



# Pridhvi Asset Reconstruction And Securitisation Company Ltd.

## **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE DEBTS OF M/S. KOTHURI VENKATA RATNAM COMPANY, M/S. SRI LAKSHMI CHILLIES TRADING COMPANY, M/S. SRI RAGHAVENDRA CHILLIES TRADING COMPANY, M/S. SRI VASAVI CHILLIES TRADERS, M/S. VARASIDDI VINAYKA TRADERS & M/S. VIJAYALAKSHMI CHILLIES CORPORATION.**

Auction Sale Notice for Sale of Immovable Assets under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of Secured Creditor i.e., M/s.Pridhvi Asset Reconstruction and Securitisation Company Limited (PARAS), will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis on 15.02.2023 (i.e., WEDNESDAY) for recovery of Rs.7,37,17,520/- in the A/c of M/s. Kothuri Venkata Ratnam Company, Rs. 2,80,46,045/- in the A/c of M/s. Sri Lakshmi Chillies Trading Company, Rs.2,80,47,874/- in the A/c of M/s. Sri Raghavendra Chillies Trading Company, Rs.6,26,54,627/- in the A/c of M/s. Sri Vasavi Chillies Traders, Rs. 2,78,75,204/- in the A/c of M/s. Varasiddi Vinayka Traders and Rs. 7,37,31,489/- in the A/c of M/s. vijayalakshmi chillies corporation, outstanding as on 31.12.2022 with further interest and costs thereon due to the Secured Creditor i.e., PARAS from M/s. Kothuri Venkata Ratnam Company, M/s. Sri Lakshmi Chillies Trading Company, M/s. Sri Raghavendra Chillies Trading Company, M/s. Sri Vasavi Chillies Traders, M/s. Varasiddi Vinayka Traders & M/s. Vijayalakshmi Chillies Corporation as borrowers, Mr. Kothuri Venkata Vara Prasada Rao Gupta, Mr. Kothuri Venkata Siva Koteswara Rao Gupta, Mr. Vura Satya Narayana Gupta, Mrs. Vura Rajeswari, Mrs. Syamala Paremi, Mrs. Amara Naga Malleswari, Mrs. Kothuri Satyavathi Devi, Mr. Venkata Subba Rao Kothuri, Mrs. Kothuri Pavani Padmaja, Mr. Amara Venkateswarlu, Mrs. Gopu Raja Ratna Sindhuri, Mr. Gopu Subramanyam, Mr. Gopu Krishna Raghavendra Gupta as Guarantors/Mortgagors .



SALE NOTICE M/s. Kothuri Venkata Ratnam Company, M/s. Sri Lakshmi Chillies Trading Company, M/s. Sri Raghavendra Chillies Trading Company, M/s. Sri Vasavi Chillies Traders, M/s. Varasiddi Vinayka Traders & M/s. Vijayalakshmi Chillies Corporation

The Details of auction/ reserve price and earnest money deposit and description of secured assets are as follows:

Date and time of Inspection		Last date of submission of bid	Date of Auction	Time of Auction	Min. Bid Increments
On 21.01.2023 Between 11.00 AM to 02.00 PM		On or before 01.00 PM on 15.02.2023	15.02.2023 (WEDNESDAY)	2.30 P.M. onwards item wise	Rs.50,000/-
Auction Venue:	M/s. Pridhvi Asset Reconstruction and Securitisation Company Limited, Door No. 1-55, 4 <sup>th</sup> Floor, ‘Raja Praasadamu’, Masjid Banda Road, Kondapur, Hyderabad – 500 084				
DESCRIPTION OF IMMOVABLE PROPERTIES					
Item No. 1	Reserve Price: Rs.2,50,00,000/-		Earnest Money Deposit: Rs.25,00,000/-		
Guntur District, Guntur Sub District, Guntur City old Ward No.10, New Ward No.14, Block No.1, TS No.88 and 144 an extent of 293 Sq. Yards site with building thereon with Door No.s 22-11-81,82 belonging to Sri Kothuri Venkata Siva Koteswara Gupta, S/o Mr. Kothuri Venkata Vara Prasada Rao Gupta and bounded by: East: Road; South: T. Satyanarayana; West: Siddabathini Akkayamma; Again South: Siddabathini Akkayamma; North: Ch. V. Kotiratnam					
Item No. 2	Reserve Price: Rs.5,50,00,000/-		Earnest Money Deposit: Rs.55,00,000/-		
Guntur District, Nallapadu Sub District, Guntur City, Krishna Nagar, III line, Ward No.18, Block No.20, T S NO.1671, Nallapadu Village, D NO.34/2, 41/1A, 44/1B, 42, 43 an extent of 488 1/9 sq.yds (out of Ac.10.77 cts) belonging to Smt. Kothuri Satyavathi Devi is being bounded by : East: Municipal Road; South: Site of Majeti Pandu Ranganatham; West: Site of Chinta Krishna Rao; North: Compound wall of Gopala settee;					
Item No. 3	Reserve Price: Rs.2,76,00,000/-		Earnest Money Deposit: Rs.27,60,000/-		
Guntur Dist., Nallapadu Sub-Dist, Guntur City, Krishna Nagar, 1st Line, Nallapadu Village, D No. 38/1A and sub-division No. 38/1A2 and extent of 275- 8/9 sq. yds belonging to Mr.Amara Venkateswarlu, with in these boundaries an extent of 275- 8/9 sq. yds site with constructions thereupon and bounded by: East: Site of Illendula Venkata Padmavathi, and Maddi Padmavathi, 39-06 ft; South: Property of Alapati Venu Gopala Rao, 63-00 ft; West: 40-00ft. wide Municipal Road, 39-00 ft; North: Property of N. Sada Sambasiva Reddy 63-06 ft;					

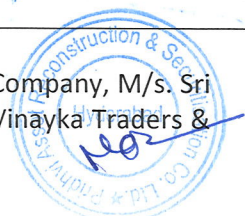
SALE NOTICE M/s. Kothuri Venkata Ratnam Company, M/s. Sri Lakshmi Chillies Trading Company, M/s. Sri Raghavendra Chillies Trading Company, M/s. Sri Vasavi Chillies Traders, M/s. Varasiddi Vinayka Traders & M/s. Vijayalakshmi Chillies Corporation





<b>Item No.4 (a &amp; b under one lot)</b>	<b>Reserve Price: Rs.1,80,00,000/-</b>	<b>Earnest Money Deposit: Rs.18,00,000/-</b>
<p><b>Item No.4a</b> - Guntur District, Guntur Sub District, Guntur City, Lalapet Old Ward 10, Block No.3 T.S.No.377 building with Door No.22-12-88, an extent of 150 Sq.Yds belonging to Sri. Gopu Krishna Raghavendra Gupta and bounded by: East: Road; South: Kanigalpula Venkata Narasimharao; West: Kanigalpula Venkata Narasimha Rao; North: K. Hanumantha rao;</p>		
<p><b>Item No.4b</b> - Guntur District, Guntur Sub District, Guntur City, Lalapet Old Ward 10, Block No.3 T.S.No.377 building with Door No.22-12-88, an extent of 122 Sq. Yds belonging to Sri. Gopu Krishna Raghavendra Gupta and bounded by: East: Item (I) above; South: Joint wall with K. V. Narasimha Rao; West: Galli; North: Joint wall with Gunda Punnaiah</p>		
<b>Item No. 5 (a &amp; b under one lot)</b>	<b>Reserve Price: Rs.3,50,00,000/-</b>	<b>Earnest Money Deposit: Rs.35,00,000/-</b>
<p><b>Item No. 5a</b> -Guntur District, Nallapadu Sub registrar, Guntur city, V line, Krishna Nagar, Nallapadu, Survey No.33, an extent of 227.5/9 sq.yds – 190.21 sq.mts out of Ac.2.75 cents, municipal, D No.3-29-13/25 on Northern side property and bounded by: East: Municipal Road, 29.3 ft., South: Joint wall between the subject property and the property of Voora Venkata Subbarao, 70 ft., West: Property sold by Janapati Peda Bikshalu and the subject property wall, 29.3 ft., North: Compound wall and the property of Dasari Radha Krishna Murthy, 70 ft., Within these boundaries an extent of 227.5/9 sq.yds – 190.21 sq.mts of site in it RCC building bearing SC No.19870 and within all appurtenances therein belonging to Sri V Satyanarayana Gupta, S/o (Late) V V Subba Rao.</p>		
<p><b>Item No. 5b</b> - Guntur District, Nallapadu Sub registrar, Guntur city, V line, Krishna Nagar, Nallapadu, Survey No.33, covering in an extent of 200.2/9 sq.yds out of in an extent of Ac.2.75 cents, D No.3-29-13/25 on Southern side property and bounded by: East: Municipal Road, 25.9 ft., South: Property of Illuri Saidulu and the subject property compound wall, 70 ft., West: Property sold by Janapati Peda Bikshalu and the subject property wall, 25.9ft., North: Joint Property No.5 wall between the property and remaining property of vendor, 70ft., Within these boundaries an extent of 200.2/9 sq.yds – 167.38 sq.mts of site in it RCC building bearing SC No.19870 and within all appurtenances therein belonging to Smt V. Rajeswari.</p>		

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<b>Item No. 6 (a &amp; bunder one lot)</b>	<b>Reserve Price: Rs. 3,80,00,000/-</b>	<b>Earnest Money Deposit: Rs.38,00,000/-</b>
<p><b>Item No. 6a</b> - Guntur District, Guntur Sub-District, Guntur Municipal Corporation Limits, Ramachandrapura Agraharam Village, Patta No.1053, Paimaishi No.5, Block Nos.9, 10, D.No.79 in an <b>extent of 1761.22 sq.yds of Plot No.3</b>, belonging to <b>Sri. Gopu Krishna Raghavendra Gupta</b> is being bounded by: <b>East:</b> Plot No.2, 131ft; <b>South:</b>30ft wide Road,121 ft; <b>West:</b> Plot No.4 sold by vendors to Kothuri Satyavathi, 131ft; <b>North:</b> 40ft wide Road,121 ft;</p> <p><b>Item No. 6b</b> - Guntur District, Guntur Sub-District, Guntur Municipal Limits, Ramachandrapura Agraharam Village, Patta No.1053, Paimaishi No.5, Block Nos.9, 10, D.No.79 in an <b>extent of 1761.22 sq.yds of Plot No.4</b> belonging to <b>Smt. Kothuri Satyavathi Devi</b> is being bounded by: <b>East:</b> Plot No.3 sold by vendor to Kothuri Pushpavathi, 131ft; <b>South:</b>30ft wide Road,121 ft; <b>West:</b> Plot No.5, 131ft; <b>North:</b> 40ft wide Road,121 ft;</p>		
<b>Item No. 7(a,b,c &amp; d under one lot)</b>	<b>Reserve Price: Rs.2,95,00,000/-</b>	<b>Earnest Money Deposit: Rs.29,50,000/-</b>
<p><b>Item No. 7a</b> - Guntur District, Guntur Sub-District, Guntur Municipal Corporation Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 1168 sq. yds (<i>out of 1168 sq. yrds deduction for road winding 67.31 sq. yrds, present available extent of 1100.69 sq.yrds only</i>) ginning mill property belonging to Sri Gopu Krishna Raghavendra Gupta is being bounded by: East : Site of Suryadevara Prakasamma, 87ft; South: 30 ft. Wide Road left by the Vendor, 121.06ft ; West : Site of Kotturi Venkata Siva Koteswara Gupta, 84 ft; North: Peekala Vagu, 124.06ft;</p> <p><b>Item No. 7b</b> -Guntur District, Guntur Sub-District, Guntur Municipal Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 146 sq yds of ginning mill property belonging to Sri. Kothuri Venkata Siva Koteswara Gupta is being bounded by: East: Site of vendee purchased from Neelam Kameswari, 82 ft.; South: 30 ft. wide road left by the vendors, 16ft.; West: Site sold by vendor to Suryadevara Chandra Sekhar, 82ft; North: Peekala Vagu, 16ft.;</p>		

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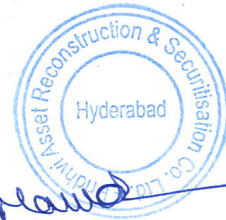
**Item No. 7c** - Guntur District, Guntur Sub-District, Guntur Municipal Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 249 sq yds of ginning mill property belonging to Sri. Kothuri Venkata Siva Koteswara Gupta is being bounded by; East: Site of Vendee purchased from Koduru Suseela 82.06ft, South: 30 ft. wide road left by the vendors, 27.03 ft, West: Site of vendee purchased from Bokkasam Swarajamma, 82 ft; North: Peekala Vagu, 27.03 ft;

**Item No. 7d** - Guntur District, Guntur Sub-District, Guntur Municipal Limits, Town Survey not yet conducted, Ramachandrapuram Agraharam, No. 1053, Block No. 4, D.No. 78/1, in an extent of 1080 sq yds of ginning mill property belonging to Sri. Kothuri Venkata Siva Koteswara Gupta is being bounded by: East: Site of Gopu Krishna Raghavendra Gupta, 84 ft, South: 30 ft, wide road left by the others, 116.09ft, West: Site purchased from Neelam Kameswaramma, 82.06 ft; North: Peekala Vagu, 116.09ft;

*(Total extent of item no.7b,c,d {under 3 registrations} is 1475 sq.yrds, deduction for road winding 68 sq. yrds, present available extent of 1407 sq.yrds only. Total extent available in item no.7 is  $1100.69+1407=2507.69$  sq.yds)*

**Note:** *The all the above properties are common collateral securities to the debts of 1.M/s.Kothuri Venkata Ratnam Company, 2.M/s.Vijaya Lakshmi Chillies, 3. M/s.Varasiddi Vinayaka Traders, 4. M/s.Sri Vasavi Chillies Traders, 5.M/s.Sri Raghavendra Chillies Trading Company, 6. M/s.Sri Lakshmi Chillies Trading Company.*

For Detailed terms and conditions of the sale, please refer to the link provided in secured creditor's website i.e., [www.paras.org.in](http://www.paras.org.in)



**Date: 06.01.2023**

**Place: Hyderabad**

**Authorised Officer**

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