



# THE VISAKHAPATNAM COOPERATIVE BANK LTD.

## PENDURTHI BRANCH, PENDURTHI, Ph : 0891-2764421

### SEALED TENDERS / AUCTION

The Authorised Officer under the Provisions of Sec 13(2) of SARFAESI Act - 2002 issued demand notice dated 21-10-2022 calling up on the borrowers & Guarantors of 1) M/s. M.S. Ramayya Constructions Pvt. Ltd., Rep. by its Managing Director, 2) Sri Mogga Sita Ramayya, S/o. Venkata Ramana, 3) Sri Gummudu Ramesh, S/o. G. Ramunaidu, 4) Sri Raju Babu Peela, S/o. P. Sitaramayya, 5) Smt. Mogga Naga Varalakshmi, W/o. M. Sitaramayya, 6) Smt. Mogga Dakshayani, W/o. R. Sai Harish, 7) Rampe Sri Sai Harish, S/o. R. Ramakrishna, 8) Sri Mogga Geetha Sankar, S/o. M. Sitaramayya, 9) Sri Mogga Sundar Syam Manohar, S/o. Sitaramayya as on 30-09-2022 to pay an amount of Rs. 36,58,14,630.15 (Rupees Thirty Six Crores Fifty Eight Lakhs Fourteen Thousand Six Hundred Thirty and Fifteen Paise only) + Further interest and costs, under the provisions of section 13(4) issued possession notice dated 03-07-2023 and took possession under SARFAESI Act. issued Rule 8(6) Notice. The Authorised officer by way of this public Auction / sealed tenders intends to sell secured assets. on "as is where is basis" at The Visakhapatnam Cooperative Bank Ltd., Pendurthi Branch, Visakhapatnam, Ph : 0891-2764421, On 10-05-2024 (Friday) at 10-00 a.m.

**Auction Date : 10-05-2024 (Friday) at 10-00 a.m.**

**Auction Venue : The Visakhapatnam Cooperative Bank Ltd., Pendurthi Branch, Visakhapatnam**

DESCRIPTION OF SCHEDULED PROPERTY	Total Due as on 29-02-2024 Rs.	Reserve price Rs.	EMD (10%) Rs.
<b>SCHEDULE PROPERTY : MORTGAGED PROPERTY UNDER PHYSICAL POSSESSION OF THE BANK:</b>	<b>42,11,15,819/-</b>	<b>10,58,08,000/-</b>	<b>1,05,80,800/-</b>

**Property No. 1 :** The Property is RCC roof G+3 stored building Situated at Visakhapatnam Dist., Pendurthi SRO & Mandal, Pendurthi Village, Prasanthi Nagar, Survey No. 245/3 of Pendurthi Village, within the GVMC Limits, Regd. Sale Deed No: 4598/2015 Dated: 28/08/2015.

**Boundaries :** East : Site Belongs to Others, South : Site Belongs to Vendor, West : 30 Feet wide Road  
North : Site Sold to the Vendee by the Vendor. **EXTENT : 206.66 Sq. Yards out of 1016.4 sq. yards**

**Property No. 2 :** The Property is RCC roof G+3 stored building Situated at Visakhapatnam Dist, Pendurthi SRO & Mandal, Pendurthi Village, Prasanthi Nagar, Survey No. 245/3 of Pendurthi Village, within the GVMC Limits, Regd. Sale Deed No: 4599/2015 Dated: 28/08/2015.

**Boundaries :** East : Site Belongs to Other, South : Site Sold to Vendee by the Vendor, West : 30 Feet wide Road,  
North : Remaining Site Belongs to Vendor **EXTENT: 206.66 Sq. Yards out of 1016.4 Sq. Yards**

**Total Plinth Area of Item No. 1 & 2 (covered under one building) is: 206.66 + 206.66 = 413.32 Sq. yards**  
**GF=2025.2 Sq. ft., FF=2600.4 Sq. ft., SF=2600.4 Sq. ft., TF=2600.4 Sq. ft. Total is: 9826.4 Sq. ft.**  
**Reserve Price : Rs. 2,12,80,000/- EMD : Rs.21,28,000/-**

**Property No. 3 :** The Property is RCC Roof G+3 storied Building Situated at Visakhapatnam Dist, Pendurthi SRO & Mandal, Pendurthi Village, Prasanthi Nagar, Survey No. 245/3 of Pendurthi Village. Within the GVMC Limits, Regd. Sale Deed No: 4600/2015 Dated: 28/08/2015.

**Boundaries :** East : 30 Feet wide Road, South : Site Belongs to Vendor, West : Remaining Site Belongs to Vendor, North: Site Sold to the Vendee by the Vendor & Remaining Site Belongs to Vendor. **TOTAL EXTENT: 192 Sq. Yards out of 1016.4 Sq. Yards**

**Property No. 4 :** The Property is RCC Roof G+3 stored Building Situated at Visakhapatnam Dist, Pendurthi SRO & Mandal, Pendurthi Village, Prasanthi Nagar, Survey No. 245/3 of Pendurthi Village. Within the GVMC Limits, Regd. Sale Deed No: 4601/2015 Dated: 28/08/2015.

**Boundaries :** East : 30 Feet wide Road, South : Site Sold to the Vendee by the Vendor. West : Remaining Site Belongs to Vendor, North : Remaining Site Belongs to Vendor **TOTAL EXTENT: 106.66 Sq. Yards out of 1016.4 Sq. Yards**

**Total Plinth Area of Item No. 3 & 4 (covered under one building) is: 192 + 106.66 = 298.66 Sq. yards**  
**GF=1208.30 Sq. ft., FF=1775.5 Sq. ft., SF=1775.5 Sq. ft., TF=1775.5 Sq. ft. Total is: 6534.80 Sq. ft.**  
**Reserve Price : Rs. 1,54,76,000/- EMD : Rs. 15,47,600/-**

**Property No. 5 :** The Property is Stilt + Ground+3 Floors building Situated at Main Road, Sujatha Nagar, Opp. R.K. Function Hall, Patta No. 189, covered by S.No. 151/1 part of Chinamushidiwada Village, Pendurthi SRO & Mandal, within the limits of GVMC, Visakhapatnam, under Regd. Sale Deed No. 1921/2018, dated 17-03-2018.

**Boundaries :** East : Property belongs to Sri K. Mohan Rao, South : 7 Feet private Road, West : 100 Feet BRTS Road  
North : Property belongs to Smt. Gandhi Sankari @ Sasikala. **Total Extent : 370.33 Sq. yards**

**Plinth Area : Stilt for Parking 2770 Sq. ft., Ground Floor - 2770 Sft., 1st Floor - 2770 Sft., 2nd Floor - 2770 Sft., 3rd Floor - 2770 Sft., Total 13,850 Sft.,**  
**Reserve Price : Rs. 4,27,66,000/- EMD : Rs. 42,76,600/-**

**Property No. 6 :** The Property is RCC Roof Residential Flat no. 205 in third floor of R.C.C. G+3 floors Apartment in "SRI YADUVAMSI TOWERS" Apartment Situated at Chinnamushidiwada Main Road, Patta No. 438, Survey No. 128/6 Part, of chinnamushidiwada village & Mandal, Pendurthi SRO, within the GVMC Limits, Regd. Sale deed Doc No. 6750/2005 Dated: 23/11/2005.

**Boundaries :** **Apartment** **Flat No. 205 (3rd Floor)**  
East : Visakha to Araku Main Road Open to Sky  
South: Site Belongs to D. Banerji Open to Sky  
West : NAD Employees Society Chanukya Nagar Layout Common Corridor/Lift  
North : Site Belongs to Mumanna Ramu Naidu, Somu Naidu, Erukulu & Others Open to Sky

**Total Extent : 40.27 Sq. Yards undivided and unspecified share out of 600 Sq. yards, Plinth Area : 1678 Sq. ft.**  
**Reserve Price : Rs. 59,99,000/- EMD : Rs. 5,99,900/-**

**Property No. 7 :** The Property is Flat no 304 in fourth floor RCC Roof G+3 stored Building "SRI YADUVAMSI TOWERS" Situated at Chinnamushidiwada Main Road Patta No. 438, Survey No. 128/6 Part, of chinnamushidiwada village, Pendurthi SRO & Mandal, within the GVMC Limits, Regd. Sale deed Doc. No. 6750/2005 Dated: 23/11/2005.

**Boundaries :** **Apartment** **Flat No. 304 (4th Floor)**  
East : Visakha to Araku Main Road Open to Sky  
South: Site Belongs to D. Banerji Open to Sky  
West : NAD Employees Society Chanukya Nagar Layout Common Corridor/Lift  
North : Site Belongs to Mumanna Ramu Naidu, Somu Naidu, Erukulu & Others Open to Sky

**Total Extent : 36.88 Sq. Yards undivided and unspecified share out of 600 Sq. yards. Plinth Area : 1516 Sq. ft.**  
**Reserve Price : Rs. 54,19,000/- EMD : Rs. 5,41,900/-**

**Property No. 8 :** The Property is Flat no 401 in fifth floor of RCC Roof G+3 stored Building "SRI YADUVAMSI TOWERS" Situated at Chinnamushidiwada Main Road Patta No. 438, Survey No. 128/6 Part, of chinnamushidiwada village, Pendurthi SRO & Mandal, within the GVMC Limits, Regd. Sale deed Doc. No. 6750/2005 Dated: 23/11/2005.

**Boundaries :** **Apartment** **Flat No. 401 (5th Floor)**  
East : Visakha to Araku Main Road Common Corridor/Lift  
South: Site Belongs to D. Banerji Open to Sky  
West : NAD Employees Society Chanukya Nagar Layout Open to Sky  
North : Site Belongs to Mumanna Ramu Naidu, Somu Naidu, Erukulu & Others Open to Sky

**Total Extent : 42.94 Sq. Yards undivided and unspecified share out of 600 Sq. yards, Plinth Area : 1789 Sq. ft.**  
**Reserve Price : Rs. 63,98,000/- EMD : Rs. 6,39,800/-**

**Property No. 9 :** The Property is Flat no 403 in fifth floor of RCC Roof G+3 stored Building "SRI YADUVAMSI TOWERS" Situated at Chinnamushidiwada Main Road Patta No. 438, Survey No. 128/6 Part, of chinnamushidiwada village, Pendurthi SRO & Mandal, within the GVMC Limits, Regd. Sale deed Doc. No. 6750/2005 Dated: 23/11/2005.

**Boundaries :** **Apartment** **Flat No. 403 (5th Floor)**  
East : Visakha to Araku Main Road Common Corridor/Lift  
South: Site Belongs to D. Banerji Common Corridor/Lift  
West : NAD Employees Society Chanukya Nagar Layout Common Corridor  
North : Site Belongs to Mumanna Ramu Naidu, Somu Naidu, Erukulu & Others Open to Sky

**Total Extent : 22.61 Sq. Yards undivided and unspecified share out of 600 Sq. yards, Plinth Area : 942 Sq. ft.**  
**Reserve Price : Rs. 34,18,000/- EMD : Rs. 3,41,800/-**

**Property No. 10 :** The Property is Flat no 404 in fifth floor of RCC Roof G+3 stored Building "SRI YADUVAMSI TOWERS" Situated at Chinnamushidiwada Main Road Patta No. 438, Survey No. 128/6 Part, of chinnamushidiwada village, Pendurthi SRO & Mandal, within the GVMC Limits, Regd. Sale deed Doc No. 6750/2005 Dated: 23/11/2005.

**Boundaries :** **Apartment** **Flat No. 404 (5th Floor)**  
East : Visakha to Araku Main Road Open to Sky  
South: Site Belongs to D. Banerji Open to Sky  
West : NAD Employees Society Chanukya Nagar Layout Common Corridor/Lift  
North : Site Belongs to Mumanna Ramu Naidu, Somu Naidu, Erukulu & Others Open to Sky

**Total Extent : 33.91 Sq. Yards undivided and unspecified share out of 600 Sq. yards, Plinth Area : 1413 Sq. ft.**  
**Reserve Price : Rs. 50,52,000/- EMD : Rs. 5,05,200/-**

- Tenders are to be submitted in sealed covers alongwith Pay Order / D.D. / NEFT / RTGS Counterfoil alongwith UTR No. superscribing on the envelope as Tender for sale of property in A/c. of The Visakhapatnam Cooperative Bank Ltd., Pendurthi Branch, positively by 6-00 p.m. on 09-05-2024. No tender will be accepted after 6-00 p.m. on 09-05-2024. The property will not be sold at less than the reserve price.
- If the tenderer participate in representative capacity he must mention the name of person on whose behalf the tender is submitted.
- If a tender is submitted by more than one person they should jointly submit the tender and the property will be registered in joint names.
- If two or more eligible tenders are received property will be put to Auction inter se amongst the tenderers Who opt to participate. The successful bidder should deposit on the same day 25% of the bid amount inclusive of the EMD amount.
- If two or more tenders are received for same amount and if the eligible tenderers do not offer higher amount than the bid amount in Auction, the Authorised officer may decide the successful bidder by drawal of lots.
- The Sale is subject to confirmation by the secured creditor by the Authorised Officer. The balance of the bid amount 75% shall be paid within 15 days from the date of such confirmation of sale.
- In Default of payment of 25% of bid amount and / or balance bid amount within the afore said period, the EMD and the amount paid will be forfeited and property shall be resold and the defaulting bidder shall forfeit all claims on the property.
- Persons interested shall make their own enquiries as to the title of the property claims / Dues etc. against the property.
- Authorised officer reserves right to accept or reject a bid or postpone / Cancel, the Auction without assigning any reason and modify any terms and conditions of this sale without any prior notice.
- The successful bidder should bear arrears of statutory dues, if any against the property such as property tax, water bill, electricity bill, dues for maintenance of the building etc, and should also bear stamp duty, registration fee etc. payable as per law for conveyance of the property
- The bidders should attach along with offer form, like PAN Card issued by the Income Tax Dept. / Photo Identity and Address proof like Aadhaar, Passport, Election Card, Driving Licence etc.

Date : 23-04-2024, Visakhapatnam

Authorised Officer, Pendurthi Branch