



CZ/LD/sarfaesi -F 188/ 4549 /18.

Zonal Office, Chennai

SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002.

Whereas, the under named persons have borrowed monies from The Catholic Syrian Bank Ltd, **Guntur Branch** and they owe the amounts and interest and cost thereon as mentioned below

Borrower:

1) M/s. Vijaya Tobacco Company, Proprietor (Late) Sri Challa Bhaskara Rao,

Guarantors :

- 1) (Late) Smt Challa Vijaya Lakshmi,
- 2) (Late) Sri Dinthagurthy Mohana Krishnaiah,
- 3) (Late) Sri Palla Rama Murthy,
- 4) (Late) Smt Challa Damayanthi,

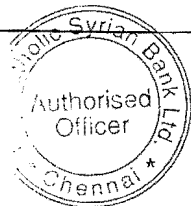
(Legal Heirs)

- a) Sri Challa Bala Krishna Rao,
- b) Sri Challa Parthasaradhi,
- c) Sri Challa Maheswara Rao,
- d) Smt Puppalla Krishna Veni,
- e) Smt Bavesetty Suseela,
- f) Sri Challa Naveen Koteswara Rao,
- g) Sri Challa Vamsi Krishna, **all residing at** D.No. 24-4-74, R Agraharam, Guntur – 522003 A.P.

Whereas the bank had issued Demand Notice dt.21.06.2017 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act 2002 and the Authorized Officer has taken possession of the mortgaged properties on 21.03.2018 and the Bank has decided to sell the property under Rule 7, 8 and 9 of the Security Interests (Enforcement) Rules 2002 by inviting tender from the general public.

Amount due to the Bank as on 07.05.2018 is Rs. 20,47,219/- (Rupees Twenty Lakhs Forty Seven Thousand Two Hundred Nineteen only) **Details of opening Tender**

| | |
|---|--|
| PLACE OF OPENING TENDER The Catholic Syrian Bank Ltd Venkata Mattupalli Mansions 5 th Line, Main Road, Arundelpet, Guntur – 522002 AndhraPradesh | DATE AND TIME 20.06.2018 at 11.30 A.M. |
|---|--|



7th Floor, Rani Seethai Hall,
603, Anna Salai, Chennai -600006
Phone No 044-28294193, 28291572, 28294078, 64500524

e-mail : chennaizone@csb.co.in

Corporate Identity No:U65191KL1920PLC000175

CSB.....support all the way

Description of the property**Schedule – A**

Item No. 1 All that part and parcel of land admng 210 Sq.yds out of ac 1.50 bearing Sy.Nos 10/5 & Sy. 10/6, situated at R Agraharam, Guntur Town, Guntur District in the ownership of Sri Dinthagurthi Mohana Krishnaiah (More fully described in schedule to the Sale Deed No. 3738/1983, SRO Guntur)

Boundaries:

| | |
|-------|---|
| North | Road |
| South | Vagu |
| East | Site of Challa Rama Krishna Rao & Ganeswara Rao |
| West | Site sold to others by Adapa Venkanna |

Reserve Price—Rs.15,75,000/-

Item No. 2 : (A)

All that part and parcel of land admng 40 1/3 Sq.yds with terraced building , situated at Door No. 24-4-78, Block No. 6, Old Ward No. 16, T.S. No. 388, R Agraharam, Guntur Town, Guntur District (More fully described in schedule of the Partition Deed No. 14002/1984 SRO Guntur, Schedule B)

| | |
|-------|--|
| North | Municipal Road |
| South | House wall of Daggupati Anjaneyulu |
| East | Daba of Challa Ranga Rao |
| West | Joint wall between the house of Challa Damayanti and Challa Rattaiah |

Item No. 2 : (B)

All that part and parcel of land admng 218 Sq. Ft or 24.22 Sq.yds with tiled veranda, situated at Door No. 24-4-78, Block No. 6, Old Ward No. 16, T.S. No. 388 situated at R Agraharam, Guntur Town, Guntur District (More fully described in schedule of the Partition Deed No. 14002/1984 SRO Guntur)

| | |
|-------|--|
| North | Joint Gally |
| South | Boundary between this house and that of Challa Ranga Rao |
| East | House wall of Seelam Seshamma |
| West | Joint Gally |

Item No. 2 : (C)

All that part and parcel of land admng 22 sq.ft of site and bathroom in it, situated at Door No. 24-4-78, Block No. 6, Old Ward No. 16, T.S. No. 388 situated R Agraharam, Guntur Town, Guntur District (More fully described in schedule of the Partition Deed No. 14002/1984 SRO Guntur).

| | |
|-------|--------------------------------|
| North | Seelam Seshamma & Own Property |
| South | Challa Ranga Rao |
| East | K Krishnamacharyulu |
| West | Joint Gally |



Item No. 2 : (D)

Undivided 1/3 share in 30 Sq. Yards of site and house in it (along with joint path way and right for flow of water) belonging to (Late) Smt Challa Damayanthi bearing T S No. 388, Block No. 6 in old Ward No. 16, R Agraharam, Guntur Town, Guntur District.(More fully described in schedule of the Partition Deed No. 14002/1984 SRO Guntur).

| | |
|-------------|---|
| East | House wall of A Seelaiah |
| South | House wall of A Seelaiah |
| Again East | Wall of S Seshamma |
| Again South | Property of Challa Damayanti |
| Again East | Property of Challa Damayanthi, Challa Rattaiah and Challa Ranga Rao |
| South | Property of Kidambi Krishnamurthy |
| West | Property of Vempa Nageswara Rao, Kovati Mastanaiah etc |
| South | Municipal Road |

The properties -Item no.2(A to D) are in the ownership of Sri Challa Naveen Koteswara Rao, Sri Challa Vamsi Krishna, Sri Challa Bala Krishna Rao, Sri Challa Parthasaradhi, Sri Challa Maheswara Rao, Smt Puppalla Krishna Veni, Smt Bavesetty Suseela as the legal heirs of (Late) Smt Challa Dhamayanthi.

Reserve Price---Rs.4,52,000/- (Item no.2 -A to D)

Item No. 3 : All that part and parcel of land admng 40 Sq.yards of site out of 6560 sq.ft and tiled house in it bearing Door No. 24-4-35, Block No. 6, Old Ward No. 16, New Ward No. 21, T.S. No. 400, Situated at R Agraharam, Guntur Town, Guntur District. – ownership of Sri Challa Naveen Koteswara Rao & Sri Challa Vamsi Krishna as the legal heirs of (Late) Smt Challa Vijaya Lakshmi (More fully described in schedule to the Sale **Deed No. 6664/1987, SRO Guntur**).

Boundaries:

| | |
|-------|---|
| North | Sharakat Wall and Site of Challa Maheswara Rao |
| South | Joint Sharrakat Wall between this house and that of Vempa Sundara Ramaiah |
| East | Joint Galli Bazar of Challa Ranga Rao, Koteswara Rao & Rattaiah |
| West | Joint Galli Bazar of this house and that of Vempa Sundara Ramaiah |

Reserve price--Rs.2,10,000/-

TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed Tender form in a sealed cover super-scribing sale A/c of "M/s. Vijaya Tobacco Company," along with Earnest Money Deposit (EMD) of **Rs. 1,57,500/- for item no.1, Rs.45,200/- for item no.2 (a to d), and Rs.21,000/- for item no.3**, being 10% of the reserve price by way of Demand Draft favouring The Catholic Syrian Bank Ltd, payable, at Guntur, on any working day on or before **19.06.2018 between 11 AM and 4 PM** directly to the to The Principal Officer, The Catholic Syrian Bank Ltd, **Guntur Branch** or to the Authorised Officer. The tender form and letter of authority can be obtained from the



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Branch Manager, The Catholic Syrian Bank Ltd, **Guntur Branch** on any working day from **01.06.2018 to 19.06.2018** between 11 AM and 3.30 PM. *If the date of sale or last day for submission of tender happens to be a holiday due to any reasons, sale will be conducted /EMD can be submitted on the next working day between the time aforementioned. The EMD is refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commit any default in any manner.

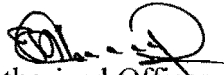
2. Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department and his/her identity proof and the proof of residence.
3. The sealed tender will be opened by the Authorised Officer in the presence of principal bidder or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. After opening the tender the Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit interse-bidding among the participants to get maximum revised offer/price for the property.
4. The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour and the balance within fifteen days from the date of confirmation of sale. Payment is to be made to the Authorised Officer in the form of Demand draft drawn in favour of The Catholic Syrian bank Ltd, payable at **Guntur** or any other mode of payment. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice.
5. The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law, and make arrangements for effecting transfer in the concerned authority/society/association.
6. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents and other risk from the date of the confirmation of the Sale by the Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
7. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
8. The sale is subject to confirmation by the Bank.
9. The sale shall be under 'AS IS WHERE IS AND AS IS WHAT IS CONDITION'.



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10. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale.
11. The buyers should satisfy themselves on the extent, title, ownership, statutory approval, as to existence of any encumbrance, charges, payments etc, before participating in the auction. There is no encumbrance to the knowledge of the bank and E.C discloses Nil encumbrances over the property.
12. The sale shall be considered only if the price offered is above the reserve price.
13. The property can be inspected on any working day before **16.06.2018** between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, **Guntur Branch** before the date of inspection.
14. This is Notice to the Borrower/guarantor and the Public in general. For more details visit our web-site csb.co.in.

Dated this 8th day of May 2018



Authorized Officer,
& Chief Manager (Law)



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