



CHAITANYA GODAVARI GRAMEENA BANK

(A Government undertaking sponsored by Union Bank of India)

Collectorate Branch, Guntur, Ph.: 0863-2230887; Mobile: 9100910441; email: bm0054@cggb.co.in

E-AUCTION NOTICE

(RULE 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002)

WHEREAS I) Borrower : M/s. PVR Infrass, Rep by Managing Partner : Mr. P. Venkateswara Rao, S/o Chalapathirao, R/o H.No 311, Flat No 201, Ranjita Grand, 2nd lane, Rajendranagar, Guntur Mandal and District-522004, and Partners: 1) Sri. Kosana Venkata Sai Koteswara Santhosh Babu, S/o Kosana Naga Babu, R/o D.No. 3-4-244, Umamaheswararao Colony, near Andhra Bank, Pattabhipuram, Guntur -522006, 2) Smt. Kosana Neela Devi, W/o Kosana Naga Babu, R/o D.No. 3-4-244, Umamaheswararao Colony, near Andhra Bank, Pattabhipuram, Guntur-522006, 3) Sri V. Yaswanth Kumar, S/o V.V.L. Prasad, R/o D.No. 4-9-82/A, Patel Nagar, Bapatla-522101, Guntur-522006, 4) Sri V. Yaswanth Kumar, S/o V.V.L. Prasad, R/o D.No. 4-9-82/A, Patel Nagar, Bapatla-522101, II) The Mortgage : Sri Kosana Venkata Sai Koteswara Santhosh Babu, S/o Kosana Nagababu, R/o D.No. 3-4-244, Uma Maheswararao Colony, near Andhra Bank, Pattabhipuram, Guntur Mandal and District-522006, III) The Co-obligants: 1) P. Venkateswararao, S/o Chalapathirao, R/o H.No 311, Flat No 201, Ranjita Grand, 2nd lane, Rajendranagar, Guntur-522004, 2) Kosana Venkata Sai Koteswara Santhosh Babu, S/o Kosana Nagababu, R/o D.No. 3-4-244, Uma Maheswararao Colony, near Andhra Bank, Pattabhipuram, Guntur-522006, 3) Smt. Kosana Neela Devi, W/o Kosana Nagababu, R/o D.No 3-4-244, Uma Maheswararao Colony, near Andhra Bank, Pattabhipuram Guntur-522006, 4) Sri V. Yaswanth Kumar, S/o V.V.L. Prasad, R/o D.No. 4-9-82/A, Patel Nagar, Bapatla-522101, carrying on business at Ipur availed credit facilities from Chaitanya Godavari Grameena Bank, Collectorate Branch and has defaulted to pay and is due to the Bank Rs.36,88,499/- as on 28-04-2021 plus further interest, costs and charges. Therefore Chaitanya Godavari Grameena Bank in exercise of the powers conferred U/s 13 of The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 54 of 2002 has decided to sell the property detailed below in Public auction to be conducted by way of e- auction through the website/portal detailed hereunder.

The reserve price of the secured asset detailed hereafter is fixed at **Rs.50,26,000/- (Rupees Fifty Lakhs Twenty Six Thousand Only)** below which the property would not be sold.

The persons interested in participating in the auction and purchasing the property shall deposit **Rs.5,03,000/- (Rupees Five Lakhs Three Thousand Only) (10% of the reserve price)** towards earnest money by way of EFT/RTGS/NEFT transfer in favor of the Authorized Officer, Collectorate branch to the credit of the A/c No. 70541101100522, Chaitanya Godavari Grameena Bank, Collectorate Branch Code being 7054, IFSC Code UBIN0CG7054 The EMD has to be deposited before 4.00P.M on 12-08-2024.

The intending purchasers after payment of the EMD have to register their name with the e-auction service provider given below and obtain their user id and password. The intending purchasers can take the assistance of the service provider in creation of Login ID & Password, uploading data, submitting bid and can also get training on e-auction free of cost. The intending purchaser holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall alone be eligible for participating in the e-auction process subject to clearance by the Authorized Officer. Minimum Bid multiples shall be **Rs.25,000/- (Rupees Twenty Five Thousand only)**.

The property will be e-auctioned on **13-08-2024** on the website of <https://bankauctions.in/> (E- Auction Service Provider) between **11.00 AM to 1.00 PM** hrs with auto time extension of 5 minutes each, till the sale is conducted/closed. The property would be sold to the bidder who offers highest price/bid, and the Sale shall be subject to confirmation by the Bank.

The successful bidder/purchaser will have to deposit 25% of the price /bid amount immediately with Authorized Officer and in default of such deposit, the property shall forthwith be sold again.

The balance 75% of the amount shall have to be deposited by the purchaser within 15 days of confirmation of Sale. If the amount is not paid within the stipulated time, the amount deposited will be forfeited and the bank will be at liberty to sell the property again. The parties interested to inspect the property may do so on **02-08-2024 Between 10 AM and 5.00 PM**.

The purchaser shall be liable for payment of local taxes, Excise duty and any other statutory dues. The Registration charges and stamp duty on the documents executed for affecting the sale shall be borne by the purchaser.

There are no encumbrances known to the Bank on the property. The property will be sold as per the Terms and Conditions displayed on the website of the service provider on as is where is and whatever there is and without recourse basis. The decision of the bank regarding sale of the property shall be final, binding and will not be open to question. The Authorized Officer reserves the right to cancel or postpone the sale without assigning any reasons.

Reserve Price : Rs. 50,26,000/- EMD : Rs.5,03,000/- Bid Increment : Rs.25,000/-

Description of the Immovable Property

Item 1: As per Sale Deed dt.17.08.2016 vide Doc.No. 2436/2016 : Prakasam Dist., Markapuram Registration District, Addanki Sub District, Maddipadu Mandal, Gundlapalli Gram Panchayat Area, Gundlapalli (Village) Survey No. 60/B, 61/B and both the two D.Nos extents are one piece Ac 4.15 Cents and the land was formatted into plots in the name of Balaji Homes and in which the Plot No. 32 measuring 524.8 Sq.yards of site and Plot No. 33 measuring 220 Sq.yards and the total 744.8 sq.yards i.e. schedule property is being bounded by : **East :** Plot No. 49, **South :** Plot No 34, **West :** 25 Ft Wide Road, **North :** Towards Annangi Road . Within the above said boundaries site to an extent of 744.8 sq.yards or 622.74 sq.mts of vacant residential site along with all passage and easement rights including the passage rights towards annangi road through the 25ft wide bazaar on west side.

Item 2: As per Sale Deed dt.19.07.2016 vide Doc.No. 2722/2016 (1st Item) : Prakasam Dist., Markapuram Registration District, Addanki Sub District, Maddipadu Mandal, Gundlapalli Gram Panchayat Area, Gundlapalli (Village) Survey No. 60/B, 61/B and both the two D.Nos extents are one piece Ac 3.82 Cents and the land was formatted into plots in the name of Balaji Homes and in which the Plot No. 48 the vacant residential site i.e., schedule property is being bounded by : **East :** 25 Ft wide bazaar left by the vendor - 33 Ft., **South :** Plot no 47 - 60 Ft., **West :** Plot no 34 - 33 Ft., **North :** Plot No 49 - 60 Ft. Within the above said boundaries site to an extent of 220 sq.yards or 183.92 sq.mts of vacant residential site.

Item 3: As per Sale Deed dt.19.07.2016 vide Doc.No. 2722/2016 (2nd Item) : Prakasam Dist., Markapuram Registration District, Addanki Sub District, Maddipadu Mandal, Gundlapalli Gram Panchayat Area, Gundlapalli (Village) Survey No. 60/B, 61/B and both the two D.Nos extents are one piece Ac 3.82 Cents and the land was formatted into plots in the name of Balaji Homes and in which the Plot No.49 the vacant residential site i.e., schedule property is being bounded by : **East :** 25Ft wide bazaar left by the vendor - 74Ft., **South :** Plot No 48(1st item plot) - 60Ft., **West :** Plot No 32.33 - 97Ft. **North :** Road towards Annangi - 64.6Ft. Within the above said boundaries site to an extent of 591.37 sq.yards or 494.38 sq.mts of vacant residential site along with the passage rights towards Annangi road through the 25ft wide bazaar on west side left by the vendor. All the three items measuring to an extent of 744.80 Sq.yds +220 Sq.yds + 591.37 Sq.yds = 1556.17Sq.yds in D.Nos 60/B and 61/B of Gundlapalli Village, Maddipadu mandal, Prakasam District with near Door No 4-6. The e-auction of the above mentioned property would be conducted through the e- Auction Service Provider:

Name : M/s 4Closure

Address : 605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad - 500038, Telangana

Office Mail id : info@bankauctions.in

Website Name : <https://bankauctions.in> & www.foreclosureindia.com

Manager's Name : T. Jayaprakash Reddy (operations) Mobile No.8142000064, Email id: prakash@Bankauctions.in

Help Line No's. : 8142000062, 8142000063, 8142000066 and Land line No. 040-23736405.

Further details regarding the e-auction and the e-auction bid form, declaration form and detailed terms and conditions may be obtained from Chaitanya Godavari Grameena Bank Collectorate Branch, (Contact Phone No.9100910441, 0863-2230887) and the same are also available in the following websites : 1. www.cggb.in, 2. <https://bankauctions.in> This is also a notice to the borrower (s)/guarantor(s)/mortgagor(s) of the above loan under Rule 8(6) and Rule 9 of the Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002.

Place : GUNTUR
Date : 25-07-2024
Sd/- N.VIDYASAGAR, Mobile: 6303917501
Authorized Officer, Chaitanya Godavari Grameena Bank.

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TERMS & CONDITIONS OF SALE

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.36,88,499/- (Rupees Thirty six lakhs eighty eight thousand four hundred and ninety nine only inclusive of interest up to 27-04-2021) plus future interest, cost and charges thereon from the borrowers -1. M/s PVR INFRAS represented by its Managing Partner Mr. P. Venkateswararao and guarantors 2. Mrs. Konsana Neela Devi 3) Mr. V. Yaswanth Kumar, Mortgagor- Mr. Kosana Venkatasai Koteswara Santosh Babu and Co-obligants- 1. Mr. P. Venkateswararao, 2. Mr. Kosana Venkatasai Koteswara Santosh Babu 3. Mrs. Kosana Neela Devi and 4. Mr. V. Yaswanth Kumar pursuant to the physical possession of the secured asset taken by the Authorized Officer on 31.10.2022 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 IS & 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 25-07-2024 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 25-07-2024 annexed.
- vi) The intending purchaser/bidder is required to submit amount of EMD by way of NEFT/RTGS in the **"E Auction account"** with Chaitanya Godavari Grameena Bank bearing Account No. 705411011100522 and IFSC Code UBIN0CG7054 maintained at our Collectorate branch, Guntur (Br Code-7054) on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith and 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.

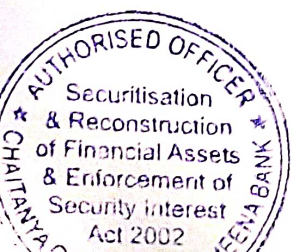


8142000062, 8142000063, 8142000066 and e-mail ID:
info@bankauctions.in

- vii) After Registration of bidders on the web-site as mentioned in para (vi) 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.
- viii) 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.
- ix) 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.)
- x) 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, wherever applicable.
- xi) 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.
- xii) 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.
- xiii) 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.
- xiv) 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 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.
- xv) 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.
- xvi) 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).
- xvii) 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) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- xviii) 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.
- xix) 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.
- xx) 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.
- xxi) 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.



- xxii) 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.
- 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.

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.

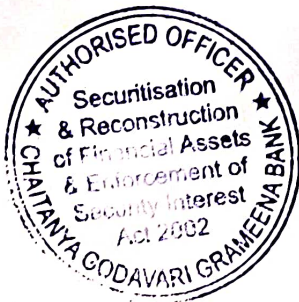
Particulars of the E-Auction Service Provider:

Name: M/s 4 closure

Address: 605A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad-500038

Email ID: info@bankauctionos.in

Website Address: <https://bankauctions.in> & www.foreclosureindia.com



Chief Manager & Authorized Officer
Name of the AO: N. VIDYASAGAR,
Chaitanya Godavari Grameena Bank,
Regional Office, 3/1, Brodipet, Guntur