

	KOTAK MAHINDRA BANK LIMITED	APPENDIX-IV-A
	Registered Office 27, BKC C27, Bandra Kurla Complex,	[REFER
<b>Co</b> kotak	Bandra ( E), Mumbai – 400 051	PROVISION TO
	Branch Office:- 29-4-19, Kodandaramireddy Street,	RULE 8(6)]
	Opp. Rahman Park Water tank, Governor pet,	
	Vijayawada – 520 002	

## TERMS AND CONDITIONS OF E-AUCTION SALE:

Property will be sold on "AS IS WHERE IS", AS IS WHAT IS" and "WHATEVER THERE IS" Basis.

1	Name and Address	1. M/s. Sri Durga Malleswara Enterprises,	
1	of Borrower(s) and	Represented by it Proprietor	
	Guarantor(s)	Mr. Golla Sridhar,	
	Guarantoi (3)	D.No.29-7-7, Vishnuvardhan Rao Street,	
		Vijayawada – 520 002	
		Borrower	
		2. Mr. Golla Sridhar,	
		S/o. Golla Gandadhara Rao,	
		# 29-28-35, Ground Floor,	
		Dasari Vari Street, Vijayawada- 520002	
		Also at:	
		Mr. Golla Sridhar,	
		S/o. Golla Gandadhara Rao,	
		H.No: 22-12-38, Lalapet,	
		Back side of Big Mosque,	
		Guntur – 522 003	
		Borrower/Mortgagor	
		3. Mr. Gangadhara Rao,	
		S/o. Thirumala Rao Golla	
		H.No: 22-12-38, Lalapet,	
		Back side of Big Mosque,	
		Guntur – 522 003	
		Guarantor/Mortgagor	
		4. G. Leelavathi	
		W/o. G. Gangadhara Rao,	
		H.No: 22-12-38, Lalapet,	
		Back side of Big Mosque,	
		Guntur – 522 003	
		Guarantor / Mortgagor	
		5. G.N.V.K. Mahalakshmi,	
		W/o.Golla Sridhar,	
		# 29-28-35, Ground Floor,	
		Dasari Vari Street, Vijayawada – 520 002	
		Also at:	
		G.N.V.K. Mahalakshmi W/o. Mr. Golla Sridhar,	
		H.No: 22-12-38, Lalapet,	
		Back side of Big Mosque,	
		Guntur – 522 003	-
		- Guarantor	
		1. M/s. Sri Vijaya Lakshmi Agencies,	

Kotak Mahindra Bank Ltd. Kondaramireddy Street, Opp Rahaman Park,Governorpet 400051 Vijayawada – 520 002 Registered Office: Bandra Kurla Complex, Bandra (E), Mumbai –



Represented by it Managing Partner	
Mr. Golla Sridhar,	
D.No.29-28-35, Ground Floor,	
Dasarivasi Street, Vijayawada	
Krishna Dist – 520 002	(Borrower
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,	(D ) ( )
Guntur – 522 003	(Partner /
Guarantor/ Mortgagor)	
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,	
	(Dartnor /
Kothapet, Vijayawada – 520 001	(Partner /
Guarantor)	
4. Mr. M.S. Koteswara Rao,	
S/o. Venkata Satyanarayana	
D.No.29-28-35, Ground Floor,	
Dasarivasi Street, Vijayawada	
Krishna Dist – 520 002	
Also at:	
Mr. M.S. Koteswara Rao,	
S/o. Venkata Satyanarayana	
H.No: 9-65-12/B, Sykamvari Street,	
Kothapet, Vijayawada – 520 001	(Partner /
Guarantor)	
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,	

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



Deals aide of Dig Maggue	
Back side of Big Mosque,	(Dontron /
Guntur – 522 003	(Partner /
Guarantor)	
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	
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)	(
7. Mr. Gangadhara Rao,	
S/o. Thirumala Rao Golla	
H.No: 22-12-38, Lalapet,	
Back side of Big Mosque,	
	(Cuaranta)
Guntur – 522 003	(Guarantoi
Mortgagor)	
8. G. Leelavathi	
W/o. G. Gangadhara Rao,	
H.No: 22-12-38, Lalapet,	
Back side of Big Mosque,	
Guntur – 522 003	(Guarantoi
Mortgagor)	
1. M/s. Vijaya Ganapathi Agencies,	
Represented by it Managing Partner	
Mr. Golla Sridhar, DNa 22, 12, 20 /20 Lalanat	
D.No.22-12-38/39, Lalapet,	
Guntur – 522 003	
Borrower	
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	
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	

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		Dorthon / Cuorenton
		Partner / Guarantor 4. Mr. Colla Cangadhara Pao
		<b>4. Mr. Golla Gangadhara Rao,</b> S/o. Thirumala Rao Golla
		H.No: 22-12-38, Lalapet,
		Back side of Big Mosque,
		Guntur – 522 003
		Guarantor/ Mortgagor
		5. G. Leelavathi
		W/o. G. Gangadhara Rao,
		H.No: 22-12-38, Lalapet,
		Back side of Big Mosque,
		Guntur – 522 003
		Guarantor / Mortgagor
2	Name and Address	Kotak Mahindra Bank Limited,
	of the Branch, the	#29-4-19, Kodandaramireddy Street, Opp. Rahman Park Water tank,
	secured Creditor	Governor pet, Vijayawada – 520 002
3	Complete	Mortgage Properties
	Description of the	
	immovable secured	PROPERTY UNDER RELINQUISHMENT DEED No.5336/2018 Dt.
	assets(s) to be sold	<u>12-06-2018</u>
		<b>tem No.1 :</b> Guntur District, Guntur Sub-District, Guntur Municipal
		Corporation area, Patnam Bazar, Opp. Yedugondula Sandu,
		Ramachandrapura Agraharam, Municipal Old Ward No.16, Block No.2,
		I.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
		pounded by:
		East : House wall belongs to Vyakaranam Bala Prasad,
		35.6 Ft
		West : Site belongs to Majeti Hanumantha Rao, 7.6 Ft, and Joint
		watll 25.6 Ft, thus 36.6 Ft
		North : Wall belongs to Yamini Purna Tilakam, 42.3 Ft
		South : The below 2 <sup>nd</sup> item, 30 Ft and Joint path way 12 Ft. thus 42
		Ft.
		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.,
		tem No.2 : Guntur District, Guntur Sub-District, Guntur Municipal
		Corporation area, Patnam Bazar, Opp. Yedugondula Sandu,
		Ramachandrapura Agraharam, Municipal Old Ward No.16, Block No.2,
		F.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:
		East : House wall belongs to Chaparala Krishna Brahmam, 27 Ft.
		Base Trouse wan berongs to enaparata Mishina Drannalli, 27 Ft.

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West : 12 Ft Wide Joint Galli, 27 Ft North : joint path way for the 1st item, Daba Shop Rooms 30 Ft. Suth : Site belongs to Golla Nageswara Rao. 30 Ft. SCHEDULE - B PROPERTY UNDER Will Deed No.285/2003 Dt. 16-08-2003 Guntur District, Guntur Sub-District, Guntur Municipal Corpopration 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:: 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 Garalapati Janardhana Rao, 13 Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again North : Property belongs to Viswanadham Venkayya, 30 Ft. Again North : Municipal Corporation Road 43. Ft 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., SCHEDULE -C PROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015 At Extent of 15 Sq. Yards, 612.54 Sq. Mtrs) of un-divided share in a total extent of 12,532.08 Sq. Yards, 67 iste 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, Commo 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: SITE Boundaries: EAST : Property of Venugopala Swamy Temple. SOUTH : Property Settled by the vendor to the Panc	
South : Site belongs to Golla Nageswara Rao. 30 Pt. Suth : Site belongs to Golla Nageswara Rao. 30 Pt. SUREDULE - B PROPERTY UNDER Will Deed No. 2385 / 2003 Dt. 16-08-2003 Guntur District, Guntur Sub-District, Guntur Municipal Corpopration 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: 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 South : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again North : Property belongs to Viswanadham Venkayya, 30 Ft. Again North : Property belongs to Viswanadham Venkayya, 30 Ft. Again North : Municipal Corporation Road 43. Ft 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., SCHEDULE - C PROPERTY UNDER SLE Deed No.2080/2015 Dt. 23-02-2015 At Extent of 15 Sq. Yards (12.54 Sq.Mtrs) of un-divided share in a total extent of 15 Sq. Yards, 0 site along with as hop 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, Collapudi Village, Gollapudi Panchayat, Ibrahimpatnam, Sub- Registry, Krishna Dist. Being bounded by: STTE Boundaries EAST : Property of Wenugopala Swamy Temple. SOUTH : Property Settled by the vendor to the	West : 12 Ft Wide Joint Galli, 27 Ft
SCHEDULE - BPROPERTY UNDER Will Deed No.285/2003 Dt. 16-08-2003Guntur District, Guntur Sub-District, Guntur Municipal Corpopration 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:; 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, 17.6 Ft. South : Property belongs to Garalapati Janardhana Rao, 27.6 Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13. Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again South : Property belongs to Amina Begum, W/o. M.A. Rahman, 61.3 Ft Again North : Municipal Corporation Road 43. FtWithin 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.CHEDULE - CPROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015 At Extent of 15 Sq. Yards, 07 site along with ashor therein bearing Shop No. 63:25, in the Ground Floor of Yasa sito pharma Market Complex Welfare Society, with a plinth area of 336 Sq.Pt, 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: STTE Boundaries EAST : Property of Bommasani Krishna Murthy WEST: Property of Tadanki Rabelamma NORTH: Property of Wenugopala Swamy Temple. SOUTH : Property Settled by the vendor to the	North $:$ Joint path way for the 1 <sup>st</sup> item, Daba Shop Rooms 30 Ft.
PROPERTY UNDER Will Deed No.235/2003 Dt. 16-08-2003Guntur District, Guntur Sub-District, Guntur Municipal Corpopration 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:: 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, 13.6 Ft. Again East :: Property belongs to Garalapati Janardhana Rao, 27.6 Ft. Again East :: Property belongs to Garalapati Janardhana Rao, 27.6 Ft. Again South :: Property belongs to Garalapati Janardhana Rao, 13 Ft. Again North :: Property belongs to Viswanadham Venkayya, 30 Ft. Again North :: Property belongs to Amina Begum, W/o. M.A. Rahman, 61.3 Ft Again North :: Municipal Corporation Road 43. FtWithin 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., SCHEDULE -C PROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015 At 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.Pt. common area 110 Sq. Pt. situated near Dr. No. 23-41/4, 23-46, RS.No. 188/1, S34/1, Gollapudi Village, Gollapudi Panchayat, Ibrahimpatnam, Sub- Registry, Krishna Dist. Being bounded by: SITE Boundaries: EAST :: Property of Bommasani Krishna Murthy WEST: Property of Tadanki Rabelamma NORTH: Property of Venugopala Swamy Temple. S0UTH : Property Settled by the vendor to the	South : Site belongs to Golla Nageswara Rao. 30 Ft.
Guntur District, Guntur Sub-District, Guntur Municipal Corpopration 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:: 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, 27.6 Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13 Ft. Again North : 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 Within these boundaries an extent of 290 sq. yards or 242.47 sq. mtrs., of site and along with its easements and appurtenances, electricity sc.no 109356, 26593,50014 along with security deposit, water tap, etc., <b>SCHEDULE – C</b> <b>PROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015</b> At Extent of 12,532.08 Sq. Yards, of site along with a shop therein bearing Shop No. 63.25, 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, S34/1, Gollapudi Village, Gollapudi Panchayat, Ibrahimpatnam, Sub- Registry, Krishna Dist. Being bounded by: <b>SITE Boundaries:</b> 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	<u>SCHEDULE – B</u>
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:: 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 Garalapati Janardhana Rao, 13 Ft. Again South : Property belongs to Viswanadham Venkayya, 30 Ft. Again North : Property belongs to Viswanadham Venkayya, 30 Ft. Again North : Municipal Corporation Road 43. Ft 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.on 109356, 26593,50014 along with security deposit, water tap, etc., <b>SCHEDULE - C</b> <b>PROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015</b> At 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: <b>SITE Boundaries:</b> 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	PROPERTY UNDER Will Deed No.285/2003 Dt. 16-08-2003
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:; 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, 17.7 Ft. South : Property belongs to Garalapati Janardhana Rao, 27.6 Ft. Again East : Property belongs to Garalapati Janardhana Rao, 17.6 Ft. Again South : Property belongs to Garalapati Janardhana Rao, 13. Ft. Again South : Property belongs to Viswanadham Venkayya, 30 Ft. Again North : Property belongs to Amina Begum, W/o. M.A. Rahman, 61.3 Ft Again North : Municipal Corporation Road 43. FtWithin 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., SCHEDULE - C PROPERTY UNDER SALE Deed No.2080/2015 Dt. 23-02-2015 At 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, S34/1, Gollapudi Village, Gollapudi Panchayat, Ibrahimpatnam, Sub- Registry, Krishna Dist. Being bounded by: SITE Boundaries: 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	Guntur District, Guntur Sub-District, Guntur Municipal Corpopration
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Registered Office: Bandra Kurla Complex, Bandra (E), Mumbai –



		hayat
		Shop Boundaries: SHOP No. GS-25
		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.,
4	Details of the	
	encumbrances known to the	Nil
	secured creditor	
5	The secured debt	
	for recovery of	Sri Durga Malleswara Enterprises Due Amt Rs.3,38,72,666.15/-
	which property is	(Rupees Three Crore Thirty Eight Lakhs Seventy Two Thousand
	to be sold	Six Hundred Sixty Six and Paisa Fifteen) as on 02-09-2023
		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 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
6	Deposit of Earnest money (EMD)	EMD amount
		Schedule A EMD amount
		Rs.14,23,109/-(Rupees Fourteen Lakhs Twenty Three Thousand
		One Hundred and Nine Only)
		<u>Schedule B EMD amount</u> Rs.15,21,600/-(Rupees Fifteen Lakhs Twenty One Thousand Six
		Hundred Only)
		Schedule C EMD amount
		Rs.1,47,672/- (Rupees One Lakh Forty Seven Thousand Six
7	i. Reserve	Hundred and Seventy Two Only) RP amount for Schedule A
ĺ ′	Price of	
	the	Thousand Ninety Three Only)
	immovable	RP Amount of Schedule B
	Secured	Rs.1,52,16,000/-(Rupees One Crore Fifty Two Lakhs Sixteen
	asset:	Thousand Only) RP Amount of Schedule C
		Rs.14,76,720/-(Rupees Fourteen Lakhs Seventy Six Thousand
		Seven Hundred and Twenty Only)
	ii. Deposit of	Demand Draft drawn in favour of Kotak Mahindra Bank Limited
	EMD:	payable at Vijayawada
L		

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



	iii. Last Date	
	& Time	23.01.2024 Time before 4:00 PM
	which	
	EMD to	
	Submitted	
_	/ remitted	
8	Time and Manner of Payment	The successful bidder shall deposit 25% of sale Price, after adjusting,
	of Payment	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	Date 24.01.2024 from 12:00 P.M to 01:00 P.M,
	Place of Public e-	# 29-4-19, Kodandaramireddy Street, Opp. Rahman Park Water tank,
	auction or time	Governor pet, Vijayawada – 520 002
	after sale by any	
	other mode shall be completed.	
10	The E-auction will	
10	be conducted	M/s C1 India Private Limited, at the web portal
	through Banks	www.bankeauctions.com
	approved service	
	provider. E-auction	https://www.kotak.com/en/bank-auctions.html
	tender documents	
	containing e-	
	auction bid form,	
	declaration etc., are available in the	
	available in the website of the	
	service provider as	
	mentioned above.	
11	i. Bid	i. Schedule A Increment Amount Rs.1,00,000/-
	increment	ii. Schedule B Increment Amount Rs.1,00,000/-
	amount:	iii. Schedule C Increment Amount Rs.10,000/-
	ii. Auto	
	extension:	iv. Unlimited extension of Five Minutes for each bid, if the bid
12	i. Date and	continues , till sale concluded Date 10.01.2024 & 11.01.2024 Time: 11.00 AM to 3.00 PM
14	Time	Date 10.01.2024 & 11.01.2024 THILE, 11.00 AM to 5.00 FM
	during	
	which	
	inspection	
	of	
	immovable	
	asset to be	
	sold and	
	intending	

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



	bidders should satisfy themselve s about the asset and their specificati ons.	
	ii. Contact person with Mobile Number.	Mr. Ramachandran 9515662010 Mr. Nagendra 8976898308 & Mr. Karun 09686812683
13	Other Conditions	<ul> <li>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)</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>

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



## Kotak Mahindra Bank

<ul> <li>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.</li> <li>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 Inmovable Properties/Property as per format prescribed under SARFAESI Act &amp; Rules 2002 only upon receipt of Challancum-statement in form No. 26QB having remitted the TDS. The certificate for TDS in form 16B to be submitted to the bank subsequently.</li> <li>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 &amp; 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.</li> <li>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, Authorize</li></ul>		հյ	In gass final hid amount (sale consideration of seasts is Da 50.00
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service Provider in selling the said repossessed mortgaged Immovable Properties/Property against their professional fee			and condition of this notice for sale, without prior notice, at his
service Provider in selling the said repossessed mortgaged Immovable Properties/Property against their professional fee			discretion & can also avail the services of marketing Agent or
Immovable Properties/Property against their professional fee			service Provider in selling the said repossessed mortgaged
which will recovered from the borrower.			which will recovered from the borrower.

Kotak Mahindra Bank Ltd. Kondaramireddy Street, Opp Rahaman Park,Governorpet 400051 Vijayawada – 520 002 Registered Office: Bandra Kurla Complex, Bandra (E), Mumbai –



	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.
	0)	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)	The borrowers/mortgagor are also hereby informed that they
	17	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.
		······································
	q)	Special Instruction: Bidding in the last movement should be
	17	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.

Place: Vijayawada Date: 08-01-2024 For Kotak Mahindra Bank Ltd. Authorized Officer