"E-AUCTION OF KAKINADA -PERUMALLAPURAM"

E-AUCTION SALE NOTICE

Whereas The Visakhapatnam Cooperative Bank Ltd., is absolute owner of the below mentioned schedule property having acquired the same by virtue of Registered Sale Certificate with actual possession on the property.

The Bank by virtue of ownership rights has decided to sell the schedule property by virtue of the powers given by Board of Directors for the purpose of utility the sale proceeds for Banking business as the property is a non banking asset. Therefore it was decided to sell the schedule property on "As is where is", "As is what is" and "Whatever there is" on Dt. 20-11-2026 (Friday) (10.30 AM to 11.30 AM) through E-Auction.

E-Auction Date: 20-11-2026 (Friday) at 10.30 AM to 11.30 AM (with unlimited extension of 5 minutes duration each till conclusion of auction)

E-Auction through : https://bankeauctions.com

Details and full description of the property:

<table>
<tr><th>Nature of the Property</th><th>Commercial Site with buildings</th></tr>
<tr><td>Details of the property</td><td>All the piece and parcel of land with an extent of 17182 Sq yards(in two bits of 12826 Sq. yards and 4356 Sq. yards) as per document and 16096 Sq yards as per physical measurements along with the buildings consisting of 6 blocks constructed there on with built up area of 76159 sft, situated at Kotha Perumallapuram Village, AV Nagaram, ThondangiMandalam, Old East Godavari District, Present Kakinada District with assessment of No 765 and Door No. 7-13 and Ass No. 765/1 and Door No. 7-14, Survey No 731 and 751 covered by Registered Document No 4839/2023 and link Document No552/2015, bounded by (as per document)

Total Property:-
Part No:1 (12826 Sq. yards)

<table>
<tr><td>East</td><td>20 ft wide gravel Road (Puntha)</td></tr>
<tr><td>West</td><td>Part No.2 Property</td></tr>
<tr><td>South</td><td>Property belonging to Chittumoju Bhushanam and Pilli Tulasi</td></tr>
<tr><td>North</td><td>Property belonging to others to some extent and Puntha to some extent</td></tr>
</table>
</td></tr>
</table>

Part No. 2 (4356 Sq.yds)

East	Part No.1 to some extent and property belonging to Chittimoju Bhushanam and Pilli Tulasi to some extent
West	Puntha
South	AV Nagaram Road
North	Puntha

OUT OF THE TOTAL PROPERTY DESCRIBED ABOVE, THE BANK INTENDS TO SELL THE PROPERTY THROUGH PUBLIC AUCTION EITHER IN TOTAL OR FRAGMENTED MANNER BY BIFURCATING THE TOTAL INTO THREE SEPARATE ITEMS AS DETAILED BELOW:

Item No.1 :

All the piece and parcel of vacant site with an extent of 3685Sqydsout of the 16096 Sq yards as per physical measurements situated at Kotha Perumallapuram Village, AV Nagaram, Thondangi Mandalam, Old East Godavari District, Present Kakinada District with assessment of No 765 and Door No. 7-13 and Ass No. 765/1 and Door No. 7-14, Survey No 731 and 751 covered by Registered Document No 4839/2023 and link Document No552/2015 and bounded by (as per document)

East	Gravel Road
West	Property of Item No.2
South	Puntha
North	Property of Item No.3

Valued at Rs. 29480000/- (Rupees Two crores Ninety Four Lakhs and Eighty Thousand Only)

Item No.2:

All the piece and parcel of vacant site with an extent of 5317 Sq yards out of the 16096 Sq yards and G+5 Buildings of 33672 Sft built up area as per physical measurements situated at Kotha Perumallapuram Village, AV Nagaram, Thondangi Mandalam, Old East Godavari District, Present Kakinada District with assessment of No 765 and Door No. 7-13 and Ass No. 765/1 and Door No. 7-14, Survey No 731 and 751 covered by Registered Document No 4839/2023 and link Document No552/2015 and bounded by (as per document)

East	Property under Item No.1 & Item No.3

<table>
<tr><td></td><td>
<table>
<tr><td>West</td><td>Puntha & Road</td></tr>
<tr><td>South</td><td>Puntha</td></tr>
<tr><td>North</td><td>Others property</td></tr>
</table>
Valued at Rs.76208000/- (Rupees Seven crores Sixty TwoLakhs and EightThousand Only)

<u>Item No. 3:</u>
All the piece and parcel of vacant site with an extent of 7094.30Sqydsout of the 16096 Sq yards and Buildings of 42487 Sft built up area as per physical measurements situated at Kotha Perumallapuram Village, AV Nagaram, Thondangi Mandalam, Old East Godavari District, Present Kakinada District with assessment of No 765 and Door No. 7-13 and Ass No. 765/1 and Door No. 7-14, Survey No 731 and 751 covered by Registered Document No 4839/2023 and link Document No552/2015 and bounded by (as per document)

<table>
<tr><td>East</td><td>Gravel Road</td></tr>
<tr><td>West</td><td>Property under Item No.2</td></tr>
<tr><td>South</td><td>Property under Item No. 1</td></tr>
<tr><td>North</td><td>Others property</td></tr>
</table>

Valued at Rs. 99241400/- (Rupees Nine Crores Ninety Two Lakhs Forty One Thousand and Four Hundred Only)
</td></tr>
<tr><td>Extent / Area of the property</td><td>17182 Sq. yards (16096 Sq yards as per physical measurement)</td></tr>
<tr><td>Reserve Price (In Rs)</td><td>Total
20,49,29,400/- (Rupees Twenty Crores Forty-Nine Lakhs Twenty-Nine Thousand and Four Hundred Only).

Item No. 1:- 2,94,80,000/- (Rupees Two Crores Ninety-Four Lakhs and Eighty Thousand Only)

Item No. 2:- 7,62,08,000/- (Rupees Seven Crores Sixty-Two Thousand and Eight Thousand Only)

Item No. 3:- 9,92,41,400/- (Rupees Nine Crores Ninety-Two Lakhs Forty One Thousand and Four Hundred Only)</td></tr>
<tr><td>EMD Amount (In Rs)</td><td>Total – 2,04,92,940/- (Rupees Two Crores Four Lakhs Ninety-Two Thousand Nine Hundred and Forty Only).

Item No. 1:- 29,48,000/- (Rupees Twenty-Nine Lakhs Forty-Eight Thousand Only).</td></tr>
</table>

	Item No. 2:- 76,20,800/- (Rupees Seventy-Six Lakhs Twenty Thousand and Eight Hundred Only). Item No. 3:- 99,24,140/- (Rupees Ninety-Nine Lakhs Twenty-Four Thousand One Hundred and Forty Only).
Auction Mode	Online

The Visakhapatnam Cooperative Bank's Account Details:

For the deposit of EMD amount The Visakhapatnam Cooperative Banks Account Number 001990200033366., IFSC Code: IBKL0031VCB

Last date of submission of EMD: Dt. 19-11-2026, 06.00 pm

Contact Details at Bank: Central Office, Estate Section, 5th Lane, Dwarakanagar, Visakhapatnam

Mobile :9848493239 – M Satyanarayana, Zonal Manager, Kakinada Zone.

Maild ID:- Satyanarayana.m@vcbl.bank.in

For more details, visit Bank's website www.vcbl.bank.in or https://bankeauctions.com

E-Auction Process and Terms & Conditions, contact Service Provider: C-1 India, Web portal: https://bankeauctions.com (Contact No.9948182222), Email: dharani.p@c1india.com

Terms and Conditions:

1. The E-Auction is being held on "As is where is", "As is what is" and "Whatever there is"

2. Auction / bidding shall be only through "Online Electronic Bidding" through the website www.bankeauctions.com . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

3. The property will be sold at a price higher than the Reserve Price and the participating bidders may enhance their offer(s) during the course of auction process.

4. To the best of knowledge and information of Bank, there is no encumbrance on any part of the property. However, the intending bidder should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims / rights / dues or any other liabilities affecting the property, prior to submitting their bid. The property is being sold on an "as is where is" "as is what is" "whatever there is" and "without recourse" basis subject to with all the existing and future encumbrances whether known or unknown to the Bank.

5. It shall be the responsibility of the bidder to inspect and satisfy themselves about the assets and specification before submitting the bid. Inspection of premises may be done by the bidders on any working day before Dt. 20-11-2026 (Auction date) between 10:00 hrs to 17:00 hrs. However, for fixing up of appointment for inspection of properties /Documents by the bidders, they should send mail to satyanarayana.m@vcbl.bank, estate@vcbl.bank.in so as to make necessary arrangements. The inspection shall be at the cost of bidder and no claim will be entertained by the bank in this regard. Bidders will be permitted to inspect the properties only in the presence of Bank's Official. The interested bidders may contact on email: satyanarayana.m@vcbl.bank.in, estate@vcbl.bank.in or telephone 9848493239 (mobile) for any clarification.

6. The interested bidders shall remit the applicable earnest money deposit (EMD) for any one of the properties they intend to purchase out of the three items or for the entire property as specified above through any one of the following modes of payment: DD/ PO / RTS / NEFT. The EMD remittance shall be accompanied by the requisite KYC documents as proof of identity and address. The biddershall be liable to be forfeited his/ her EMD amount without any prior notice in the event, if successful bidder he / she fails to comply with the terms & conditions of successful sale, within the stipulated time and commit

any default or otherwise fails to fulfil any of the obligations arising out of the auction process.

7. EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft/PO in favour of Estate officer, The Visakhapatnam Co-operative Bank Ltd., 5th Lane, Dwarakanagar, Visakhapatnam OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of A/c **001990200033366** IFSC Code: IBKL0031VCB on or before 19-11-2026 (1 day prior to Auction), by 06:00 pm.

   The intended bidder should also submit the duly filled in & signed Annexure I & II of auction forms available on website of the Bank apart from KYC documents along with DD/PO / UTR in case of RTGS / NEFT fund transfer towards EMD submitted by hard copies in an envelope superscribed as "EMD/KYC Documents for Bid" so as to reach the address given below on or before 4:00 pm on Dt. 19-11-2026 (1 day prior to auction). In case of RTGS/NEFT/Fund Transfer, Confirmation (UTR Number) of online payment of EMD along with duly filled and signed annexure 1 & II to be sent to estate@vcbl.bank.in before 4:00 pm on Dt. 19-11-2026 (1 day prior to auction).

8. Only buyers who have submitted required amount of EMD along with Annexure I & II of auction forms on or before the stipulated date/time will be considered for participating in the e-auction.

9. Sale shall be made in the name of the Bidder only.

10. Possession of the property shall be handed over to the successful bidder only upon payment of the entire sale consideration and after execution / registration of the Sale Certificate / sale deed as applicable.

11. The EMD of the successful bidders shall be retained and the EMD of unsuccessful bidders shall be refunded without any interest on the amount. The successful bidder shall have to deposit 25% of the sale price, including the EMD already paid, by next working day of the date on confirmation of the bid in favour of the successful bidder by BANK and on payment of the remaining balance of sale price on or before 15th day from date of acceptance of Bid by the Bank or within such extended period as agreed upon in writing by and solely at the discretion of BANK.

12. In case of default in payment by the successful bidder the amount already deposited shall be liable to be forfeited.

13. The Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modification of the terms of the auction without assigning any reason thereof.

14. The prospective qualified bidders may avail online training on e-Auction from https://bankeauctions.com prior to the date of E-Auction.

15. The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the e auction process.

16. The Sale will attract provision of TDS as applicable under sec. 194 1(A) of Income Tax Act on culmination of sale, if sale price is Rs.50 lacs & above.

17. Entire charges in transfer viz stamp duty, registration charges, incidental expenses etc. of properties shall be borne by bidders/buyers only.

18. In the event of any dispute or difference arising out of or in connection with the meaning, interpretation or implementation of these terms & conditions the matters shall be referred to the authorized official of the Bank for amicable resolution. Failing such resolution the dispute or difference shall be referred to a sole arbitrator appointed by the Bank, whose decision shall be final and binding on the parties, subject to applicable laws.

19. The submission of the bid documents means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above terms and conditions of the tender.

Date: 24-10-2026
Place : Visakhapatnam

Authorized Officer
The Visakhapatnam Cooperative Bank td.,
Visakhapatnam