



RECOVERY DEPT, REGIONAL OFFICE, KOTI, HYDERABAD – 500 095

Phone : 040-23468984 E-mail: recvhydero@centralbank.co.in

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 16.09.2019

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso 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 properties mortgaged/charged to Central Bank of India (Secured Creditor), the physical possessions of which had been taken by the Authorised Officers of Central Bank of India, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on 16.09.2019 as per the below details :

Sl. No	Borrowers/Guarantors	Description of Property	13(2) demand notice date & Amount	Reserve Price / EMD Amount / Increment/ Auction Time
GOLCONDA FORT Branch, HYDERABAD, Tel : 040-23428612 & Mob : 6304903724 E-mail : bmhyde2389@centralbank.co.in				
1	<u>Borrowers:</u> 1. SRI MUNNURI SANGAIAH S/O LATE ANTHAIAH H NO 15-30-1152/EWS, KPHB COLONY, KUKATPALLY HYDERABAD – 500072 2. SRI MUNNURI RAVI KUMAR S/O SRI MUNNURI SANGAIAH H NO 15-30-1152/EWS, KPHB COLONY, KUKATPALLY HYDERABAD – 500072 3. SRI MUNNURI NAVEEN KUMAR S/O SRI MUNNURI SANGAIAH H NO 15-30-1152/EWS, KPHB COLONY, KUKATPALLY HYDERABAD – 500072 <u>Guarantor : NIL</u>	ITEM 1 All that the Property of Land & Building at H.No. 1152/EWS at K.P.H.B. Colony, Kukatpally, Ranga Reddy District, bearing Municipal Corporation No 30-1152 admeasuring 44.44 Sq yards or 36.75 Sq.Mtrs, with plinth area 2000 Sq.Ft. in the name of Mr. Munnuri Sangaiah under Equitable Mortgage to the Bank & bounded by: North : 20' Wide Road South : H No 506/MIG-I East : H No 1151/EWS West : Road	13.11.2018 & Rs.19,16,726/- (with interest & cost thereon)	Rs.58,03,000/- & Rs.5,80,300/- & Rs.10,000/- & 1 PM to 2 PM

2	<p>Borrowers :</p> <p>Regd. Office: M/s Raise Healthcare India Pvt. Ltd H.No. 8-2-467/3/1, Flat No. 301, Hill Crest Apartments, Road No. 05, Banjara Hills Hyderabad – 500 034</p> <p>Corporate Office: M/s Raise Healthcare India Pvt Ltd Plot no. 46, h.no. 8-2-277, UBI Colony Road no. 3, Banjara Hills Hyderabad – 500 034</p> <p>Directors / Guarantors: 1)Mrs. Taherunnisa Begum W/o Mr. M. N. Khaja H. No. 8-2-467/3/1 , Flat No. 301, Hill Crest Apartments, Road No.5, Banjara Hills, Hyderabad – 500 034</p> <p>2)Miss Almas Shamail Mohammed D/o Md Nazeer, Flat no. 302, Sukriti Aavaas, Opp RR High School , Buranpuram, Khammam – 507 002</p> <p>3) Mr. Mohd. Nanne Khaja S/o Mr. Mohd Khasim Saheb H. No. 8-2-467/3/1 , Flat No. 301, Hill Crest Apartments, Road No.5, Banjara Hills, Hyderabad - 500034</p> <p>4) Mohd Bade Khaja S/o Mohd Khasim Saheb Flat -20508, Phase 13, Indu Fortune Field, K P H B Colony, Kukatpally , Hyderabad - 500072</p> <p>5)Mrs. Mohd Reyazunnisa W/o Mohd Bade Khaja Flat -20508, Phase 13, Indu Fortune Field, K P H B Colony, Kukatpally , Hyderabad - 500072</p> <p>6) Mrs. R. Sunila W/o Mr. R Srinivas Reddy, Plot No. 77 (North Part) , Gayatri Nagar, Jillalaguda , Saroor Nagar, Hyderabad - 500079</p>	<p>ITEM - 1 All that Unfinished Flat bearing No. 308, Third Floor, Block No. IV; "PRISTINE PLACE" admeasuring a super built up area 1549 Sq. Ft. (including common areas) along with Car parking in the Cellar floor admeasuring 100 Sq Ft. along with 46.48 Sq. Yards of Undivided Share of the Land out of (Acres 4-19 guntas or Equivalent to 21,659 Sq. Yards) in Survey Nos: 129,176 & 177, situated at, Village: Gajularamaram; Mandal & Municipality: Quthbullapur; Dist: Ranga Reddy, Telangana, in the name of Mrs. Taherrunisa Begum W/o Dr. Mohd. Nanne Khaja and bounded by : North : Open to sky, South : Open to sky East : Open to sky, West : Corridor</p> <p>ITEM - II All that unfinished Flat bearing No. 406; Fourth Floor; Block No. III; "PRISTINE PLACE" admeasuring a super built up area 1611 Sq. Ft. along with Car parking in the Cellar floor admeasuring 100 Sq Ft. along with 48.33 Sq. Yards of Undivided Share of the Land out of (Acres 4-19 guntas or Equivalent to 21,659 Sq. Yards) in Survey Nos: 129,176 & 177, situated at, Village: Gajularamaram; Mandal & Municipality: Quthbullapur; Dist: Ranga Reddy, Telangana, in the name of Mrs. Taherrunisa Begum W/o Dr. Mohd. Nanne Khaja and bounded by : North : Open to sky, South : Open to sky East : Open to sky, West : Corridor</p> <p>ITEM - III All that unfinished Flat bearing No. 506; Fifth Floor; Block No. II (Two); "PRISTINE PLACE" admeasuring a super built up area 1525 Sq. Ft. (including common areas) along with Car parking in the Cellar floor admeasuring 100 Sq Ft. along with 45.75 Sq. Yards of Undivided Share of the Land out of (Acres 4-19 guntas or Equivalent to 21,659 Sq. Yards) in Survey Nos: 129,176 & 177, situated at, Village: Gajularamaram; Mandal & Municipality: Quthbullapur; Dist: Ranga Reddy, Telangana, in the name of Mrs. Taherrunisa Begum W/o Dr. Mohd. Nanne Khaja and bounded by : North : Open to sky, South : Open to sky East : Open to sky, West : Corridor</p>	<p>17.05.2018 & Rs.5,25,52,997 /- (with interest & cost thereon)</p>	<p>Rs.28,49,000/- & Rs.2,84,900/- & Rs.10,000/- & 12 Noon to 1 PM</p> <p>Rs.29,63,000/- & Rs.2,96,300/- & Rs.10,000 & 1 PM to 2 PM</p> <p>Rs.28,05,000/- & Rs.2,80,500/- & Rs.10,000 & 2 PM to 3 PM</p>
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Known Encumbrances : NIL

Last Date for submission of EMD & Documents	13.09.2019 before 4:00 PM
Date of Inspection of Properties	12.09.2019 between 11:00 AM and 03:00 PM
Date & Time of auction	On 16.09.2019 From 01:00 PM to 02:00 PM (for Sl.1, Item 1) From 12:00 NOON to 01:00 PM (for Sl.2, Item 1) From 01:00 PM to 02:00 PM (for Sl.2, Item 2) From 02:00 PM to 03:00 PM (for Sl.2, Item 3) (The end time of e-auction will be extended by 5 minutes each time if bid is made within the last five minutes before closure of auction.)
Mode of Payment	By RTGS/NEFT /Funds transfer to the credit of A/c No.3695243724 A/c Name: Authorised Officer, CBI, Hyderabad Region, IFSC code: CBIN0280808 or By Demand Draft / Pay Order in favour of “Authorized Officer, Central Bank of India, Hyderabad Region” 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 Authorised 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://centralbank.auctiontiger.net>
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 M/s E-Procurement Technologies Ltd (Auction Tiger), Ahmadabad, For Support : 079-61200587/54/94/98/59, E-Mail ID : telangana@auctiontiger.net and support@auctiontiger.net Mr. Janardhan Reddy (Hyderabad) Contact No. 7989449311/9052070217.
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider’s website i.e. centralbank.auctiontiger.net

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 the above mentioned address/phone no./mail.
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 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 Authorised Officer before 4:00 PM on 13.09.2019.
10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bidding will initially be for a period of 60 minutes with auto extension of 5 minutes each till the sale is concluded.
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) immediately 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 to the bank accounts details provided by them in the bid form and intimated via their e-mail ID.
15. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible 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, maintenance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

PLACE: HYDERABAD
Date : 09.08.2019

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AUTHORISED OFFICER
CENTRAL BANK OF INDIA