

REGD. POST WITH ACK. DUE

SAM HYD:2020-21/335

Place : HYDERABAD

Date : 17.09.2020

APPENDIX : IV-A
[See proviso to Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 20.10.2020

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), for which symbolic possession 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 20.10.2020 for recovery of Rs **63,46,11,670/- (Rupees Sixty Three Crores Forty Six Lakhs Eleven Thousand Six Hundred and Seventy only)** { Fund Based - Rs 59,86,11,670/- (Rupees Fifty Nine Crore Eighty Six Lakhs Eleven Thousand Six Hundred and Seventy only) due with interest, an amount paid on invocation of Bank Guarantee by Andhra Pradesh State Civil Supplies Corporation is Rs 3,60,00,000/- (Rs Three Crore and Sixty Lacs only) } & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s) :

- 1) **M/s Sri Raja Rajeswari Raw and Boiled Rice Mill (Borrower)**
Represented by Managing Partner (K Prasanna Kumar Reddy) & Partner (K Pratima)
309/1B, Penuballi Village, BuchiReddy Palem (M), SPSR, Nellore District, A.P-524305.

Sno	Name and Full Address of Partner / Guarantor
1	Shri K Prasanna Kumar Reddy (Partner & Guarantor), S/o K Padmanabha Reddy, D.No. 16-3-593-A, 2 nd Street, Rama Murthy Nagar, Nellore District , AP.
2	Smt. K. Pratima, (Partner & Gurarantor), W/o K Prasanna Kumar Reddy, D.No. 16-3-593-A, 2 nd Street, Rama Murthy Nagar, Nellore District , AP.
3	Shri K Padmanabha Reddy (Guarantor) W/o K Prasanna Kumar Reddy, D.No. 16-3-593-A, 2 nd Street, Rama Murthy Nagar, Nellore District , AP.

Particulars of the mortgaged property to be sold	Reserve Price (in Rs.)	EMD (in Rs.)	Bid Increment Amount (in Rs.)
<p><u>Property 1:</u></p> <p>All that part and parcel of the property Rcc Residential building with having only Ground Floor rights in building with Ground + 2 Floors with Ground Floor Undivided Share of 200 Sqyds located at C A S No 278, Plot No 14 , Old D No 16/III/593, New D No 16-7-143, Rama Murthy Nagar, Ward No 16-3, Nellore Municipal Corporation, Nellore, standing in the name of Sri Kandra Prasanna Kumar Reddy S/o Padmanabha Reddy vide Registered Document No.9867/2003 dated 06.09.2003 under joint sub-registrar office Nellore, and bounded as follows. East : Site in Plot No 25 South: Site in Plot No 15 West : Municipal Road North: Site in Plot No 13</p>	<u>1,18,78,000/-</u>	<u>11,87,800/-</u>	<u>1,00,000/-</u>
<p><u>Property-2:</u></p> <p>All that part and parcel of the property Vacant Site Admeasuring 400Sqyds Situated at Plot No 21 , C A S No 680/P & 681/p, near Isckon City, Kondayapalem Area, Nellore Municipal Corporation, Nellore, standing in the name of Sri Kandra Prasanna Kumar Reddy S/o Padmanabha Reddy vide Registered Document No.1846/2001 dated 19.03.2001 under joint sub-registrar office Nellore, and bounded as follows. East : Plot No 28 South: Plot No 22 West : 30 ft Wide Lay Out Road North: Plot No 20 of P B V Hemamalini & P Devika</p>	<u>51,00,000/-</u>	<u>5,10,000/-</u>	<u>50,000/-</u>
<p><u>Property-3:</u></p> <p>All that part and parcel of the property Vacant Land Admeasuring 400Sqyds in Plot No 22, C A S No 680/P & 681/P, Isckon City, Kondayapalem Area, Nellore Municipal Corporation, Nellore, standing in the name of Sri Kandra Prasanna Kumar Reddy S/o Padmanabha Reddy vide Registered Document No.8349/2016 dated 23.11.2016 under joint sub-registrar office Nellore, and bounded as follows. East : Plot No 27 South : Plot No 23 West : 30 ft Wide Lay Out Road North : Plot No 21</p>	<u>51,00,000/-</u>	<u>5,10,000/-</u>	<u>50,000/-</u>

<p>Property-4: All that part and parcel of the property Vacant Site Admeasuring 311Sqyds situated at Plot No 21, Sy no 1240-A,, 1241,1242-A & 1243 Near Narayana Engineering College , Harandhapuram Area, Nellore Municipal Corporation, Nellore, standing in the name of Sri Kandra Prasanna Kumar Reddy S/o Padmanabha Reddy vide Registered Document No.9392/2003 dated 29.08.2003 under joint sub-registrar office Nellore, and bounded as follows.</p> <p>East : Plot No 22 of P Suneel Kuma South: Land of P Subrahmanyam & Others West : Plot No 20 of K Padmanabha Reddy North: 30 feet Road</p>	<p><u>19,82,000/-</u></p>	<p><u>1,98,200/-</u></p>	<p><u>25,000/-</u></p>
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Date & Time of auction	On 20.10.2020 From 01:00 PM to 03:00 PM
Last Date for Submission of EMD and Documents	17.10.2020 before 4.00PM
Date of Inspection of Properties	<p>On 16.10.2020 - For Property 1 – 11.00am to 2.00 Pm For Property 2, 3 ,4 – 3.00PM to 5.00PM</p>
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 17.10.2020.
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 T Parameshwaraiah , Chief Manager Mobile No: 6303929015 Ph. No. 040 – 23468903 for ascertaining the details of the properties and also for Inspection of the properties.

AUTHORISED OFFICER
CENTRAL BANK OF INDIA
Nellore Branch