



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 20.11.2020

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 20.11.2020 as per the below details :

Sl. No	Addresses of Borrowers/Guarantors	Description of Property	13(2) demand notice date & Amount	Reserve Price / EMD Amount / Incremental amount / Auction Time
MUSHEERABAD Branch, HYDERABAD, Tel : 040-23468958 & Mob : 6304903736 E-mail : bmhyde0812@centralbank.co.in				
1	<u>Borrowers:</u> 1.M/s GOLDEN MARKETING (Proprietor : Mr. Piyush Kothari) D.No. 12-1-462/30, 31,40 & 41, Plot Nos.30, 31, 40 & 41 Bandlaguda, Anand Nagar Colony, Nagole, Hyderabad – 500 061 2.Mr. Piyush Kothari (Prop : M/s Golden Marketing) S/o Mr. Jaswantraai Kothari # 3-4-506/201, Marrinath Enclave Street No.10, Barkathpura Hyderabad – 500 027 <u>Guarantor : NIL</u>	ITEM 1 (i) As per Sale deed No.2422/2003 dated 29.05.2003, all that piece and parcel of land bearing Plot Nos. 30 & 31 admeasuring 196 Sq Yds each Total admeasuring 392 sq yds.or 327.75 Sq.Mts. out of layout consisting of Survey No.37/ ୨ to ୧୨ situated at Fathullaguda Village, Uppal Mandal, under L.B. Nagar Municipality, Rangareddy Dist. Registration sub District Saroornagar and Bounded by: North : Plot No. 29 South : Plot No. 32 East : 25' Wide Road West : Plot Nos.40 & 41 & (ii) As per gift Deed No.3007/2007 dated 13.06.2007, all that piece and parcel of land bearing plot Nos 40&41 admeasuring 196 Sq yds each, total admeasuring 392 sq yds or 327.75 Sq Mts. out of layout consisting of Survey Nos.37/ ୨ to ୧୨ situated at Fathullaguda Village, Uppal Mandal, under L.B Nagar Municipality, Rangareddy dist. Registration sub District Saroornagar and bounded by:	22.01.2020 & Rs.1,63,43,518 /- (with interest & cost thereon)	Rs.1,90,20,000 /- & Rs19,02,000/- & Rs.50,000/- & 12 NOON to 1PM

		North : Plot No. 42 South : Plot No. 39 East : Plot Nos. 30 & 31 West : 25' Wide Road		
BEGUM BAZAR Branch, HYDERABAD, Tel: 040-23468943 & Mob : 6304903716 E-mail : bmhyde0809@centralbank.co.in				
2	<p><u>Borrowers:</u> 1. Smt Bindaniya Kiran Latha W/o Sri B Anand Kumar H.No. 14-9-797/A,Thakurwadi Jummarath Bazar, Hyderabad - 500012 2. Sri Bindaniya Anand Kumar S/o Mr. Sajanal Bidhaniya H.No. 14-9-797/A, Thakurwadi Jummarath Bazar, Hyderabad – 500 012 3.Ms Neelima Bindaniya D/o Mr. Bidhaniya Anand Kumar H.No. 14-9-797/A, Thakurwadi Jummarath Bazar, Hyderabad – 500 012</p> <p><u>Guarantor :</u> NIL</p>	<p>ITEM 1</p> <p>All that the Portion of House bearing No. 14-9-797/A admeasuring 64.44 sq yards equivalent to 53.87 square meters, situated at Goshakat, Jummarath Bazar, Hyderabad, Telangana State, in the name Mrs.Bindaniya Kiran Latha W/o Mr. Bidhaniya Anand Kumar under the EM to the Bank and bounded by:</p> <p>North : Neighbour’s House No. 14-9-798 South : Neighbour’s House No. 14-9-796 East : Road West : Part of house No. 14-9-797</p>	<p>12.02.2020</p> <p>&</p> <p>Rs.16,17,579/-</p> <p>(with interest & cost thereon)</p>	<p>Rs.33,13,000/-</p> <p>&</p> <p>Rs.3,31,300/-</p> <p>&</p> <p>Rs.10,000/-</p> <p>&</p> <p>1 PM to 2 PM</p>
3	<p><u>Borrowers:</u> 1.Mrs Tirukkolluri Manjula W/o Mr. Tirukkolluri Praveen Kumar H.No. 29-1494/2, West Kakatiya Nagar, Naredmet, Malkajgiri, Hyderabad-500 094 2.Mr Tirukkolluri Praveen Kumar S/o Mr. V.S. Tirukkolluri H.No. 29-1494/2, West KakatiyaNnagar, Naredmet Malkajgiri, Hyderabad-500 094</p> <p><u>Guarantor :</u> NIL</p>	<p>ITEM 1</p> <p>All that the property of residential part of House bearing No. 29-1494/2,on Plot Nos. 35 (Part) and part of Plot No. 34, in Survey No. 279, admeasuring 142 sq. yards or 118.71 Sq. meters, situated at KAKATEEYA NAGAR, under Malkajgiri Municipality and Mandal, Medchal-Malkajgiri Dist in the name of Mrs Tirukkolluri Manjula W/o Mr. Tirukkolluri Praveen Kumar, under the EM to the bank and bounded by:</p> <p>North : Part of House No. 29-1494/2 South : Part of House No. 29-1494/2 East : Plot Nos. 28 and 29 West : 25' Wide Road</p>	<p>06.12.2019</p> <p>&</p> <p>Rs.8,55,840/-</p> <p>(with interest & cost thereon)</p>	<p>Rs.49,44,000/-</p> <p>&</p> <p>Rs.4,94,400/-</p> <p>&</p> <p>Rs.10,000/-</p> <p>&</p> <p>2 PM to 3 PM</p>

4	<p><u>Borrowers:</u> 1.Mr. Bheemeneni Venkata Chowdary S/o Mr. Bheemeneni Venkata Rao Flat No.305, 'B' Block, Pranit Happy Homes Survey No.90/1, Srinivasa Colony Hydernagar, HYDERABAD – 500 090</p> <p>2.Mrs. Bheemeneni Sirisha W/o Mr. Bheemeneni Venkata Chowdary Flat No.305, 'B' Block, Pranit Happy Homes Survey No.90/1, Srinivasa Colony Hydernagar, HYDERABAD – 500 090</p> <p><u>Guarantor :</u> NIL</p>	<p>ITEM 1 All that the part and parcel of Semi Finished Flat No.501, 5th Floor with Plinth area of 2070 Sq.Ft (including common areas) and One Car parking together with undivided share of Land to the extent of 61 Sq.Yards (allotted under Lavender Block or Block F as per approved plan) out of total extent of land in the Lavender Block of Gardenia Towers, constructed in Survey Nos.69(P), 70(P) and 71(P) of Pet Basheerabad Village and Survey No.337/A, 340, 341/A, 344/AA, 344(P), 122(P) of Jeedimetla Village under Quthbullapur Mandal and GHMC Circle, Medchal Malkajgiri District, Telangana State in the name of Shri Bheemeneni Venkata Chowdary S/o Mr. Bheemeneni Venkata Rao, under Equitable mortgage to Bank and bounded by: North : Open to Sky South : Open to Sky East : Corridor / Open to Sky West : Open to Sky</p>	<p>08.11.2019 & Rs.68,43,284/- (with interest & cost thereon)</p>	<p>Rs.50,30,000/- & Rs.5,03,000/- & Rs.10,000/- & 12 NOON to 1PM</p>
5	<p><u>Borrowers:</u> 1.Mr. James Ratan Swamy S/o Mr.Anthony Ratan 10-5-76/4, Tukaram Gate, North Lallaguda, Secunderabad 500 017 2.Mr. James Ratan Swamy, S/o Mr.Anthony Ratan Flat No.102, First Floor Venkanna Arcade H.No.29-1465/3/F-102 (Old No. 29-1465/3/2), Plot No.176 Kakateeya Nagar, Neredmet, Malkajgiri Medchal-Malkajgiri Dist., 500 056 3.Mrs. Jaya Anthony W/o Mr. Anthony Ratan 10-5-76/4, Tukaram Gate, North Lallaguda, Secunderabad 500 017 4. Mrs. Jaya Anthony W/o Mr. Anthony Ratan Flat No.102, First Floor Venkanna Arcade H.No.29-1465/3/F-102 (Old No. 29-1465/3/2), Plot No.176 Kakateeya Nagar, Neredmet, Malkajgiri Medchal-Malkajgiri Dist., 500 056</p>	<p>ITEM 1 All that Residential Flat bearing No.102, in First Floor of “VENKANNA ARCADE” on Municipal No. 29-1465/3/F-102, (Old No. 29-1465/3/2) on Plot No.176, in Survey Nos.281,282/1, & 287 & 288/1, with a plinth area of 765.Sft., together with common area, Parking, staircase etc., along with the undivided share of land admissuring 32.00 Sq.Yards or 26.75 Sq.Mts., out of 400 Sq.Yards, situated at Kakateeya Nagar, Neredmet, under GHMC Malkajgiri Circle & Mandal, Malkajgiri-Medchal Dist., in the name of Mr.James Ratan Swamy, under EM to the Bank and Bounded by North : Flat No.103 South : Open to Sky East : Open to Sky West : Staircase and corridor</p>	<p>13.01.2020 & Rs.14,23,012.02 (with interest & cost thereon)</p>	<p>Rs.17,27,000/- & Rs.1,72,700/- & Rs.10,000/- & 1 PM to 2 PM</p>

6	<p>Borrowers:</p> <p>1.Mr. James Ratan Swamy S/o Mr.Anthony Ratan 10-5-76/4, Tukaram Gate, North Lallaguda, Secunderabad 500 017</p> <p>2.Mr. James Ratan Swamy S/o Mr.Anthony Ratan Flat No.204, Second Floor Venkanna Arcade, H.No.29-1465/3/2 (Old No. 29-1465/6/2), Plot No.176, Kakateeya Nagar, Neredmet, Malkajiri Medchal-Malkajiri Dist., 500 0563</p> <p>3.Mrs. Jaya Anthony W/o Mr. Anthony Ratan 10-5-76/4, Tukaram Gate, North Lallaguda, Secunderabad 500 017</p> <p>4. Mrs.Jaya Anthony W/o Mr. Anthony Ratan Flat No.204, Second Floor Venkanna Arcade H.No.29-1465/3/2 (Old No. 29-1465/6/2), Plot No.176, Kakateeya Nagar, Neredmet, Malkajiri Medchal-Malkajiri Dist., 500 056</p>	<p>ITEM 1</p> <p>All that Double Bed Room Flat No.204, in Second Floor of “VENKANNA ARCADE” constructed on No. H.No.29- 1465/3/2, (PTI No.1170704089), (Old No. 29-1465/6/2), Plot No.176, with the undivided share of land admisuring 32.00 Sq.Yards or 26.75 Sq.Mts., out of 400 Sq.Yards or 334.4 Sq.Mts., with a built-up area of 765.Sft of RCC, including common area, Scooter Parking, staircase, passage Corridor etc., covered under Survey Nos.281,282/1, & 287 & 288/1, situated at Kakateeya Nagar, Neredmet,under GHMC Malkajiri Circle & Mandal Malkajiri-Medchal Dist., in the name of Mr. James Ratan Swamy, under EM to the Bank and Bounded by</p> <p>North : Open to sky South : Flat No.202 East : Open to Sky West : Corridor</p>	<p>13.01.2020</p> <p style="text-align: center;">&</p> <p>Rs.20,34,639/-</p> <p>(with interest & cost thereon)</p>	<p>Rs.17,27,000/-</p> <p style="text-align: center;">&</p> <p>Rs.1,72,700/-</p> <p style="text-align: center;">&</p> <p>Rs.10,000/-</p> <p style="text-align: center;">&</p> <p>2 PM to 3 PM</p>
---	--	---	--	--

Property Sl.No.	Reserve Price:	EMD	Last date for submission of EMD and documents	Bid incremental amount	Date of inspectio n of propertie s
1	Rs.1,90,20,000/-	Rs.19,02,000/ -	18.11.2020 before 4.00 PM	Rs. 50,000/-	17.11.2020 between 11.00AM and 03.00 PM
2	Rs.33,13,000/-	Rs.3,31,300/-	18.11.2020 before 4.00 PM	Rs. 10,000/-	17.11.2020 between 11.00AM and 03.00 PM
3	Rs.49,44,000/-	Rs.4,94,400/-	18.11.2020 before 4.00 PM	Rs. 10,000/-	17.11.2020 between 11.00AM and 03.00 PM
4	Rs.50,30,000/-	Rs.5,03,00/-	18.11.2020 before 4.00 PM	Rs. 10,000/-	17.11.2020 between 11.00AM and 03.00 PM

5	Rs.17,27,000/-	Rs.1,72,700/-	18.11.2020 before 4.00 PM	Rs. 10,000/-	17.11.2020 between 11.00AM and 03.00 PM
6	Rs.17,27,000/-	Rs.1,72,700/-	18.11.2020 before 4.00 PM	Rs. 10,000/-	17.11.2020 between 11.00AM and 03.00 PM

Date & Time of auction	<p>On 20.11.2020 From 12:00 NOON to 01:00 PM (for Property 1) From 01:00 PM to 02:00 PM (for Property 2) From 02:00 PM to 03:00 PM (for Property 3) From 12:00 NOON to 01:00 PM (for Property 4) From 01:00 PM to 02:00 PM (for Property 5) From 02:00 PM to 03:00 PM (for Property 6) 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.</p>
Mode of Payment	<p>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</p>

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. Ch Ravi (Hyderabad) Contact No. 8008617666.
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 18.11.2020.

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 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, all other incidental costs, charges including all taxes and rates outgoings relating to the property.

PLACE: HYDERABAD

Date : 13.10.2020

AUTHORISED OFFICER
CENTRAL BANK OF INDIA