



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

Phone : 040-23468954 E-mail: recvhydero@centralbank.co.in

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 16.03.2020

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 16.03.2020 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
HYDERABAD Main Branch, HYDERABAD, Tel : 040-23468938 & Mob : 6304903700 E-mail : agmhyde0808@centralbank.co.in				
1	<p><u>Borrowers:</u> 1.Regd. Office Address M/s Fresh N Frozen Food Tech (Partnership Firm) 6-1-1063/1/6/A/1, Opp., Collectorate office, Lakdi ka Pool, Hyderabad</p> <p>2.Branch Address: M/s Fresh N Frozen Food Tech (Partnership Firm) Shed in Survey No. 580 and 581, Mangalpally Village, Ibrahimpatnam Mandal, Ranga Reddy District- 501510</p> <p>3.M/s Fresh N Frozen Food Tech (Partnership Firm) Kisan Agro Feed, Dr No.226, 2 nd floor, Downtown mall, Beside Lotus Hospital, Lakdikapul, Hyderabad</p> <p><u>Partners/Guarantors :</u> 1.Mr. Mohammed Hassan, (Partner/Guarantor) S/o Mr. Mohammed Ali 20-7-224/A/1, Qazipura Shah Ali banda, Hyderabad- 500065 2.Mr. Mohammed Shoeb Ali Khan, (Partner/Guarantor), S/o Mr. Mohammed Yakub Ali Khan</p>	<p><u>ITEM 1</u> <u>Portion-A</u> : All that the piece and parcel of residential Land of North West side “portion A” admeasuring 15000 sq. feet (1393.534 sq. mts.) out of land bearing Khasra Nos. 164/4, admeasuring 0.50 hectares & Khasra No. 164/5, admeasuring 0.20 hectares Within Compound of Armors Tower Housing complex, New Jagruti Colony, Near Friends Colony, Katol Road, Mouza -Borgaon, ward No. 62, Street N. 64, City survey No. 529, Nagpur City, Maharashtra. And having entry Survey No. 529, sheet No. 64, Corporation House No. 563/A in the name of Mr. Mohd Israil Sheikh S/o Mr.Haji Mohd Hanif Sheikh under EM to the Bank and bounded by: NORTH: Layout of Manavta SOUTH: Common Road and there after 3000.00 sq.mt. Retainable land marked as portion D EAST : Land of Portion B and thereafter Khasra No. 164/3 WEST : Proposed 9 meter wide Road</p> <p><u>Portion-B</u> : All that the piece and parcel of residential Land of North West side “Portion B” admeasuring 14784.03 sq. feet (1373.47 sq. mts.) out</p>	<p>13.08.2019</p> <p>&</p> <p>Rs.5,17,58,874 /-</p> <p>(with interest & cost thereon)</p>	<p>Rs.8,45,25,000/-</p> <p>&</p> <p>Rs.84,52,500/-</p> <p>&</p> <p>Rs.50,000/-</p> <p>&</p> <p>1 PM to 2 PM</p>

	<p>20-7-44/29, Qazipura Shah Ali banda, Hyderabad- 500065</p> <p>3.Mr. Ahmed Abdul Waseem, (Partner/Guarantor) S/o Mr. Ahmed Abdul Hakeem 8-1-398/D/73, IAS, Colony, Tolichowki, Hyderabad-500008</p> <p>4.Mr. Syed Abdul Sami, (Partner/Guarantor) S/o Mr. Syed Abdul Wahab 9-4-77/A/156, Al Hasnath Colony, Tolichowki, Hyderabad-500008</p> <p>5.Mr. Mohd Israil Sheikh, (Partner/Guarantor), S/o Mr. Haji Mohd Hanif Sheikh 604/2, By Ramji Town, NMV Layout, Nagpur, Maharastra-440013</p>	<p>of land bearing Khasra Nos. 164/4, admeasuring 0.50 hectares & Khasra No. 164/5, admeasuring 0.20 hectares Within Compound of Armors Tower Housing complex, New Jagruti Colony, Near Friends Colony, Katol Road, Mouza -Borgaon, ward No. 62, Street N. 64, City survey No. 529, Nagpur City, Maharashtra. And having entry Survey No. 529, sheet No. 64, Corporation House No. 563/A in the name of Mr. Mohd Israil Sheikh S/o Mr.Haji Mohd Hanif Sheikh under EM to the Bank and bounded by: NORTH: Layout of Manavta SOUTH: Common Road and there after 3000.00 sq.mt. Retainable land marked as portion D EAST : 7.5 meters wide road and thereafter Khasra No. 164/3 WEST : Land of the portion A</p>		
2	<p><u>Borrowers:</u></p> <p>1.Mr Kolan Susheel Aditya Reddy S/o Mr. Kolan Sudarshan Reddy H.No.17-2-707,Opp Fransis Grammar School, Madannapeta, Saidabad, Hyderabad – 500 036</p> <p>2.Mr Kolan Sudarshan Reddy H.No. 17-2-707, Opp Fransis Grammar School, Madannapeta, Saidabad , Hyderabad-500 036</p> <p><u>Guarantor :</u></p> <p>1.Mrs. Kolan Shashikala W/o Mr K Sudarshan Reddy H.No. 17-2-707, Opp Fransis Grammar School, Madannapeta, Saidabad, Hyderabad-500036</p>	<p>ITEM 1</p> <p>All that the piece and parcel of Flat standing in the name of Mrs. Kolan Shashikala W/o Mr K Sudharshan Reddy bearing Flat No.205, 2nd Floor with a plinth area 713 sq ft in cluding he common areas and parking place together with 22 sq yds undivided share of land at H.No. 17-2-539-542 and H.No. 17-2-559 to 563, Balakishan Bugga Reddy Bhavan, Kurmaguda, Saidabad, Hyderabad and bounded by:</p> <p>North: Flat No. 204& Corridor South: Open to Sky East : Open to Sky Road Side West: Staircase and common passage</p>	<p>06.09.2018 & Rs.18,89,653/- (with interest & cost thereon)</p>	<p>Rs.14,34,000/- & Rs.1,43,400/- & Rs.10,000/- & 2 PM to 3 PM</p>
<p>SECUNDERABAD Branch, HYDERABAD, Tel : 040-23468967/9 & Mob : 6304903745 E-mail : bmhyde0814@centralbank.co.in</p>				
3	<p><u>Borrowers:</u></p> <p>1.Dr.Kantula Anjaneyulu S/o Mr. Kantula Bagaiah Flat No.402, Vindhya apartments H No.7-1-618, Behind South India Shopping Mall Near Ameerpet Metro Station Hyderabad – 500 016</p> <p>2.Mrs.Kantula Indira W/o Dr. Kantula Anjaneyulu</p>	<p>ITEM 1</p> <p>All that the Residential Flat bearing No. 402 in Fourth Floor of E “VINDHYA” Block in ADITYA ENCLAVE (GHMC No. 7-1-618/V/402) admeasuring 1460 sft including common areas, balconies and one car parking space no. 41 in the cellar/stilt floor admeasuring 130 sft along with undivided share of land admeasuring 40 sq yds out of 3400 sq yds of Part A in the second phase land admeasuring 14000 sq yds, forming part of Sy.No.11,13to 16,235,236,243,247 and 66 (UDAFa) situated at Ameerpet, Hyderabad, in the name of Mr.</p>	<p>02.07.2019 & Rs.38,35,443/- - (with interest & cost thereon)</p>	<p>Rs.53,43,000/- & Rs.5,34,300/- & Rs.10,000/- & 1 PM to 2 PM</p>

	Flat no.402, Vindhya apartments H No.7-1-618, Behind South India Shopping Mall Near Ameerpet Metro Station Hyderabad – 500 016 <u>Guarantor : NIL</u>	Kantula Anjaneyulu and bounded by : North: Corridor /Open to Sky South: Open to Sky East : Flat No.403 West : Flat No.401		
KALYAN NAGAR Branch, HYDERABAD, Tel: 040-23468617 & Mob : 6304903728 E-mail : bmhyde2369@centralbank.co.in				
4	<u>Borrowers:</u> 1.Mr VAJALA LAXMA REDDY, S/o Sri Venkata Reddy, Flat No.201, BALAJI PEARL, H.No.4-32-775/2/74, Plot No.74, Kukatpally, HYDERABAD-500 072 2. Mrs VAJALA VANAJA, W/o Sri Vajala Laxma Reddy, Flat No.201, BALAJI PEARL, H.No.4-32-775/2/74, Plot No.74, Kukatpally, HYDERABAD-500 072. <u>Guarantor : NIL</u>	ITEM 1 ITEM 1 All that that Flat No.201 (in second floor) of “BALAJI PEARL”, with built up area of 1114 square feet along with undivided share of land 41 square yards out of total 830.55 square yards constructed in H.No.4-32-775/2/74 (old no.4-32- 775/75 part) on Plot No.74, in Survey Nos. 320 & 321, situated at Kukatpally Village, GHMC, Kukatpally Circle, Balanagar Mandal, Ranga Reddy District, under Equitable Mortgage to Bank and bounded by : <u>Boundaries of LAND:</u> North : House on Plot No.75 & 76 South : House on Plot No.73 East : 30” Wide Road West : Nala. <u>Boundaries of Flat No.201 (in Second floor):</u> North : Flat No.202 South : Open to Sky East : Corridor/ Staircase West : Open to Sky	17.07.2019 & Rs.23,34,724/- (with interest & cost thereon)	Rs.32,76,000/- & Rs.3,27,600/- & Rs.10,000/- & 2 PM to 3 PM

Known Encumbrances : NIL

Last Date for submission of EMD & Documents	13.03.2020 before 4:00 PM
Date of Inspection of Properties	12.03.2020 between 11:00 AM and 03:00 PM
Date & Time of auction	On 16.03.2020 (for Property 1 - 1 PM to 2 PM, for Property 2 – 2 PM to 3 PM), for Property 3 – 1 PM to 2 PM & for Property 4 – 2 PM to 3 PM) (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
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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 13.03.2020.
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.
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 : 07.02.2020

Sd/ x x x
AUTHORISED OFFICER
CENTRAL BANK OF INDIA