

		<p>Represented by it Managing Partner Mr. Golla Sridhar, D.No.29-28-35, Ground Floor, Dasarivasi Street, Vijayawada Krishna Dist – 520 002 (Borrower)</p> <p>2. Mr. Golla Sridhar, S/o. Golla Gandadhara Rao, # 29-28-35, Ground Floor, Dasari Vari Street, Vijayawada Also at: Mr. Golla Sridhar, S/o. Golla Gandadhara Rao, H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003 (Partner /</p> <p>Guarantor/ Mortgagor)</p> <p>3. Mr. M.V. Satyanarayana, S/o. Late Kotaiah, D.No.29-28-35, Ground Floor, Dasarivasi Street, Vijayawada Krishna Dist – 520 002 Also at: Mr. M.V. Satyanarayana, S/o. Late Kotaiah, H.No: 9-65-12/B, Sykamvari Street, Kothapet, Vijayawada – 520 001 (Partner /</p> <p>Guarantor)</p> <p>4. Mr. M.S. Koteswara Rao, S/o. Venkata Satyanarayana D.No.29-28-35, Ground Floor, Dasarivasi Street, Vijayawada Krishna Dist – 520 002</p> <p>Also at: Mr. M.S. Koteswara Rao, S/o. Venkata Satyanarayana H.No: 9-65-12/B, Sykamvari Street, Kothapet, Vijayawada – 520 001 (Partner /</p> <p>Guarantor)</p> <p>5. Mrs. G.V.S.D. Alekhya, W/o. Adinarayana D.No.29-28-35, Ground Floor, Dasarivasi Street, Vijayawada Krishna Dist – 520 002, Also at: Mrs. G.V.S.D. Alekhya, W/o. Adinarayana H.No: 22-12-38, Lalapet,</p>
--	--	---

		<p>Back side of Big Mosque, Guntur – 522 003 (Partner / Guarantor)</p> <p>6. Mrs. G.N.V.N.K. Mahalakshmi, W/o. Golla Sridhar D.No.29-28-35, Ground Floor, Dasarivasi Street, Vijayawada Krishna Dist – 520 002</p> <p>Also at: Mrs. G.N.V.N.K. Mahalakshmi, W/o. Golla Sridhar H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003 (Partner / Guarantor)</p> <p>7. Mr. Gangadhara Rao, S/o. Thirumala Rao Golla H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003 (Guarantor Mortgagor)</p> <p>8. G. Leelavathi W/o. G. Gangadhara Rao, H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003 (Guarantor Mortgagor)</p> <p>1. M/s. Vijaya Ganapathi Agencies, Represented by it Managing Partner Mr. Golla Sridhar, D.No.22-12-38/39, Lalapet, Guntur – 522 003 -- Borrower</p> <p>2. Mr. Golla Sridhar, S/o. Golla Gandadhara Rao, # 29-28-34, Ground Floor, Dasari Vari Street, Vijayawada Also at: Mr. Golla Sridhar, S/o. Golla Gandadhara Rao, H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003 -- Partner / Mortgagor</p> <p>3. Mr. Ch. Adinarayana Gupta, D.No.22-12-38/39, Lalapet, Guntur – 522 003 Also at: Mr. Ch. Adinarayana Gupta, D.No. 14-163, Pedda Gandhi Bomma Center, Near Vinayaka Temple, Nizuvid – 521 201</p>
--	--	--

		<p align="center">-- Partner / Guarantor</p> <p>4. Mr. Golla Gangadhara Rao, S/o. Thirumala Rao Golla H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003</p> <p align="center">-- Guarantor/ Mortgagor</p> <p>5. G. Leelavathi W/o. G. Gangadhara Rao, H.No: 22-12-38, Lalapet, Back side of Big Mosque, Guntur – 522 003</p> <p align="center">-- Guarantor / Mortgagor</p>
2	Name and Address of the Branch, the secured Creditor	Kotak Mahindra Bank Limited, #29-4-19, Kodandamireddy Street, Opp. Rahman Park Water tank, Governor pet, Vijayawada – 520 002
3	Complete Description of the immovable secured assets(s) to be sold	<p><u>Mortgage Properties</u></p> <p align="center"><u>PROPERTY UNDER RELINQUISHMENT DEED No.5336/2018 Dt. 12-06-2018</u></p> <p><u>Item No.1 :</u> Guntur District, Guntur Sub-District, Guntur Municipal Corporation area, Patnam Bazar, Opp. Yedugondula Sandu, Ramachandrapura Agraharam, Municipal Old Ward No.16, Block No.2, T.S. No.35, Covering in an extent of 9527 Sq.Ft and out of it an extent of 165. 2/3, Sq. Yards, of site in it Old Door No.24-2-56, New Door No. 24-2-130/1, and 24-2-130/2, Old Municipal Old Asst. No.31700, 31701, New Asst No. 98014, 98015, of M.T.C.Daba Shop Rooms is being bounded by:</p> <p>East : House wall belongs to Vyakaranam Bala Prasad, 35.6 Ft</p> <p>West : Site belongs to Majeti Hanumantha Rao, 7.6 Ft, and Joint wall 25.6 Ft, thus 36.6 Ft</p> <p>North : Wall belongs to Yamini Purna Tilakam, 42.3 Ft</p> <p>South : The below 2nd item, 30 Ft and Joint path way 12 Ft. thus 42 Ft.</p> <p>Within these boundaries an extent of 165. 2/3 sq. yards or 139 sq. mtrs., of site and along with its easements and appurtenances, electricity s.c.no 041966 along with security deposit, etc.,</p> <p><u>Item No.2 :</u> Guntur District, Guntur Sub-District, Guntur Municipal Corporation area, Patnam Bazar, Opp. Yedugondula Sandu, Ramachandrapura Agraharam, Municipal Old Ward No.16, Block No.2, T.S. No.35, Covering in an extent of 90 Sq. Yards, of site in it Old Door No.24-2-56, Municipal old Asst. No.31702, New Asst No. 98016, of Asbestos Sheets Shed house is being bounded by:</p> <p>East : House wall belongs to Chaparala Krishna Brahmam, 27 Ft.</p>

	<p>West : 12 Ft Wide Joint Galli, 27 Ft North : Joint path way for the 1st item, Daba Shop Rooms 30 Ft. South : Site belongs to Golla Nageswara Rao. 30 Ft.</p> <p style="text-align: center;"><u>SCHEDULE - B</u></p> <p style="text-align: center;"><u>PROPERTY UNDER Will Deed No.285/2003 Dt. 16-08-2003</u></p> <p>Guntur District, Guntur Sub-District, Guntur Municipal Corpotation area, Guntur City, Lalapet, Rottela Bazar, Old Ward No.11, Block No.2, Town Survey No. 289, Asst No.29784, and 30679 Door No. 22-12-38 and 39, covering in an extent of 290 Sq.Yards, of R.C. C. Daba house in being bounded by::</p> <p>East : Property belongs to Batchu Chandrasekhar Rao, 30 Ft. North : Property belongs to Batchu Chandrasekhar Rao, 13.6 Ft. Again East : Property belongs to Batchu Chandrasekhar Rao, 17 Ft. South : Property belongs to Garalapati Janardhana Rao, 27.6 Ft. Again East : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again South : Property belongs to Viswanadham Venkayya, 30 Ft. Again West : Property belongs to Amina Begum, W/o. M.A. Rahman, 61.3 Ft Again North : Municipal Corporation Road 43. Ft</p> <p style="text-align: center;">Within these boundaries an extent of 290 sq. yards or 242.47 sq. mtrs., of site and along with its easements and appurtenances, electricity s.c.no 109356, 26593,50014 along with security deposit, water tap, etc.,</p> <p style="text-align: center;"><u>SCHEDULE - C</u></p> <p style="text-align: center;"><u>PROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015</u></p> <p>At Extent of 15 Sq. Yards (12.54 Sq.Mtrs) of un-divided share in a total extent of 12,532.08 Sq. Yards, of site along with a shop therein bearing Shop No. GS.25, in the Ground Floor of Vasavi Pharma Market Complex Welfare Society, with a plinth area of 336 Sq.Ft, common area 110 Sq. Ft, situated near Dr. No. 23-41/4, 23-46, RS.No. 188/1, 534/1, Gollapudi Village, Gollapudi Panchayat, Ibrahimpatnam, Sub-Registry, Krishna Dist. Being bounded by:</p> <p><u>SITE Boundaries:</u> EAST : Property of Bommasani Krishna Murthy WEST: Property of Tadanki Rabelamma NORTH: Property of Venugopala Swamy Temple. SOUTH : Property Settled by the vendor to the</p> <p style="text-align: right;">Panc</p>
--	---

		<p style="text-align: right;">hayat</p> <p><u>Shop Boundaries: SHOP No. GS-25</u> EAST : Site left of Setbacks WEST : Common Corridor NORTH: Joint Wall between this Shop and Shop No. GS-26 SOUTH: Lift Within these boundaries an extent of 15 sq. ft along with its easements and appurtenances, electricity, Generator, common corridors, water tap, etc.,</p>
4	Details of the encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which property is to be sold	<p>Sri Durga Malleswara Enterprises Due Amt Rs.3,38,72,666.15/- (Rupees Three Crore Thirty Eight Lakhs Seventy Two Thousand Six Hundred Sixty Six and Paisa Fifteen) as on 02-09-2023</p> <p>Sri Vijaya Lakshmi Agencies Due Amt Rs.2,45,46,632.41/- (Rupees Two Crore Forty Five Lakhs Forty Six Thousand Six Hundred Thirty Two and Paisa Forty One Only) as on 02-09-2023</p> <p>Vijaya Ganapathi Agencies Due Amt Rs.85,24,773.56/- (Rupees Eighty Five Lakhs Twenty Four Thousand Seven Hundred Seventy Three and Paisa Fifty Six Only) as on 02-09-2023</p>
6	Deposit of Earnest money (EMD)	<p><u>EMD amount</u></p> <p><u>Schedule A EMD amount</u> Rs.14,23,109/- (Rupees Fourteen Lakhs Twenty Three Thousand One Hundred and Nine Only)</p> <p><u>Schedule B EMD amount</u> Rs.15,21,600/- (Rupees Fifteen Lakhs Twenty One Thousand Six Hundred Only)</p> <p><u>Schedule C EMD amount</u> Rs.1,47,672/- (Rupees One Lakh Forty Seven Thousand Six Hundred and Seventy Two Only)</p>
7	<p>i. Reserve Price of the immovable Secured asset:</p> <p>ii. Deposit of EMD:</p>	<p>RP amount for Schedule A Rs.1,42,31,093/- (Rupees One Crore Forty Two Lakhs Thirty One Thousand Ninety Three Only)</p> <p>RP Amount of Schedule B Rs.1,52,16,000/- (Rupees One Crore Fifty Two Lakhs Sixteen Thousand Only)</p> <p>RP Amount of Schedule C Rs.14,76,720/- (Rupees Fourteen Lakhs Seventy Six Thousand Seven Hundred and Twenty Only)</p> <p>Demand Draft drawn in favour of Kotak Mahindra Bank Limited payable at Vijayawada</p>

	iii. Last Date & Time which EMD to Submitted / remitted	23.01.2024 Time before 4:00 PM
8	Time and Manner of Payment	The successful bidder shall deposit 25% of sale Price, after adjusting, the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, upon acceptance of the offer by the Authorized Officer, failing which, the EMD will be forfeited. The Balance 75% of the Sale price is payable on or before 15 day of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing between the secured creditor and the e-auction purchaser not exceeding 3 months from the date of e-auction.
9	Date, Time and Place of Public e-auction or time after sale by any other mode shall be completed.	Date 24.01.2024 from 12:00 P.M to 01:00 P.M, # 29-4-19, Kodandaramireddy Street, Opp. Rahman Park Water tank, Governor pet, Vijayawada – 520 002
10	The E-auction will be conducted through Banks approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	M/s C1 India Private Limited, at the web portal www.bankeauctions.com https://www.kotak.com/en/bank-auctions.html
11	i. Bid increment amount: ii. Auto extension:	i. Schedule A Increment Amount Rs.1,00,000/- ii. Schedule B Increment Amount Rs.1,00,000/- iii. Schedule C Increment Amount Rs.10,000/- iv. Unlimited extension of Five Minutes for each bid, if the bid continues , till sale concluded
12	i. Date and Time during which inspection of immovable asset to be sold and intending	Date 10.01.2024 & 11.01.2024 Time: 11.00 AM to 3.00 PM

	<p>bidders should satisfy themselves about the asset and their specifications.</p> <p>ii. Contact person with Mobile Number.</p>	<p>Mr. Ramachandran 9515662010 Mr. Nagendra 8976898308 & Mr. Karun 09686812683</p>
13	Other Conditions	<p>a) Bidder shall hold a valid E mail ID (e mail ID is absolutely necessary for the intending bidder as all relevant information and allotment of ID and password by M/s C1 India Pvt Ltd may conveyed through email)</p> <p>b) The Authorised Officer or the Bank shall or Service Provider for e-auction shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned.</p> <p>c) The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.</p> <p>d) Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department (or Form 60) AND his/ her identity proof and the proof of residence such as copy of the Aadhar card, Passport, Election Commission Card, Ration Card, Driving license etc.</p> <p>e) The Secured asset shall be sold to the highest bidder/offerer, subject to acceptance of the bid by the secured creditor/Authorized Officer of Kotak Mahindra Bank Limited. The online/ inter-se bidding for above Immovable Properties/Property will take place on schedule date and time as mentioned e-auction Notice.</p> <p>f) All dues and outgoings, i.e., municipal taxes, maintenance / society charges, electricity and water taxes or any other dues including all overdue in respect of the said Immovable Properties/Property shall be paid by the successful bidder(s)/purchaser.</p> <p>g) The Immovable Properties/Property described e-auction sale Notice 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 undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.</p>

		<p>h) In case final bid amount/sale consideration of assets is Rs. 50.00 lakhs or above, the successful bidder shall deduct and remit TDS @1% of bid amount from the sale consideration by giving PAN number of borrower as deducted which can be obtained from authorized officer/bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time. Hence, the highest successful bidder is bound to deposit TDS @ 1% on purchase of repossessed asset on the PAN of the borrower as per Section (194-IA) of the Income Tax Act 1961.</p> <p>i) In such cases sale consideration of asset under auction is Rs. 50.00 lakh or above the successful bidder/purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be issued a sale certificate for the Immovable Properties/Property as per format prescribed under SARFAESI Act & Rules 2002 only upon receipt of Challan-cum-statement in form No. 26QB having remitted the TDS. The certificate for TDS in form 16B to be submitted to the bank subsequently.</p> <p>j) It shall solely be the responsibility of the successful bidder to get the sale certificate registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale certificate issued in format prescribed under the SARFAESI Act & Rules 2002 for the above referred Immovable Properties/Property shall be borne by the successful bidder/purchaser. The sale certificate has to be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the secured creditor mentioning the reason of delaying the registration.</p> <p>k) The Authorized officer is not bound to accept the highest offer or any or all offers and Kotak Mahindra Bank Limited., as secured creditor, reserves its right to reject any or all bid(s) without assigning any reasons. In case, the bids are rejected, Authorized officer can negotiate with any of the tendered or intending bidders or other parties for sale of the Immovable Properties/Property by private treaty. Sale is subject to confirmation by the Secured Creditor /Authorized Officer of Kotak Mahindra Bank Limited and as per amended Security Interest (Enforcement) Rule 2002.</p> <p>l) No persons other than the intending bidders/offerer themselves, or their duly Authorized representative shall be allowed to participate in the e-auction / sale proceedings. However, the sale certificate shall be registered in favor of purchaser only in whose name bid application form has been submitted.</p> <p>m) The Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion & can also avail the services of marketing Agent or service Provider in selling the said repossessed mortgaged Immovable Properties/Property against their professional fee which will recovered from the borrower.</p>
--	--	--



Kotak Mahindra Bank

	<p>n) In case, all the dues of the Bank together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above name borrower/co-borrower (s) / Guarantor(s) at any time on or before the date fixed for sale, then the Immovable Properties/Property will not be sold and all the bids received from the prospective bidders shall be returned to them without any liability / claim against Kotak Mahindra Bank Limited.</p> <p>o) Tendered documents may be collected from local branch of Kotak Mahindra Bank Limited. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. https://www.kotak.com/en/bank-auctions.html. Or (https://www.bankeauctions.com).</p> <p>p) The borrowers/mortgagor are also hereby informed that they must take delivery of their personal house-hold belongings/articles lying inside the said mortgaged Properties/Property under the custody of Kotak Mahindra Bank Limited, if any within 30 days from the date of publication, with prior intimation to Kotak Mahindra Bank Ltd failing which the Kotak Mahindra Bank Ltd shall have no liability/responsibility to the same and will dispose of at the risk of borrowers/ mortgagor.</p> <p>q) Special Instruction: Bidding in the last movement should be avoided in the bidders own interest as neither the Kotak Mahindra Bank Ltd nor Service Provider will be responsible for any lapse/failure in order to ward of such contingent situations bidders are requested to make all necessary arrangement/alternatives back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.</p>
--	---

Place: Vijayawada
Date: 08-01-2024

For Kotak Mahindra Bank Ltd.
Authorized Officer

Kotak Mahindra Bank Ltd.
Kondaramireddy Street,
Opp Rahaman Park, Governorpet
400051
Vijayawada – 520 002

Registered Office:
Bandra Kurla Complex,
Bandra (E), Mumbai –

www.kotak.com