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APPENDIX-IV-A

[See proviso to rule 8(6)]

Sale notice for sale of immovable properties

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 8 (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 the Secured Creditor, the constructive/physical (whichever is applicable)* possession of which has been taken by the Authorized Officer of Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 11.11.2021 (mention date of the sale) for recovery of Rs.2725598/- as on 05.10.2021 due to the Secured Creditor from 1) RIYAZ PATTAN, S/O RAHAMTHULLA KHAN 2) PATTAN IMRAN KHAN S/O PATTAN RIYAZ 3) PATAN HABIDA BEE W/O PATTAN RIYAZ (mention name of the Borrower(s)). The reserve price will be Rs.1200000/- and the earnest money deposit will be Rs.120000/-.

Nellore District Registration – Registered Equitable Mortgage of house site an extent of 50 ankanams or 400 Sq.yards, site in patta NO.372, S.No 186-7 along with building ground floor already constructed thereon, plinth area of 575 sq.ft under Door no.3-125, at Kappaladoruvu village, Tallapudi Gram Panchayat, Valluru post, Muthukuru Mandal, SPSR Nellore District bounded by:

North : C-Schedule Property
South : A-Schedule Property
East : 12th wide joint way
West : Land of Valluru Ramakrishnaiah

Measurements: East: 51'-06”, West: 51'-06”, North: 70'-0”, South 70'-0”

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://bankauctions.in>, www.apgb.in, Mobile number-8500737763.

Date: 05.10.2021

Authorized Officer

Place: NELLORE

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E –Auction sale notice under SARFAESI Act 2002

***Sale of immovable/movable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(herein after referred to as the Act).**

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property mortgaged to Andhra Pragathi Grameena Bank, the possession of which had been taken by the Authorized Officer of the Bank under S. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc as detailed below.

The property described below is being sold on “AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS” under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Name and address of Borrower/Guarantor	<p>(Borrower/Mortgagor/guarantor/owner of property)</p> <p>Sri Riyaz Pattan, S/o Rahamthulla D.No 3-125, Kappala Doruvu Tallapudi(post) Muthukur Mandalam SPSR Nellore Dist (A.P)</p> <p>Pattan Imran Khan S/O Pattan Riyaz D.No 3-125, Kappala Doruvu Tallapudi(post) Muthukur Mandalam SPSR Nellore Dist (A.P)</p> <p>Patan Habida Bee W/O Pattan Riyaz D.No 3-125, Kappala Doruvu Tallapudi(post) Muthukur Mandalam SPSR Nellore Dist (A.P)</p>
The total amount due as on 05.10.2021	Rs. 2725598/- with future interest and costs till date of payment..
Description of the Immovable/Movable properties (Name of the owner/Mortgager to be mentioned)	<p>Sri Riyaz Pattan, S/o Rahamthulla D.No 3-125, Kappala Doruvu Tallapudi(post) Muthukur Mandalam SPSR Nellore Dist (A.P)</p> <p>Description of property: Registered Equitable Mortgage of house site an extent of 50 ankanams or 400 Sq.yards, site in patta NO.372, S.No 186-7 along with building ground floor already constructed thereon , plinth area of 575 sq.ft under Door no.3-125, at Kappaladoruvu village, Tallapudi Gram Panchayat, Valluru</p>

	post, Muthukuru Mandal, bounded by: North : C-Schedule Property South : A-Schedule Property East : 12th wide joint way West : Land of Valluru Ramakrishnaiah Measurements: East: 51'-06", West: 51'-06", North: 70'-0", South 70'-0"
Details of encumbrances over the property, as known to the Bank	
The details regarding E Auction are mentioned below:	
Date and time of E – Auction	11.11.2021 at 10:30AM (time)
Reserve price of property	RS.1200000/-
E Auction Website address	https://bankauctions.in
Earnest Money deposit(EMD)	Rs.120000/-
Last date for submission of bids	10.11.2021
Minimum Bid increment amount	Rs.10000/-
Date and time of inspection of property for intending purchasers	Any time in branch working hours i.e., 10.00 am to 5.00 pm
Contact details & website address of service provider (Name/telephone no./email id/address)	Mr.U.Subba Rao-8142000061 mail id:subbarao@bankauctions.in Mrs.Prathyusha:9142000066 mail id:info@bankauctions.in https://bankauctions.in

Terms and conditions

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above properties shall be conducted through e-auction only, on the said date ie.11.11.2021(Date) from 10.30am (Time) by the Bank's e-auction service provider M/s. <https://bankauctions.in> (Address of the service provider), Contact person Mr.U.Subba Rao-8142000061 mail id:subbarao@bankauctions.in, Mrs.Prathyusha:9142000066 mail id:info@bankauctions.in.(Contact Number) on the platform of the website ie <https://bankauctions.in>. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.
3. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of A/c No. 91343041291, Andhra Pragathi Grameena Bank NELLORE HARNATHAPURAM Branch, IFSC Code:APGB0004129 before submitting bids. EMD can also be paid by way of Pay Order/Demand Draft in favour of Andhra Pragathi Grameena Bank Payable at APGB NELLORE HARANATHAPURAM.
4. Bids shall be submitted in the prescribed format with relevant details. For details please contact M/s 4Closure (service provider)(E-mail ID with Phone Number.)
5. The intending bidders should submit the duly filled in Bid form (format available in the above website) along with the DD/PO/quoting the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the Authorised Officer, REGIONAL MANAGER, VENKATESWARAPURAM NELLORE, MOBILE NUMBER-9490158030(address) so as to reach the same before 10.11.2021 (last date of submission of bid). The sealed cover should be super scribed with "Bid for participating in E Auction Sale – in the A/c of 91343041291".
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the Website of <https://bankauctions.in> (website address) and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
8. The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider ie M/S 4Closure. For the purpose of participation in e-auction, the intending bidders must have a **valid digital signature**,

active **e-mail ID and PAN Number**. Any intending bidders presently not having digital signature may procure it from any Registering Authority (Certified by the Government of India) issuing of such signature.

9. It is the sole responsibility of the bidder to obtain the said Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.

10. Bidders can bid for all or any one of the lots.

11. Bidders are required to comply with KYC norms and provide self attested KYC documents online as well as offline on or before 10.11.2021 The genuineness of the KYC documents is the sole responsibility of the bidder

12. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers and accordingly shall be rejected.

13. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s 4Closure _to enable them to allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.

14. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of ten thousand(Depending on the value of the property)

15. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. **The process will continue until there are no valid bids during last 5 minutes.**

16. In no eventuality the property would be sold below the Reserve Price.

17. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.

18. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the e-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.

19. The balance amount of the purchase money shall be paid to the Authorised Officer of the Bank on or before 15th day from the date of e-Auction or such extended period as agreed upon in writing by the Authorised Officer. In case of any default of respective payment within the stipulated period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited without any notice and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.

20. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.

21. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties.

22. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.

23. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

24. The property is sold in “AS IS WHEREIS, WHAT IS THERE IS AND WITHOUT ANY RECOURSE BASIS” in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards any claim, charges/encumbrances on the properties, of any authority, besides the Bank’s charges and should satisfy themselves about

the title, extent, quality and quantity of the property before submitting their bid. For any discrepancy in the property, the participating bidder is solely responsible for all future recourses from the date of submission of bid.

25. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc will be entertained after submission of the bid/confirmation of sale.

26. The Authorised Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.

27. Prospective bidders are advised to peruse the copies of title deed, if any available with the bank and also carry out their own inquiries to satisfy them-selves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property.

28. The Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale at any time without prior notice to the owner, bidder, public etc and without assigning any reason.

29. The e-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/Authorised Officer.

30. Andhra Pragathi Grameena Bank has appointed M/s 4Closure as a service provider who will assist the undersigned in conducting the auction.

31. Prospective bidders may avail online training on e-Auction from M/s 4Closure, <https://bankauctions.in>, Mr.U.Subba Rao-8142000061 mail id:subbarao@bankauctions(Address, email ID and contact details of the Service Provider)

32. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties please contact our NELLORE HARANATHAPURAM branch, Mobile number- 8500737763 and 4129@apgb.in (contact details with Phone No. and e-mail ID) or M/s 4Closure (Contact details service provider with

Phone No. and e-mail ID)

33. The particulars specified in the Description of property have been stated to the best of information of the Bank and the Bank will not be responsible for any error, mis-statement or omission.

34. For further details contact the Authorised Officer NELLORE HARANATHAPURAM, Mobile number - 8500737763.Branch (Address and Phone number of AO)

IMPORTANT INSTRUCTIONS

Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither Andhra Pragathi Grameena Bank nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc required so that they are able to prevent such situation and continue to participate in the auction successfully. As per the new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a eprocurement application is generated on a new algorithm, SHA2. Also, the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3)/Windows Vista/Windows 7 installed in their respective PC/Laptop. In case of Windows XP service pack-3, if you get any issue you can install the SSL patch, which is available at our download section of our e-Auction Portal just below the label of

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This is also a notice to the borrower/guarantor of the above said loan about holding of this sale on the above mentioned date if their outstanding dues are not repaid in full.

Place: NELLORE

Date: 05.10.2021

Andhra Pragathi Grameena Bank

Authorised officer

*Depending upon the asset sold movable or immovable or both – retain the respective portion.

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E-AUCTION SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT, 2002 of M/s..... U/s 13(4) of SARFAESI Act

E-AUCTION SALE APPLICATION CUM BID FORM

Reference Bid/Auction details:.....

1) Name of the Bidder(s):(in capitals)

2) Father's/Husband's Name:

3) Date of Birth & Age:

4) Postal Address of the Bidders(Proof to be enclosed)
.....

5) Whether bidder is participating
For Self or for Others:

6) If participating for others, furnish the
details for whom participating, along
with authority letter /POA:

7) Phone Nos. Mobile:
Landline.....

8) E-mail ID of Bidder/Participant:

9) Date of submission of Auction Application (Online).....

10) PAN Number of Bidder:
(self attested copy to be enclosed)

11) Details of Property for Sale:

12) Item/Lot No:

13) Bank account details to which EMD amount is to be refunded in case of unsuccessful bidding:

Type of account : Saving/ Current/ others

Name of the A/c Holder:

Bank A/c Account No.:

IFSC Code No.

Name of the Bank:

Name of the Branch:

14) User ID allotted by Service Provider:

15) Details of EMD:

a) Demand Draft/Banker's Cheque No. :

b) Date:

c) Name of the Bank:

d) Name of the Branch:

e) Amount (Rs): In figure

In words

f) A/c No.....

g) IFSC Code No. :

DECLARATION

I/We,..... S/oaged about years, residing at do hereby express my/our interest for participating in e-Auction published in.....dated.....being conducted by Andhra Pragathi Grameena Bank under as is where is what is there is and without recourse basis, for purchase of the abovementioned property. I/We have inspected the property and have verified the title to the property/title documents and having fully satisfied with the title to the property volunteer for participate in the e-auction process. I/We declare that I/We have read, understood and agree to all the terms and conditions of e-Auction sale and shall abide by them. I/We shall not hold the Bank/Authorised Officer responsible for any network, technological issues in the process of E-auction. We also understand and agree that the bank is hiring the service provider for technical support in conducting e-auction.

My offer amount for the said property mentioned above is(in figures).....(in words). I/We understand that as per the terms of the auction, the Bank/Authorised Officer is authorized to conduct e - auction and invite / allow inter se bidding between the participating bidders over and above the highest bid amount received, as per the terms of auction.

In the event of my/our not being declared as successful bidder in e-Auction, the EMD amount paid by me may be credited to my Bank Account furnished herein above.

I/We am/are aware that if I/We fail to pay the sale consideration of 25% (including EMD) immediately on being declared as successful bidder or balance 75% within the time granted by the Authorised Officer of the Bank all amount paid by me including the EMD and any amount paid in part towards the sale consideration shall be forfeited without further notice and the Bank/Authorised Officer is at liberty to appropriate the same as deemed fit under Law.

I/We agree and abide by the e-auction rules.

{Signature of the Bidder(s)}