARI GRAMEENA BANK

Chief Manager & Authorised Officer



ITEM NO: 3 Residential Flat

Property Particulars	Location	Survey No.	Extent	Owner's Name	Boundaries
1. Residential Flat In Entire 2 ⁿ Floor, 1800 sft, & undivided & unspecified share in site, extent 67.00 sq.yds out of 268 Sq.Yds in	Situated at 7/2 lane, beside Venkata Sambasiva Residency, Chandramouli Nagar, Guntur PIN - 522007	Door No. 4-4- 173/2, D.NO.6 T.S.NO. 1972/14	1800 sft , & undivided & unspecifie d share in site, extent 67.00 sq.yds out of 268 Sq.Yds in	Mrs.Pinninti Padmavathi	East : Property belongs to others - 55'3" South: Property belongs to Nandipati Ravindranadh - 44' 4" West : Property belongs to Venkata Sambasiva Residency and Joint Nadava to Southern side municipal Road - 55' 3" North : Property belongs to Kamalesh Enclave Apartments -43'0"
RESERCE PRICE :- RS. 78,00,000 EMD : Rs.7,80,000/- BID INCREMENT:RS.20,000/-					

Note: S.A No.188/2024, pending before DRT, Visakhapatnam

Bidders are advised to go through the website: <https://bankauctions.in> and <https://cggb.in/tenders-auctions> for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. To the best information and knowledge of the Authorised Officer, there is no encumbrance on the property. The interested bidder may contact the Authorised Officer ascertaining the details of auction and inspection of the property will be from **01-02-2025 to 06-02-2025** (only on business days) Contact No. 9390478331, 9490988685, Mail Id: bm0031@cggb.co.in

Place : GUNTUR

Date : 21-01-2025

AUTHORISED OFFICER
CHAITANYA GODAVARI GRAMEENA BANK

