



SAM VERTICAL, HYDERABAD

Central Bank of India Building, I-Floor, Bank Street, Koti, Hyderabad – 500 095

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 06.12.2021

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to Central Bank of India (Secured Creditor), the symbolic possession of which has been taken by the Authorized Officer of Central Bank of India (secured creditor) will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 06.12.2021 for recovery of Rs 23,64,63,713.00/- (Rupees Twenty Three Crore Sixty Four Lakh Sixty Three Thousand Seven Hundred and Thirteen Rupees only) due as on 11.09.2018 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) and guarantor(s) :

1. M/s. Sri Lakshmi Govardhana Rice Industry (Borrower)

Corporate Office, Registered Office and Factory at:

D.NO.234/A, VILLIAMSPET, NAGAMAMBAPURAM (V), BUCHIREDDYPALEM (M), NELLORE DIST-524305.

| Name & Full Address of Partners / Guarantors | |
|--|---|
| 1. | MR.VADLAMUDI VINOD KUMAR (MG.PARTNER)/S/O MR.VADLAMUDI VENKAIAH, 27-7-587, SARASWATHI NAGAR, OPP.MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH |
| 2. | MRS.VADLAMUDI SUJITHA(PARTNER), W/O MR.VADLAMUDI VINOD KUMAR, 27-7-587, SARASWATHI NAGAR, OPP.MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH |
| 3. | MR.KOMMI DARMAIAH(PARTNER), S/O KOMMI PENCHALA NAIDU, 27/03/1116-1117, FLAT NO.203, SRI SRINIVASA TOWER, OPP. MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH |
| 4. | MRS.KOMMI SUNITHA,(PARTNER), W/O MR.KOMMI DARMAIAH, 27/03/1116-1117, FLAT NO.203, SRI SRINIVASA TOWER, OPP. MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH |
| 5. | MR. VEEREPALLI .MADHAV RAO (GUARANTOR),S/O MR.VEEREPALLI VENKATESWARLU, 27-7-587, SARASWATHI NAGAR, OPP.MODERN SCHOOL, NELLORE -524002, NELLORE DISTRICT, ANDHRAPRADESH |
| 6. | MRS.YEDLAPALLI PRAMEELA (GUARANTOR),, W/O SESHIAH NAIDU, 27-2-1122, BALAJI NAGAR, NELLORE, NELLORE DISTRICT, ANDHRAPRADESH |

| S.No | Property Details | Reserve Price (Rs.) | EMD (Rs.) | Bid Incremental Amount (Rs.) |
|------|--|---------------------|-------------|------------------------------|
| 1 | Vacant Non Agricultural Land (Conversion of Agricultural Land)pertaining to Sri V Vinod Kumar at Patta No.110, S.No.233/A, Backside of Sri Laskshmi Govardhana Rice Industry, Bothalapalem Road, Nagamamba- puram Panchayat, Buchireddy-palem Mandal extent of AC 0.75 Cts | 13,39,000.00 | 1,33,900.00 | 10,000.00 |

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|-------|--|--------------|--|-----------|---|------|---------------------------|------|------------------------------------|--------------|-------------|-------------|
| 2 | Vacant Non Agricultural Land (Conversion of Agricultural Land)pertaining to Sri V Madhava Rao at Patta No.110, S.No.233/A, Backside of Sri Laskshmi Govardhana Rice Industry, Bothalapalem Road, Nagamamba- puram Panchayat, Buchireddy-palem Mandal extent of 0.75 Acres | 13,39,000.00 | 1,33,900.00 | 10,000.00 | | | | | | | | |
| 3 | <p>Sri Potti Sreeramulu Nellore District Registration-Stonehousepeta Sub-registration-Nellore Municipal Corporation-Nellore Bit,-2 area-Land in Patta No.366, Survey no.657 consisting of extent of Ac 2.72 ¾ cents of land out of it an extent of Ac.0.50 ½ cents or 305.525 ankanams of site along with its adjacent landowners by converting into house plots, near South Rajupalem Road area- as per Layout plan plot bearing No.19 consisting an extent of 20 ankanams and 32 sq.ft.and Plot bearing no. 20 consisting an extent of 20 ankanams and 37 sq.ft. in total 40 ankanams and 69 sq.ft or 327.66 sq.yards of vacant site. Bounded by:-</p> <table border="1" data-bbox="263 896 885 1041"> <tr> <td>North</td> <td>Plot bearing no.18</td> </tr> <tr> <td>South</td> <td>Plot bearing no.21</td> </tr> <tr> <td>East</td> <td>30 feet width layout road</td> </tr> <tr> <td>West</td> <td>Land of Byrupogu Chenchaiiah</td> </tr> </table> <p>an extent of 40 ankanams and 69 sq.ft. or 327.66 sq.yards of vacant site in plot bearing no.19 and 20 in survey no.657 of Nellore Bit-2 area within the above referred boundaries with all its easementary rights.</p> | North | Plot bearing no.18 | South | Plot bearing no.21 | East | 30 feet width layout road | West | Land of Byrupogu Chenchaiiah | 17,41,000.00 | 1,74,100.00 | 10,000.00 |
| North | Plot bearing no.18 | | | | | | | | | | | |
| South | Plot bearing no.21 | | | | | | | | | | | |
| East | 30 feet width layout road | | | | | | | | | | | |
| West | Land of Byrupogu Chenchaiiah | | | | | | | | | | | |
| 4 | <p>Sri Potti Sreeramulu Nellore District Registration-Stonehousepeta Sub-registration-Nellore Municipal Corporation-Nellore Bit,-2 area-Land in Survey no.559/part consisting an extent of Ac 5.84 cents of land by converting into house plots after obtaining permission from the officials of Nellore Bit-2 Panchayat vide D.Dis.85/1969 under the name and style of Sriramanagar, Saraswathi Nagar ward-Plot bearing no. 13 consisting an extent of 46 ankanams and 68 sq.ft. or 375.555 sq.yds or 314.011 sq.mts of site and M.T.C. and A.C.C. Roofed Structures therein with Assessment/I.D.no.1031055578 bearing Door no.27-3-1174, (present Door No.27-7-638), Bounded by:-</p> <table border="1" data-bbox="263 1646 885 1982"> <tr> <td>North</td> <td>Own compound wall of this House adjacent to Site of Late Kotra Kameswaramma in plot bearing no14</td> </tr> <tr> <td>South</td> <td>House wall of Nelanuthula Sarojanamma in Plot bearing no.12 to some extent and Conpound wall of Nelanuthula Sarojanamma to some extent.</td> </tr> <tr> <td>East</td> <td>Road</td> </tr> <tr> <td>West</td> <td>Own compound wall of this House in</td> </tr> </table> | North | Own compound wall of this House adjacent to Site of Late Kotra Kameswaramma in plot bearing no14 | South | House wall of Nelanuthula Sarojanamma in Plot bearing no.12 to some extent and Conpound wall of Nelanuthula Sarojanamma to some extent. | East | Road | West | Own compound wall of this House in | 88,73,000.00 | 8,87,300.00 | 1,00,000.00 |
| North | Own compound wall of this House adjacent to Site of Late Kotra Kameswaramma in plot bearing no14 | | | | | | | | | | | |
| South | House wall of Nelanuthula Sarojanamma in Plot bearing no.12 to some extent and Conpound wall of Nelanuthula Sarojanamma to some extent. | | | | | | | | | | | |
| East | Road | | | | | | | | | | | |
| West | Own compound wall of this House in | | | | | | | | | | | |

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|-------|--|-------|---|-------|--|------|--|------|---|--------------|-------------|-----------|
| | <table border="1"> <tr> <td></td> <td>plot bearing no5 adjacent to Site of Koppolu Kodandaiah</td> </tr> </table> <p>an extent of 46 ankanams and 68 sq.ft. or 314.011 sq.mts of site 375.555 sq.yds M.T.C.650 sq.ft and A.C.C. 575 sq.ft. Roofed Structures therein in plot bearing no.13 in survey no.559/Part of Nellore Bit-2 area within the above referred boundaries with all its easementary rights.</p> | | plot bearing no5 adjacent to Site of Koppolu Kodandaiah | | | | | | | | | |
| | plot bearing no5 adjacent to Site of Koppolu Kodandaiah | | | | | | | | | | | |
| 5 | <p>Sri Potti Sreeramulu Nellore District Registration-Stonehousepeta Sub-registration -Nellore Municipal Corporation-Nellore Bit,-2 area-Land in Survey no.654/1 consisting of Ac3.13 cents of land out of it an extent of Ac.1.712/3 cents of land by converting into house plots alongwith its adjacent land owners under name and style of 'SRINIVASA ENCLAVE' extension OF NTR Nagar, BESIDE NH-5, - as per Layout plan bearing No.42 consisting an extent of 33 1/3 ankanams or 266.666 sq.yards of vacant site. Bounded by:-</p> <table border="1"> <tr> <td>North</td> <td>Plot bearing no.41</td> </tr> <tr> <td>South</td> <td>Plot bearing no.43</td> </tr> <tr> <td>East</td> <td>Plot bearing no.32</td> </tr> <tr> <td>West</td> <td>30 ft.width Layout Road</td> </tr> </table> <p>an extent of 33 1/3 ankanams or 266.666 sq.yards of vacant site in plot bearing no.42 in Survey no.654/1 of Nellore BIT-2 area within the above referred boundaries with all its easementary rights.</p> | North | Plot bearing no.41 | South | Plot bearing no.43 | East | Plot bearing no.32 | West | 30 ft.width Layout Road | 24,93,000.00 | 2,49,300.00 | 10,000.00 |
| North | Plot bearing no.41 | | | | | | | | | | | |
| South | Plot bearing no.43 | | | | | | | | | | | |
| East | Plot bearing no.32 | | | | | | | | | | | |
| West | 30 ft.width Layout Road | | | | | | | | | | | |
| 6 | <p>Nellore District Registration-Stonehousepeta Sub-registration-Nellore Municipal Corporation-Nellore Bit,-2 area-Kusumaharijanawada, Near Door No.1/606-Land in Survey No.385-A2 consisting of Ac 0.52 cents of land and Survey No. 385-A3 consisting of Ac.0.29 1/2 cents of land in total Ac 0.81 1/2 cents of land by converting into house plots under name and style of 'HANUMAN JUNCTION - as per Layout plan plot bearing No.2 consisting an extent of 21 ankanams and 27 sq.ft. or 171 sq.yards of vacant site. Bounded by:-</p> <table border="1"> <tr> <td>North</td> <td>Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00"</td> </tr> <tr> <td>South</td> <td>Plot bearing no.3 Dimensions in this Direction 41'-00"</td> </tr> <tr> <td>East</td> <td>Plot bearing no.9 Dimensions in this Direction 40'-00"</td> </tr> <tr> <td>West</td> <td>Road Dimensions in this Direction 40'-00"</td> </tr> </table> <p>an extent of 21 ankanams and 27 sq.ft. or 171 sq yards of vacant site in plot bearing no.2 within the above referred boundaries with all its easementary rights.</p> | North | Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00" | South | Plot bearing no.3 Dimensions in this Direction 41'-00" | East | Plot bearing no.9 Dimensions in this Direction 40'-00" | West | Road Dimensions in this Direction 40'-00" | 15,99,000.00 | 1,59,900.00 | 10,000.00 |
| North | Plot bearing no.1of Bollepalle Prasad, Dimensions in this Direction 36'-00" | | | | | | | | | | | |
| South | Plot bearing no.3 Dimensions in this Direction 41'-00" | | | | | | | | | | | |
| East | Plot bearing no.9 Dimensions in this Direction 40'-00" | | | | | | | | | | | |
| West | Road Dimensions in this Direction 40'-00" | | | | | | | | | | | |

The date of inspection of properties will be 29.11.2021 AND 30.11.2021 between – 12.00 Noon and 3.00 P



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M and the last date for submission of EMD and documents will be 03.12.2021 before 4.00 P M

| | |
|-----------------------------------|---|
| Date & Time of auction | On 06.12.2021 From 01:00 PM to 03:00 PM |
| Mode of Payment | 1) EMD amount to be paid to wallet provided by M/s IBAPI.in/mstcecommerce 2) H1 bidder to make the payment of BID amount(excluding EMD amount) by way of RTGS/NEFT /Funds transfer to the credit of A/C No. 3774093197 A/c Name: SAM V Hyderabad adjustment account, IFSC code: CBIN0280808 or By Demand Draft / Pay Order in favour of “Authorized Officer, Central Bank of India, SAM V Branch Hyderabad ”payable at Hyderabad |

TERMS AND CONDITIONS OF SALE

1. The property is being sold on “As is where is”, “As is what is”, and “Whatever there is” basis.
2. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective of the properties to their satisfaction before submission of bid. No claim shall be entertained by Authorized Officer or Secured Creditor Bank at any later date.
3. Auction / bidding shall only be through “online electronic mode” through the website of the Service Provider i.e., <https://ibapi.in>
4. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
5. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider through website <https://ibapi.in> or www.ibapi.in and see the guidelines.
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider’s website i.e. <https://ibapi.in> or www.ibapi.in
7. Intending bidders shall hold a valid email address and should register their name/account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For further details, please contact the service provider at their website <https://ibapi.in> or www.ibapi.in (The user id and password can be obtained free of cost by registering name with website <https://ibapi.in> or www.ibapi.in through login id & password.)
8. For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any



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interest.

9. Bids in the prescribed formats shall be submitted “online” through the portal along with the EMD & scanned copy of KYC documents including photo, PAN card & address proof to the service provider and the Authorized Officer before 4:00 PM on 03.12.2021.

10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bid- ding will be for a period of 120 minutes.

11. The property “SHALL NOT BE SOLD” below the Reserve Price.

12. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.

13. The successful bidder should deposit 25% of the bid amount (including EMD) within 24 hours on declaring him as successful bidder and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.

14. EMD of unsuccessful bidders will be returned through NEFT/RTGS by the service provider

www.ibapi.in to the bank accounts details provided by them at the time of registration.

15. The E-auction advertisement does not constitute and will not be deemed to constitute any com- mitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be re- sponsible in any way for any third party claims/rights/dues.

16. In case of default in payment at any stage by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the

Property will be again put to sale.

17. The Encumbrances on the properties known to the Bank is **NIL**.

18. The purchaser has to bear the cess, sales tax (if applicable) and any other statutory dues or other

dues like municipal tax, electricity charges, land use conversion charges, society charges, mainte- nance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the property, all other incidental costs, charges including all taxes and rates outgoings relating to the property.

19. For further details, terms and conditions, the interested bidders can visit our Bank’s website at <https://www.centralbankofindia.co.in> & <https://www.ibapi.in> and submit bid for participation in the E-auction Portal [https:// www.mstcecommerce.com/auctionhome/ibapi/index.jsp](https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)

Note: The intending bidders may contact Mr K. Navajeevan, Chief Manager Mobile No: 6303929015 and Mr. Abhijeet Kumar Jha, chief Manager Mobile No. 9966034524 Ph. No. 040 – 23468903 for ascertaining the details of the properties and also for Inspection of the properties.

Place : Hyderabad

Date : 27.10.2021

**AUTHORISED OFFICER
CENTRAL BANK OF INDIA**