

TERMS AND CONDITIONS OF SALE OF MOVABLE/IMMOVABLE SECURED ASSETS

Borrower Name	<p>1. M/s Otis Textiles Private Ltd.,</p> <p>Regd Office: 2nd floor, 4-4-173/2, Beside Venkata Sambasiva Residency, 7/2, Chandramouli Nagar, Guntur.</p> <p>Rep. by Managing Director: Sri Pinninti Mahesh, S/o Srinivasa Rao R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p>
Guarantor Name	<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 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>
Mortgager Name	<p>2. M/s Nandi Vardhana Textile Mills Ltd., Situated at NH-16 Service Road, Thimmapuram Village, Edlapadu Mandal, Palnadu District.</p> <p>4. Mrs. Pinninti Padmavathi, W/o Srinivasa Rao, R/o 4-4-173/2, 7/2 Chandramouli Nagar, Guntur.</p>
Total amount due as on 15-12-2023	<p>Rs. 8,17,51,024 /- (Rupees Eight Crore Seventeen Lakh Fifty One thousand and twenty four only) With future interest and costs till the date of payment.</p>
City & District where property is located	<p>1. Item No. 1 :- Thimmapuram Village, Edlapadu Mandal</p> <p>2. Item No. 2:- Thimmapuram Village, Edlapadu Mandal</p> <p>3. Item No. 3:- Guntur</p>

For CHAITANYA GODAVARI GRAMEENA BANK

Chief Manager & Authorised Officer



Reserve Price	<p>1.Item No.1 :- Rs.12,32,00,000/--(Rupees Twelve Crores Thirty Two Lakhs Only)</p> <p>2.Item No.2:- Rs.8,64,00,000/--(Rupees Eight Crore Sixty Four Lakhs Only)</p> <p>3.Item No.3:- Rs.78,00,000/--(Rupees Seventy Eight Lakhs Only)</p>
Earnest money deposit (EMD)	<p>1.Item No.1 :- Rs.1,23,20,000/--(Rupees One Crore Twenty Three Lakhs Twenty Thousand Only)</p> <p>2.Item No.2:- Rs.86,40,000/--(Rupees Eighty Six Lakhs Forty Thousand Only)</p> <p>3.Item No.3:- Rs.7,80,000/--(Rupees Seven Lakhs Eighty Thousand Only)</p>
Account details to which is the EMD amount is to be credited	<p>703111011101154</p> <p>IFSC Code:- UBIN0CG7031</p>
Last date and time on which EMD has to be deposited	<p>On or before 05:00 PM on 06-02-2025</p>
Minimum bid increment amount	<p>1.Item No.1 :- Rs.1,00,000/--(Rupees One Lakh Only)</p> <p>2.Item No.2:- Rs.1,00,000/--(Rupees One Lakh Only)</p> <p>3.Item No.3:- Rs.20,000/--(Rupees Twenty Thousand Only)</p>
Property Description	<p>1. Land And Building:-</p> <p>Item No.1A Ac.2.80 Cents of Land equals to 13,552 Sq. yards of Site and ACC roof sheds & RCC buildings constructed there on situated in D.Nos.257/C, 256/B, 256/C & 256/D, L and Conversion vide D.No.257/C-2, 256-B2, 256-C & 256-D. Thimmapuram Village, Edlapadu Mandal, Palnadu District, Andhra Pradesh</p> <p>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</p>

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	<p>Item No.1B</p> <p>Ac.3.12 Cents equals to 15,100.8 Sq. yards of Site and ACC roof sheds & RCC buildings constructed there on. Situated in D.Nos.257/C, 256/B, 256/C & 256/D, Land Conversion vide D.No.257/C-2, 256-B2, 256-C & 256-D.Thimmapuram Village, Edlapadu Mandal, Palnadu District, Andhra Pradesh</p> <p>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</p> <p>Item No.2:- Spinning Mill Plant & Machinery- Different type of using in the process of spinning activity as per the latest Engine Report owned by M/s. Nandi Vardhana Textile Mills Ltd., Thimmapuram Village, Edlapadu Mandal, Palnadu District, Andhra Pradesh</p> <p>Item No.3:-Residential Flat</p> <p>In Entire 2ⁿ Floor of the building with 1800 sft, along with undivided & unspecified share in site with an extent of 67.00 sq.yds out of 268 Sq.Yds in Door No. 4-4-173/2, T.S.NO. 1972/14, D.No: 6 Situated at 7/2 lane, Venkata Sambasiva Residency, Chandramouli Nagar, Guntur and it is bounded by</p> <p>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"</p> <p>Note: The particulars specified in the Description of property have been stated to the best of information of the bank and the bank will not be responsible for any error, mis-statement or omission.</p>
Property Image	Attached Below
Details of encumbrances over the property, which was known to bank	Except the bank charges for the loans availed by M/s Otis textiles Private Limited no other charges are there for this property
Latitude and longitude of the property	1.Item No.1:- Lat:16.143023 ; Long: 80.198907

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	<p>2.Item No.2:- Lat:16.143023 ; Long: 80.198907</p> <p>3.Item No.3:-Lat: 16.314512; Long: 80.42478</p>
<p><u>Contact Numbers and Address</u></p> <p>Branch:</p> <p>A.O.:</p>	<p>K Anjaneyulu, Branch Manager</p> <p>Krishna Nagar, GUNTUR Branch 3rd line Krishna Nagar, PF Office road, Guntur-522006 Ph no 0863-2233554, Mobile 9390478331, Email: bm0031@cggg.co.in</p> <p>K.Viraja, Chief Manager</p> <p>Guntur Regional Office, Noone Complex, 3/1, 3rd lane Brodipet, GUNTUR - 522 002</p> <p>Contact: 94909 88685</p> <p>Email: hr_rognt@cggg.co.in</p>
Date of inspection of property	From 01 st Feb to 06 th Feb 2025 (Only on Business Days)
Auction date	07.02.2025
E – ASP details	<p>M/s 4Closure 605A, 6 th floor, Mitrivanam, Ameerpet, Hyderabad-500038 https://bankauctions.in & www.foreclosureindia.com e-mail Id : info@bankauctions.in Manager Name : T. Jayaprakash Reddy-Manager (operations) Mobile No.8142000064: email id : prakash@Bankauctions.in Help line No's : +91-814200062, 8142000063, 81426000066, Land line: 040-23736405</p>
Newspaper Publications of both Telugu and English	<p>Telugu Newspaper : Eenadu</p> <p>English Newspaper : The Hindu</p>

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ANNEXURE - A

Whereas the Bank acting through its Authorized Officer, in exercise of its power under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) has decided to sell through E-Auction the properties mentioned in the E-Auction Sale Notice for realization of the secured debts due to Chaitanya Godavari Grameena Bank amounting to Rs. 8,17,51,024 /- (Rupees Eight Crore Seventeen Lakh Fifty One Thousand and Twenty Four only) plus future interest, cost and charges thereon from 15-12-2023 due from 1) **M/s Otis Textiles Private Limited and guarantors** 2) **M/s Nandi Vardhana Textile Mills Ltd, Rep. by Managing Director** 3) **Mr. Pinninti Srinivasa Rao**, 4) **Mrs. Pinninti Padmavathi**, 5) **Mr. Pinninti Mahesh**, 6) **Mr. Pinninti Uday Kumar**, pursuant to the Physical possession of the secured asset taken by the Authorized Officer on 26-09-2024 under SARFAESI Act, 2002. The sale shall be subject to the following conditions and those prescribed in the Security Interest (Enforcement) Rules 2002:

- i) The E-Auction is being held on “AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS”
- ii) To the best of knowledge and information of the Authorized Officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/s put to action and claims/rights/dues affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice dated 21.01.2025 published in the newspapers and annexed herein below, have been stated to the best of the information and belief of the undersigned; however undersigned shall not be responsible/liable for any error, misstatement or omission.
- v) The inspection of property put to auction will be permitted to interested bidders at the site on the date and time mentioned in the public notice dated 21.01.2025 annexed.

The intending purchaser/bidder is required to transfer the EMD amount by way of NEFT/RTGS to the “E Auction account” with Chaitanya Godavari Grameena Bank bearing Account No. 703111011101154 and IFSC Code: UBIN0CG7031 maintained at our B/o Krishna Nagar, GUNTUR (7031) on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith and

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register their name with the e-auction service provider (EASP) and get user ID and password free of cost and also get training on E-Auction from the EASP M/s 4Closure by contacting on Helpline No. +91-814200062, 8142000063, 81426000066, Land line: 040-23736405 and e-mail ID: info@bankauctions.in , .

- vi) After Registration of bidders on the web-site as mentioned above, the intending purchaser/bidder is required to get copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below 1. Copy of the NEFT/RTGS challan relating to EMD amount 2. Copy of PAN card 3. Proof of identification (KYC) viz. Attested copy of Voter ID Card/Driving License/Passport etc. 4. Copy of proof of address, without which the bid is liable to be rejected.
- vii) The E-Auction will take place through web portal/website given at the end of this Annexure on the time specified in the E-auction notice published in the newspaper and copy attached herewith.
- viii) The bidder has to specify the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below.
- ix) The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload on website separate documents as per para (vii) above for each property along with the bid amount.
- x) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
- xi) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
- xii) If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xiii) The auction is by way of inter-se bidding amongst the bidders and the minimum amount by which the bids are to be increased have been defined

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in the Sale Notice against each Reserve Price. The inter-se bidding which will be commenced online exactly on the date & time specified in the public notice and has been defined as follows:

- A “Enter Live Auction” link will be available on start of the auction proceeding.
 - Once he clicks the link, a page will open which will show information such as,
 - Auction start time
 - Auction close time
 - Opening Bid/Current Highest Bid amount
 - Minimum Bid increment
 - A Bid tab to fill in his own bid
 - Bidder can enter his bid and wait for response on his bid.
 - If the bid becomes highest bid, then he will be shown as “H1”
 - This “H1” icon will disappear if any new higher bid is submitted by any other bidder
 - The bidder can place his new improved bid
 - This process will continue for the entire e-Bidding Process.
 - Auction will close as per the closing time if no bid comes during last 5 minutes of the auction closing time
 - In case bids are placed in last 5 minutes of the closing of auction, the closing time automatically gets extended to 5 more minutes.
 - This process continues till no bid comes for a period of 5 minutes and the auction gets closed.
- xiv) Successful bidder will be intimated through e-mail for payment of 25% of highest bid amount just after the closing of the e-Bidding process.
- xv) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in -e-Auction portal of the EASP online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xvi) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has absolute right to accept or reject any or all offer(s).

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or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

- xvii) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately on the acceptance of offer by the Authorized Officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of the 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 case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- xviii) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. For transfer of the property in his/her name.
- xix) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc, owing to anybody shall be the sole responsibility of successful bidder only.
- xx) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. The exclusive jurisdiction for any disputes shall be **Guntur**. In case all the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
- xxi) The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorized Officer in the same name in which the offer is submitted.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other party.

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- The decision of Bank declaration of successful bidder shall be final and binding on all the bidders.
- E-Auction Service Provider/Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- E Auction Service Provider / BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. The E Auction Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.
- The purchaser/highest bidder shall bear the applicable stamp duties/additional stamp duty/ transfer charges, fee etc and also all the statutory/non statutory dues, taxes, rates, assessment charges, fees owing to anybody.

Special instructions/caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Chaitanya Godavari Grameena Bank nor the Service provider will be responsible for any lapses/failure (internet failure, power failure, etc...) on the part of the bidder 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 and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Particulars of the E-Auction Service Provider:

Name : M/s 4Closure
 Address : 605A, 6 th floor, Mitrivanam, Ameerpet, Hyderabad- 500038
 Website Name : <https://bankauctions.in> & www.foreclosureindia.com
 e-mail Id : info@bankauctions.in
 Manager Name : T. Jayaprakash Reddy-Manager (operations) Mobile No.8142000064:
 email id : prakash@Bankauctions.in
 Help line No's : +91-814200062, 8142000063, 81426000066, Land line: 040-23736405

Date : 21.01.2025

Place : Guntur

AUTHORISED OFFICER



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