

**SAM V BRANCH ,FIRST FLOOR, CENTRAL BANK OF INDIA BUILDING,
BANK STREET, KOTI, HYDERABAD – 500 095**

PH: 040 – 23468903 Mob : 8329575324,8464083962

E-mail: dgmsamhyde@centralbank.co.in

REGD. POST WITH ACK. DUE

SAM HYD:2020-21/244

Place : HYDERABAD

Date : 21.08.2020

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 07.09.2020

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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 property mortgaged/charged to Central Bank of India (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of Central Bank of India (secured creditor) will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 07.09.2020 for recovery of Rs 452,41,66,288/- (Rupees Four Hundred and Fifty Two Crores Fourty one Lakhs Sixty Six Thousand Two Hundred and Eighty Eight only) due as on 09.01.2017 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s) :

Name and address of the Account/ Borrower/ Guarantor/Mortgagor	Particulars of the mortgaged property to be sold
<p>1. M/s Transstroy India Limited (Under Liquidation represented by Liquidator Mr. G.V. Narasimha Rao) – (Borrower) (Corporate Office) 8-2-293/82/A/61/1, Plot No. 60 & 61A, Road No 1 & 5, Jubilee Hills Co-operative House Building Society Ltd, Hyderabad – 500 073.</p>	<p>ITEM 1: All that part and parcel of the property bearing Municipal No. 8-2-293/82/DKN/6-A, on Plot No.6-A in Survey No.93, co-relating to Town Survey No.11, Block-F, admeasuring 640 Sq. yds. equivalent to 535.04 Sq.mtrs. situated at Devarakonda Nagar, Road No.51, Jubilee Hills, Hyderabad, standing in the name of M/s. Transstroy India Limited vide Registered Document No.2863/09 dated 04.09.2009 and bounded as follows.</p> <p>North: Neighbour’s open land South: Road East: H.No.8-2-293/82/DKN/6 (plot No6) West: Road</p>

<p>M/s Transstroy India Limited (Under Liquidation represented by Liquidator Mr. G.V. Narasimha Rao – (Borrower) (Registered Office) D No : 8-14-28, Tobacco Colony , Guntur, Andhra Pradesh - 522001</p>	
<p>Guarantors 1. Mr. Sridhar Cherukuri (Guarantor) Suspended Managing Director M/s Transstroy India Limited, 8-2-684/2,Flat NO.106, Rock Levelz Apts, Gulmohar Avenue, Road No.12, Banjara Hills , Hyderabad 500034</p>	
<p>2. Mrs. R Leela Kumari (Guarantor) (Died on 15/07/2016) Represented by her legal representatives</p> <p>a. Sri. Rayapati Sambasiva Rao H.No: 5-91-25, 4th Lane, Lakshmipuram, Guntur, Andhra Pradesh - 522001</p> <p>b. Smt. Marni Devika Rani W/o Sri. Narayya Choudhury H.No:5-91-25,4th Lane, Lakshmipuram, Guntur, Andhra Pradesh - 522001</p> <p>c Smt. Mutthavarapu Lakshmi, W/o Sri. Srinivasa Babu H.No:5-91-25,4thLane,Lakshmipuram, Guntur, Andhra Pradesh - 522001</p> <p>d. Sri. Rayapati Ranga Rao S/o R. Sambasiva Rao H.No:5-91-25,4th Lane, Lakshmipuram, Guntur, Andhra Pradesh - 522001</p>	

Property Item No	Reserve Price	EMD	Last date for submission of EMD and documents	Bid incremental amount	Date of inspection of properties
1	Rs.3,59,10,000/-	Rs.35,91,000/-	05.09.2020 before 4.00 PM	Rs. 1,00,000/-	03.09.2020 between 12.00PM and 03.00 PM

Date & Time of auction	On 07.09.2020 From 01:00 PM to 03:00 PM
Mode of Payment	<p>1) EMD amount to be paid to wallet provided by M/s IBAPI.in/mstcecommerce</p> <p>2) H1 bidder to make the payment of BID amount(excluding EMD amount) by way of RTGS/NEFT /Funds transfer to the credit of A/C No. 3774093197 A/c Name: SAM V Hyderabad adjustment account, IFSC code: CBIN0280808 or By Demand Draft / Pay Order in favour of "Authorized Officer, Central Bank of India, SAM V Branch Hyderabad "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 Authorized 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://ibapi.in>
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 through website <https://ibapi.in> or www.ibapi.in and see the guidelines.
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider's website i.e. <https://ibapi.in> or www.ibapi.in
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 their website <https://ibapi.in> or www.ibapi.in (The user id and password can be obtained free of cost by registering name with website <https://ibapi.in> or www.ibapi.in through login id & password.)
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 Authorized Officer before 4:00 PM on 05.09.2020.
10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bidding will be for a period of 120 minutes.
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) within 24 hours 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 by the service provider www.ibapi.in to the bank accounts details provided by them at the time of registration.

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.

Note: The intending bidders may contact Mr N.Amareshwar, Manager Mobile no: 8464083962 and Mr Abhijeet Kumar Jha , Chief Manager Mobile No: 8329575324 Ph. No. 040 – 23468903 for ascertaining the details of the properties and also for Inspection of the properties.

Place : HYDERABAD
Date : 21.08.2020

AUTHORISED OFFICER
CENTRAL BANK OF INDIA

