

E-AUCTION NOTICE UNDER SARFAESI ACT, 2002

Whereas Central Bank of India through its Authorized Officer has issued Demand Notice on under Section 13(2) as given hereunder against the names of the borrowers and/or guarantors and Possession Notice as given hereunder against the names of the borrowers and/or guarantors under Section 13(4) of the SARFAESI Act,2002 for recovery of amounts mentioned against their names hereunder on dates mentioned thereagainst with interest and charges thereon as applicable and the borrowers/guarantors failed to pay the amount. Now, the Authorized Officer of Central Bank of India, Asset Recovery Branch, Hyderabad proposes to sell the following mortgaged properties in the a/cs of borrowers mentioned hereunder through e- tender/auction under Sub Section (4) and (12) of Section 13 of SARFAESI Act and Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 in **'as is where is condition'. and "As is what is" condition.**

Name of the borrower/s And guarantors	Details of Mortgaged Property	Demand Notice Date Under Sec 13(2) and 13(4) and Amount	Reserve Price and EMD	E- Auction Date And time
<p>BORROWER:- 1 M/s. Venkata Ramana Commercial Corporation, 3-28-48/1, 6/1 Brindavan Gardens (South), Guntur-522006</p> <p>BORROWER:- 2.M/s. Yerram Venkata Ramana Industries Pvt. Ltd By its Managing Director Sri. Yerram Ram Babu, Dr.No. 5-87-37/4B, 4th Line, Ashok Nagar, Guntur-522002</p>	<p>1. Guntur district, Guntur Sub- district, Guntur Municipal Corporatrion Area, Ashok Nagar, Guntur Village D. NO. 8/7, AC. 0.54 Cents, D.No. 8/8, Ac. 1-33 Cents, total of both the numbers is Ac. 1.87 Cents, out of which Northern Portion of Plot No. 5 of an extent of 240 Sq.Yds having a triplex residential house with Door No. 5-87-32/4B, standing in the name of Sri Yerram Ram Babu S/o. Yerram Narasimha Rao and Smt. Yerram Nagalakshmi W/o. Sri Yerram Ram Babu and bounded by: North: Property belongs to Vemulapalli Gaja lakshmi - 54 Feet South: Passage left for the</p>	<p>13(2)-13.02.2019- 1.Venkata Ramana Commercial Corporation- Rs. 5,62,83,020/- 2. YVR Industries ltd.Rs.1,04,27,051/- 3.Yerram Rambabu –Rs.6928204/- 13(4)-18.02.2020</p>	<p>Rs.273.43 lacs – EMD- Rs.27.35 lacs</p>	<p>24.11.2020 11.00 AM TO 11.30 AM</p>

<p>BORROWER:- 3.Sri. Yerram Ram Babu S/o Sri. Y. Narasimha Rao Occ: Business D.No. 3-28-48/1, 6/1, Brindavan Gardens Guntur-522 006, Andhra Pradesh</p>	<p>exclusive ingress & egress of Yerram Rambabu & Yerram Nagalakshmi leading to main road On the southern side Municipal Road & Puttagunta Ratna Kumari :64 feet East:- Property belongs to Bommidala Narayana Murthy – 40feet West: Property belongs to Adusumalli Hanumanth Rao-40 feet</p>			
<p>BORROWER:- 4.Smt. Yerram Nagalakshmi W/o Sri. Yerram Ram Babu D.No. 5-87-37/4B, 4/1, Ashok Nagar Guntur-522 002, Andhra Pradesh</p> <p>GUARANTOR:- 1.Smt. (Kolla)Yerram Nagalakshmi W/o Sri. Yerram Ram Babu D.No. 5-87-37/4B, 4/1, Ashok Nagar Guntur-522 002, Andhra Pradesh</p> <p>GUARANTOR:- 2. Sri. Yerram Ram Babu S/o Sri. Y. Narasimha Rao D.No. 3-28-48/1, 6/1, Brindavan Gardens Guntur-522 006, Andhra Pradesh</p>	<p>2. Residential plot regd. In Sub- Registrar Office, Nallapadu, Guntur District. 818 Sq.Yds of site standing in the name of Sri Yerram Ram Babu S/O. Yerram Narasimha Rao located in D.No. 206/1, situated within Stambhalagaruvu area, backside of Sathoshimata Temple, nearest Door No. 2-14-126/2, Syamala Nagar, Nallapadu Sub-Division, Guntur District and bounded by: North: Santhoshimata Temple South: 40 feet Road East : 30 Feet wide road West : Site belonging to Sri Konda Pitchaiah</p>		<p>Rs.268.40 lacs EMD- Rs.26.84 LACS</p>	<p>24.11.2020 11.30 AM TO 12.00NOON</p>

The end time of e-auction will be extended by 10 minutes each time if bid is made within the last ten minutes before closure of auction.

TERMS & CONDITIONS OF SALE

1. Sale will be done by the undersigned through e-auction platform provided at web portal <https://ibapi.in> or www.ibapi.in
2. Last date for submission of EMD and documents is 24.11.2020 upto 2 hours before the auction.
3. The minimum incremental amount for both the bid numbers is Rs 1,00,000/-
4. The E-Auction is being held on "AS IS WHERE IS" and 'AS IS WHAT IS BASIS'. Application for bidding shall only be through 'online electronic mode' through the website of the service provider i.e. <https://ibapi.in> or www.ibapi.in
5. The bidders may apply and participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself / herself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
6. To the best of knowledge and information of the authorised officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, titles of properties put on auction and claims/rights/dues/affecting the property prior to submitting their bid and the Authorised Officer shall not be responsible for the same. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer / Secured creditor shall not be responsible in any way for any third party claims/rights/dues.
7. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting the bid. The inspection of properties put on e-auction will be arranged for the interested bidders at the site from 16.11.2020 to 21.11.2020 from 10.00 am to 05.00 pm. In this regard, please contact Mrs.P.Rajini Rao, Sr.Manager, Asset Recovery Branch, Koti, Hyderabad, Contact No.9701356911/6303704789
8. The interested bidders shall submit their EMD through Web Portal | <https://ibapi.in> or www.ibapi.in OR www.mstcecommerce.com

The EMD 10% of Reserve Price shall be payable to MSTC, who are the authorized auction agents of our Bank. through the authorized channels prescribed by them in the portal <https://ibapi.in>. Please note that cheques / demand draft shall not be accepted as EMD amount.

For any enquiries regarding the auction of the property, the interested bidders may contact Asset Recovery Branch, Hyderabad e-mail ID archydero@centralbank.co.in. Contact Mr.Pramod V Sawant, Asst General Manager, Telephone No, 040-23468905 Mobile No. 9987412130 or Mrs.P.Rajini Rao, Senior Manager Contact no. 040-23468929, Mobile no.9701356911/6303704789 during office hours on working days.

11. The bidders are advised to go through the detailed terms & conditions of E-auction available on the Web Portal at <https://ibapi.in> or www.ibapi.in before submitting their bids and taking part in the E-auction.

12. The property will not be sold below the reserve price.

13. The successful bidder should deposit 25% of the bid amount including EMD immediately on declaring him as successful bidder and balance 75% of bid amount within 15 days from date of confirmation of sale.

14. Sale is subject to confirmation by secured creditor i.e Central Bank of India, Regional Office, Hyderabad.

15. In case sale is not confirmed or set aside on any ground whatsoever the purchaser shall be entitled for refund of his deposit or earnest money as the case may be WITHOUT INTEREST and shall not be entitled for any cost, charges and expenses or any compensation or damages whatsoever.

16. In default of payment of 25% of bid amount on the same day of auction and balance bid amount within stipulated period, the EMD and amount paid will be forfeited and property shall be resold and the defaulting bidder shall forfeit all claims to the property.

17. The successful bidder should bear arrears of statutory dues if any against the property such as property tax, water bill, electricity bill etc, and also should bear stamp duty registration fee etc. as per law of conveyance of the property.

18. Authorised Officer / Secured Creditor is not bound to accept the highest offer or any or all offers and reserves the right to accept or reject the bid or postpone / cancel the auction without assigning any reason whatsoever and modify terms of sale without any prior notice.

Statutory 15 days sale notice under rule 8(6) of the SARFAESI Act 2002.

The abovementioned borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of e-auction failing which the property will be auctioned /sold and balance dues, if any, will be recovered with interest and cost applicable.

Date:16.10.2020
Place: Hyderabad
India,

Authorised Officer
Central Bank of
ARB, Hyderabad