

	<p>The Karur Vysya Bank Ltd, Asset Recovery Branch, 5-8-356 to 362, III Floor, Chirag Ali Lane, Abids, Hyderabad – 500 001 040-23206065</p>
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MEGA E AUCTION NOTICE & MEGA E AUCTION ON 07/06/2024

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SARFAESI ACT, 2002

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the **Physical/Constructive possession** of secured assets of the borrower taken by Authorized Officer for recovery of the secured debts dues to The Karur Vysya Bank Ltd, Asset Recovery Branch Hyderabad, amounting furnished below due to the Karur Vysya Bank Ltd, Secured Creditor from the borrower's/guarantors detailed below.

1. Khammam Branch-Borrower: 1. M/s Raghavendra Traders Commission and General Merchants, rep by its Proprietor Mr. Mallala Narasimha Rao, Door No: 3-2-56/3/4, Rajeev Gunj, Gandhi Chowk, KHAMMAM – 507 003, 2. Mr.Mallala Narasimha Rao, Prop M/s Raghavendra Traders Commission and General Merchants, D No:3-2-56/3/4, Rajeev Gunj, Gandhi Chowk, KHAMMAM – 507 003, 3. Mrs. Thangella Bhagyalakshmi, W/o Mallala Narasimha Rao, D No:3-2-56/3/4, Rajeev Gunj, Gandhi Chowk, KHAMMAM – 507 003. The outstanding loan amount is **Rs.52,98,040.40 (Rupees Fifty Two Lacks Ninety Eight Thousand Forty and Paise Forty Only)** as on **30-04-2024** and subsequent interest thereon, costs, charges etc.

PROPERTY NO.1

INDEPENDENT HOUSE

DESCRIPTION OF THE IMMOVABLE PROPERTY

(Property standing in the name of Mrs Thangella Bhagya Laxmi)

Residential Land and Building situated at Survey No:132, H NO: 3-8-260/1B,

with an extent of 166.07 sq yards near Krishna sai cold storage, Grain Market road, Zaheerapura, Khammam, vide Regd. Sale Deed Doc.No.7349/2015, Dt;29.07.2015, SRO, Khammam being bounded by:

East: 15 feet Wide Road,

South: 30 feet wide road,

West: H No: 3-8-260/1 Godown belongs to M Bishamaiah

North: H No : 3-8-260/1/c, House belongs to Vangaveeti Satya Narayana

**RESERVE PRICE: Rs. 73,80,000/- EMD: Rs.7.38,000/-
AMOUNT Rs. 1,00,000/-**

INCREMENTAL BID



Contact Branch Manager: Khammam Branch Sri. T V Subba Rao- Manager – 99599 88593.

2.Hyderabad Himayat Nagar Branch: Borrower M/s Maple Associates, Represented by Its Partners Mr Ravuru Ramesh Kumar & Mrs Ravuru Sandhya, Flat No: G9, B Block, G K Royal, Habital Balaji Nagar, Road Near Hanuman Temple, Yapral-500 087, R R District, Telangana , Guarantors: 1.Mr. Ravuru Ramesh Kumar, S/o R Venkata Rathnam, Flat No.G9, B Block, G K Royal Habital Balaji Nagar, Road Near Hanuman Temple, Yapral-500 087, R R District, Telangana (2) Smt Sandhya Ravuru, Partner, W/o Sri Ravuru Ramesh Kumar, Flat No.G9, B Block, G K Royal Bahital Balaji Nagar, Road Near Hanuman Temple, Yapral,- 500 087, R R Distrct (3) Sri Ravuru Vasudeva Kumar, S/o R Venkat Rathnam, Flat No:G9, B Block, G K Royal Habital Balaji Nagar, Road Near Hanuman Temple, Yapral – 500 087, R R Dist. The outstanding loan amount is **Rs.44,08,317.55 paisa (Rupees Forty Four Lakhs Eight Thousand Three Hundred Seventeen and Paisa Fifty Five Only)** as on **30.04.2024** and subsequent interest thereon, costs, charges etc.

PROPERTY NO.2

Residential land and building situated at D No:14-597, Sy No.812/1, 6th Street, Ward No.14, Panchali Nagar, Renigunta, Near Gangamma gudi, Chittor Dist., admeasuring 2500 sq.ft 277.77 Sq.yards and constructed 840 sq.feets RCC building standing in the name of Mr Ravuru Ramesh Kumar and Mr Ravuru Vasudeva Kumar , vide Regd. Partition deed Doct.No:2645/2002, dt.23-08-2002, SRO ,Renigunta , within the boundaries as follows

On the North by	House of Radha Krishna
On the South by	House of Rajendra
On the East by	House of others
On the West by	10 feet Road.

Reserve Price: 57,87,000.00, EMD Rs.5,78,700.00, INCREMENTAL BID AMOUNT Rs.50,000/-



**Contact Branch Manager: Hyderabad-Himayat Nagar : Sri Jahnvi Aluri - 80084
76476**

3. Hyderabad- L B NAGAR BRANCH: Borrower Mr Beedum Narender, S/o Beedum Yellaiah, H No:16-1-521, Reddy Basthi, Saidabad, Hyderabad - 500 059 **And also at** H No: 5-67/4, Pochamma Basthi behind Syndicate Bank , Hussain Shah Wali Darga, Raidurgam, Golconda, Nankaramguda, Hyderabad **And also at** Plot No:16, Thangadapally Village and Grama Panchayat, Choutuppall Mandal, Yadadri Bhuvanagiri District, Telangana **and also at** Plot No:34, 1st Floor Srinivasapuram Colony, Road No:8, Gurranguda, Rangareddy, Hyderabad – 500 070. The outstanding loan amount is **Rs.29,98,150.63 paisa (Rupes Twenty Nine Lakhs Ninety Eight Thousand One Hundred Fifty and Paisa Sixty Three Only)** as on **14.04.2024** and subsequent interest thereon, costs, charges etc.

PROPERTY NO.3

Description of the Immovable Property	
All the semi-finished ground floor constructed on open Plot No:16, admeasuring 150 Sq.Yards or equivalent to 125.40 Sq.meters in Sy No.730/A2 & 731/A1 situated at Thangadapally Village, Choutuppall Mandal, Yadadri Bhuvanagiri District, Under Grama Panchayathm Thangadapally Village, M P Choutuppall, Z P Nalgonda Regn, Sub-District Choutuppall standing in the name of Sri Beedum Narender ,vide Regd Sale Deed Doct No.15618/2019 dated 16-12-2019, S R O-Choutuppall and bounded by:	
North	30' wide Road
South	Plot No:17
East	Plot No:9
West	25' Wide Road

Note: Borrower has availed vehicle loan facility and the said account was also classified as NPA and the present outstanding amount is **Rs.4,89,107.61** as on **11.04.2024**.

Reserve Price: Rs.18,45,000.00, EMD Rs.1,84,500.00, INCREMENTAL BID AMOUNT Rs.50,000/-



Contact Branch Manager: Mr **Chandra Mouli K**,– 91771 89888

4. Hyderabad- L B NAGAR BRANCH: Borrower Mrs Lavanya Koraboina, W/o Beedum Narendra, H No: 5-67/4, Pochamma Basthi behind Syndicate Bank , Hussain Shah Wali Darga, Raidurgam, Golconda, Nankaramguda, Hyderabad **And also at** Plot No:17, Thangadapally Village and Grama Panchayat, Choutuppal Mandal, Yadadri Bhuvanagiri District, Telangana **and also at** Plot No:34, 1st Floor Srinivasapuram Colony, Road No:8, Gurranguda, Rangareddy, Hyderabad – 500 070. The outstanding loan amount is Rs.35,67,498.52 paisa (Rupes Thirty Five Lakhs Sixty Seven Thousand Four Hundred Ninety Eight and Paise Fifty Two Only) as on **14.04.2024** and subsequent interest thereon, costs, charges etc.

PROPERTY-4

Description of the Immovable Property	
All the semi-finished ground floor constructed on open Plot No:17, admeasuring 150 Sq.Yards or equivalent to 125.40 Sq.meters in Sy No.730/A2 & 731/A1 situated at Thangadapally Village, Choutuppal Mandal, Yadadri Bhuvanagiri District ,under Grama Panchayat Thangadapally Village, M P Choutuppal, Z P. Yadadri Bhuvanagiri Regn: Sub –District Choutuppal ,standing in the name of Smt. Lavanya Koraboina vide Regd Sale Deed Doct No.13124/2019 dated 03-10-2019, S R O- Choutuppal and bounded by:	
North	Plot No:16
South	Plot No:18
East	Plot No:8
West	25' Wide Road

Reserve Price: Rs.22,41,000.00, EMD Rs.2,24,100.00, INCREMENTAL BID AMOUNT Rs.50,000/-



Contact Branch Manager: Mr. **Chandra Mouli K** ,– 91771 89888

5. JUBILEE HILLS BRANCH: Borrower Sri Gaddam Saritishewar Rao S/o. Sri G B Shyam Rao, R/o. 2-2-1107/81-81, Tilak Nagar, Hyderabad, Telangana – 500 044, **Alternate Address: :Sri Gaddam Saritishewar Rao** S/o. Sri G B Shyam Rao, Flat No.G-1, Vijaya Residency, Road No.14, Nandi Nagar, Banjara Hills, Hyderabad, Telangana- 500 034. **The outstanding loan amount is Rs.83,98,657.33 paise (Rupees. Eighty Three Lacks Ninety Eight Thousand Six Hundred Fifty Seven and Paise Thirty Three Only) as on 30-04-2024 and subsequent interest thereon, costs, charges etc.,**

PROPERTY- 5

INDEPENDENT HOUSE:

All that the house bearing No.2-2-1107/80 and 2-2-1107/81, admeasuring 168.0 Sq Yards, equivalent to 140.44 Sq.Meters, situated at Tilak Nagar, New Nallakunta, Hyderabad forming part of Survey No.578 standing in the name of **Sri Gaddam Saritishewar Rao vide Will No.119/97 dated 30-08-1997 executed by Smt. G Manikyamma and** bounded by:

North : Open Land of Neighbours,
South : Road,
East : House No.2-2-1107/79,
West : House No.2-2-1107/82.

Reserve Price in Rs. **1,26,00,000/- EMD Rs. 12,60,000/-, Incremental Bid Rs.50,000/-**

Note: Legal Proceedings in S A No.158 of 2023 are pending in DRT- Hyderabad.



Please contact Jubilee Hills Branch – Hyderabad Branch Head Srinivasula Reddy N Chief Manager, Mobile No: 99599 88563

6. SECUNDERABAD BRANCH: Borrower: (1) M/s. Zenith Import and Export, Survey No:223, Rampally Village, Keesara Mandal, Ranga Reddy Dist., Hyderabad - 501 301, State of Telangana, and also at :**2. M/s. Zenith Import and Export,** Plot No.43, Survey No.156/1, Jawahar Rail Colony, Sikh Village Hyderabad -500 009. State of Telangana. And also at: **3. M/s. Zenith Import and Export,** D No.23-14, Assessment No.2815, R S No.106/2/A, Kondapalli Village & Panchayat, Ibrahimpatnam Mandal, Krishna District, State of Andhra Pradesh, **Managing Partner : 4.Sri. Jain Hitesh Ramesh Kumar , M/s. Zenith Import and Export,** Survey No:223, Rampally Village, Keesara Mandal, Ranga Reddy Dist., Hyderabad - 501 301, State of Telangana and also at: **5. Sri. Jain Hitesh Ramesh Kumar, M/s. Zenith Import and Export,** Plot No.43, Survey No.156/1, Jawahar Rail Colony, Sikh Village, Hyderabad -500 009. State of Telangana and also at:**6.Sri. Jain Hitesh Ramesh Kumar ,M/s. Zenith Import and Export,** D No.23-14, Assessment No.2815,R S No.106/2/A, Kondapalli Village & Panchayat, Ibrahimpatnam Mandal, Krishna District, State of Andhra Pradesh, **Partner :7. Sri. Ramesh Kumar Otarmal Jain, M/s. Zenith Import and Export,** Survey No:223, Rampally Village, Keesara Mandal, Ranga Reddy Dist., Hyderabad - 501 301, State of Telangana.and also at: **8.Sri. Ramesh Kumar Otarmal Jain, M/s. Zenith Import and Export,** Plot No.43, Survey No.156/1, Jawahar Rail Colony, Sikh Village, Hyderabad -500 009, State of Telangana and also at: **9. Sri. Ramesh Kumar Otarmal Jain, M/s. Zenith Import and Export,** D No.23-14, Assessment No.2815,R S No.106/2/A, Kondapalli Village & Panchayat, Ibrahimpatnam Mandal,Krishna District, State of Andhra Pradesh, **Guarantors : 10. Sri. Jain Hitesh Ramesh Kumar alias Hitesh Ramesh Jain,** S/o. Sri Ramesh Kumar Ottarmal Jain D No. 1-8-50/3/10 & 11/B, Plot No.43, Sai Vatika, P G Road, Street No.11, Sindhi Colony, Secunderabad – 500 003 and also at:**11. Sri. Jain Hitesh Ramesh Kumar alias Hitesh Ramesh Jain,** S/o. Sri Ramesh Kumar Ottarmal Jain ,H No.2-3-450, Flat No.303, B-Block, Sri Sai Residency, Gayadeen Bagh, M G Road, Nallagutta, Secunderabad – 500 010, and also at : **12.Sri Ramesh Kumar Ottarmal Jain,S/o. Late Sri Otramal Jain,D No. 1-8-50/3/10 & 11/B,Plot No.43, Sai Vatika, P G Road, Street No.11, Sindhi Colony,Secunderabad-500003, and also at: 13.Sri Ramesh Kumar Ottarmal Jain ,S/o. Late Sri Otramal Jain,H No.2-3-450, Flat No.303,B-Block, Sri Sai Residency, Gayadeen Bagh, M G Road,Nallagutta, Secunderabad – 500 010.****The outstanding loan amount is Rs.30,07,17,558.09 paise (Rupees. Thirty Crores Seven Lakhs Seventeen Thousand Five Hundred Fifty Eight and Paise Nine only) as on 30-04-2024 and subsequent interest thereon, costs, charges etc.,**

PROPERTY No.6

Industrial Land & Building: Cold Storage

Krishna District, Ibrahimpatnam Sub Registrar, All that the Industrial land in Survey No.106/2A, of Kondapalli, admeasuring area of 8905.6 Sq. Yards (or AC.1-84 Cents equivalent to 0-744 Hectors) in R S No.106/2/A, as shown in the plan annexed herewith built up area 21000 Sq.Ft, Roof covered with R C C Door No.23-14, Assessment No.2815, situated at Kondapalli Gram Panchayat, Kondapalli, Ibrahimpatnam Mandal, Krishna District., Andhra Pradesh standing in the name of **M/s. Zenith Imports & Exports by its Managing Partner Sri Hitesh Ramesh Jain vide Regd Sale Deed doct No.8609 of 2015 dated 15-10-2015 , S R O ,Nallapadu** and bounded by:

Boundaries of SY.106/2A AC.1-84 Cents.

North: Property of Movva Ramesh	(F.501')
South: Property of Donepudi Chinni Krishna	(F.501')
East : Property of Donepudi Padmavathi & L Rupavani	(F.160')
West: 40' Wide Vijayawada Tiruvuru Road	(F.160')

**RESERVE PRICE: Rs.6,30,00,000/- EMD Rs.63,00,000/-
INCREMENTAL BID AMOUNT Rs.2,00,000/-**



NOTE: Attachment of Enforcement Directorate Order .

Contact Branch Manager: Secunderabad Smt. Vuyyuru Smitha- Chief Manager : 98480 42958 and 040-66313462.

7.) SECUNDERABAD BRANCH : M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED(CIN:U36912TG2010PTC070724),#7-2-624, Ground Floor, Rashtrapathi Road, Secunderabad, Telangana – 500 003 **(2). M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED** (CIN: U36912TG2010PTC070724) Regd. Office: Troop Bazar, Decent Complex, Hyderabad – 500 001- Telangana. **Directors: (3) Mr. Kunal Gupta, Director, M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED** , (CIN:U36912TG2010PTC070724), #7-2-624 ,Ground Floor, Rashtrapathi Road, Secunderabad, Telangana – 500 003.**(4) Mrs. Shilpa Agarwal, Director, M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED (CIN:U36912TG2010PTC070724),#7-2-624, Ground Floor, Rashtrapathi Road, Secunderabad, Telangana – 500 003, Guarantors: (5)Mr. Kunal Gupta, S/o. Sri Ramanlal Agarwal ,# 1-2-303, Flat no.303, SNR Legend, Opp. Bharat Supermarket, Gaganmahal Road,Domalguda, Hyderabad–500 029,(6) Mrs. Shilpa Agarwal, W/o. Sri Nitin Kumar Agarwal, H.No.5-9-122/A/1/31, Flat No.31,Maheswari Residency, Adarshnagar, Hyderabad - 500029.(7) Mr. Nitin Kumar Agarwal, S/o . Sri Vishwanath Agarwal, H.No.5-9-122/A/1/31, Flat no.31, Maheswari Residency, Adarshnagar, Hyderabad– 500 029. (8) Mrs. Durga Agarwal, W/o. Sri Kunal Gupta, # 1-2-303, Flat no.303, Opp. Bharat Supermarket, Gaganmahal Road, Domalguda,Hyderabad-500 029. **The outstanding loan amount is Rs.10,95,78,936.74 paise (Rupees. Ten Crores Ninety Five Lakh Seventy Eight Thousand Nine Hundred Thirty Six and Paise Seventy Four only) as on 30-04-2024** and subsequent interest thereon, costs, charges etc.,**

DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY NO.7

(RESIDENTIAL FLAT)

All that Flat No.31 on Third Floor of residential apartment known as “**Maheshwari Residency**”, having super built up area of 1600.00 Square Feet, including a Parking Slot on the Ground Floor, along with undivided share in land 50.00 Square Yards out of total extent land in the multi storeyed building bearing Municipal No.5-9-22/A, situated at Shapoorwadi, Adarsh Nagar, Hyderabad, A.P, present Telangana, standing in the name of **Mrs.Durga Gupta alias Durga Agarwal Vide Regd Gift Deed Doct.No :746/2014 dated 13/03/2014 S R O: JOINT S R O-2: HYDERABAD (R.O)** and bounded as follows:

Boundaries of the Flat

North : Open space

South : Corridor & Flat no.32

East : Adarsh Nagar main road

West : Open space / lift

Boundaries of the Apartment

North: House No: 5-9-22/1

South: Shapoor Hall

East : 40' Wide Road

West : Neighbor's Property

RESERVE PRICE: Rs. 1,35,00,000/-

EMD: Rs.13,50,000/-

INCREMENTAL BID: Rs.1,00,000/-



Contact Branch Manager: Secunderabad Smt. Vuyyuru Smitha- Chief Manager : 98480 42958 and 040-66313462.

8. Hyderabad S R Nagar Branch: Mr Dandugula Kiran, Borrower, S/o Sri D Shivaiah, H NO: 13-6-839/1/B/65/A, Bhanjawadi Karwan, Asifnagar, Karwan Sashu, Huyderabad – 500 006 Telangana. **Guarantor:** Mr. D Shivaiah, H NO: 13-6-839/1/B/65/A, Bhanjawadi Karwan, Asifnagar Karwan Sashu, Huyderabad – 500 006. The outstanding loan amount is Rs. **12,43,128.38 paisa** (Rupes Twelve Lakhs Forty Three Thousand One Hundred Twenty Eight and Paisa Thirty Eight Only) as on **14.04.2024** and subsequent interest thereon, costs, charges etc.

SCHEDULE OF THE PROPERTY-8

All that the portion of House property bearing Municipal No: 13-6-839/1/B/65/A, admeasuring 50 Sq.yards or 41.8 Sq. feet out of 100 Sq.yards situated at Banjawadi, Karwan, Hyderabad, Telangana State, in the name of Mr D Kiran Gift Deed No:5458/2018, dated 24-08-2018, SRO, Golconda and boundaries as follows:

North : Road, **South** : Portion of House, **East** : Portion of House and neighbor's House, **West** : Neighbour's House.

Reserve Price: 39,87,000.00, EMD Rs.3,98,700.00, INCREMENTAL BID AMOUNT Rs.50,000/-



Contact Branch Manager: S R Nagar : Sri **Ramya Vinusha J– 99599 88564**

9.SIDDIPET BRANCH: M/s Veerabadra Fertilizers Pesticides and Seeds represented by its proprietor Mr Chointha Raju, S/o Chintha Venkatesham, 1-63, Gadicherlapally Village,Siddipet – 502 103, Telangana , Guarantor: Mr Shivva Anil Kumar, S/o Shivva Antaiah, H No: 3-3-6, Patel Pura, Siddipet – 502 103, Telangana. The outstanding loan amount is **Rs.22,13,795.49 paisa** (Rupees Twenty Two Lakhs Thirteen Thousand Seven Hundred Ninety Five and Paisa Forty Nine Only) ie **Rs.20,30,398 in SOD** account as on 30.04.2024 along with further interest from 01/05/2024 **and Rs.1,83,397.49 in GECL** account as on 14.04.2024 along with further interest from 15.04.2024 and subsequent interest thereon, costs, charges etc.

Property -9

(of Chintha Raju)

Residential Land and Building bearing Old Door No: 4-62, New Door No:13-2-56/1, admeasuring 196.50 Sq. yards situated at Madira Lingareddypally Village, Gadicherlapally Gram panchayat, Siddipet Mandal and District standing in the name of Mr Chintha Raju, Regd. Sale Deed No:3694/2015, dated 20.07.2015, SRO, Siddepet and bounded as follows:
East: 20' Ft wide Road,
West: Open place of Chakali Balamallu
North: Open Space of Badanagari Mallaiah
South: Open Place & Compound wall of Chintha Venkatesham

Reserve Price: 46,80,000/-, EMD Rs.4,68,000/-, INCREMENTAL BID AMOUNT Rs.50,000/-



Contact Branch Manager: Siddipet : Sri B Vijaya Kumar 91000 84001.

10. Hyderabad Meerpet Branch: Mr Kudikala Prabhakar, S/o Kudikala Pentaiah, H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpet, Ranga Reddy, Telangana – 500 097. **And also Legal Heirs of Ltate Mr Kudikala Kiran Kumar** (1) **Mrs K. Tejaswini**, W/o Mr Kukikala Kiran Kumar (expired), H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpet, Ranga Reddy, Telangana – 500 097. (2) **Mrs K Rama Devi** , W/o Mr Kudikala Prabhakar, H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpet, Ranga Reddy, Telangana – 500 097. The outstanding loan amount is **Rs.47,27,202.26** paisa (Rupees Forty Seven Lakhs Twenty Seven Thousand Two Hundred Two and Paise Twenty Six Only) as on **05.05.2024** and subsequent interest thereon, costs, charges etc.

Property No:10

(Description of the Immovable Property)

All that the House on Plot No:6, in Survey No's: 74, 129(old) and 148/2(new), admeasuring an area of 152 Sq.yards or its equivalent to 127.07 Sq.meters, having plinth area of 936 Sq.feet in Ground Floor with RCC roof situated at M.L.R. Colony, Meerpet Village , Balapur Revenue Mandal, Ranga Reddy District under Meerpet Municipality Standing in the name of Sri Kudikala Prabhakar and bounded by:

North: Plot No's: 5 & 15

South: Plot No:7

East : Plot No's: 14 &13

West : Road

Reserve Price : 81,54,000/- EMD Rs.8,15,400/-, INCREMENTAL BID AMOUNT Rs.50,000/-



Contact Branch Manager: Hyderabad-Meetpet : Sri **Satya Mitra T 80083 03054.**

11. Hyderabad-Nizampet Branch : M/s Srinidhi Projects, Rep.by its Managing partners (1) Smt D.Sri Devi (also Guarantor) ; (2) Sri D V Satyanarayana (Martgagor) , Flt No:506, Vijaya Durga Estates, B Block, Nagarjuna Homes, Nizampet road, Kukatpally, Hyderabad- 500 072, Telangana. The outstanding loan amount is **Rs.14,71,634.63** paisa (Rupes Fourteen Lakhs Seventy One Thousand Six Hundred Thirty Four and Paise sixty Three Only) as on 30.04.2024 and subsequent interest thereon, costs, charges etc.

Property No:11

(Description of the Immovable Property)

All that Flat No: 506 (in Fifth Floor), bearing Municipal No: 1-2-44/378 with built up area 1230 Sq.feet and car parking area of 100 Sq.feet along with undivided share of land admeasuring 21.00 Sq.yards (out of 400Sq.yards) in Block No:4, (Eastern side) in Survey No:76-A part & 77 of "VIJAY DURGA ESTATES",Block-B, situated at Nagarjuna Homes, Hydernagar Village, Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District and bounded by:	
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North : Open to Sky	South: Stair Case
East : Open to Sky	West : Corridor

Reserve Price : 62,00,000/- EMD Rs.6,20,000/-, INCREMENTAL BID AMOUNT Rs.50,000/-



Contact Branch Manager: Hyderabad-Nizampet : Sri B Giridhar Babu 80084 74474.

And Whereas the undersigned has decided to put up for E-auction of the immovable properties & offers are invited by way of E-Tender for purchase of the assets referred above on **07/06/2024**, & ON **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS”** basis.

Inspection of the Asset	All working Days – From 18/05/2024 to 06/06/2024 between 11.00 am to 5.00 pm
Last date and time for submitting online Tender & Application Forms	Date: 06/06/2024 Time: 5.00 PM
Date and Time of E-Auction	The E-Auction will take place through portal https://bankauctions.in (Web address of E-Auction provider) on 07/06/2024 between 12.00 noon to 1.00 PM with unlimited extensions of 3 minutes each till sale is concluded.
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c....Mention the name of the borrower whose property is to be bidded (Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101.
Contact Person & Phone No	01.Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, 02. Sri CH V D Prasad – Senior Manager – 99088 53192 , 03.Sri Pydimary Shiva Shankar -Senior Manager- 91008 48107, 04. PNSV Chalapathi Rao Senior Manager – 96426 36999, 05 K Srinivasa Rao – Manager – 91541 56478

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at Hyderabad along with Bid Form.

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

1. E – Auction is being held on **07/06/2024 AS IS WHERE IS**, “**AS IS WHAT IS**”, AND “**WHATEVER THERE IS**” BASIS”.
2. The E-auction will take place through portal <https://bankauctions.in>, of the **service provider M/s. M/s.4 Closure (BankAuctions.in), Hyderabad, on 07/06/2024 (auction date) from 12.00 noon to 1.00 pm** with unlimited extensions of 3 minutes each, till the sale is completed.
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://bankauctions.in> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. It shall be in the discretion of the Authorized Officer to cancel the auction proceeding for any reason and return the EMD submitted and Bank would not entertain any claim or representation in that regard from the bidders.
5. Particulars specified in respect of the said property/ies in the above schedule have been stated to the best of the information of the Authorized Officer / Bank. The intending purchaser / bidder is required to submit amount of EMD and register their name at to the above mentioned account and get user ID and Password free of cost and get training on E-Auction from Land line- & Email IDs: and Our service provider Mr. Jaya Prakash, Mobile: 81420 00064, prakash@bankauctions.in Land line: 040-23736405. Mobile: 8142000062/66, and info@bankauctions.in. (Our service provider M/s 4 Closure (BankAuctions.in) Hyderabad. Cheques will not be accepted for EMD. Bidders are required for participating in the E-auction to **hold Digital Signature Certificate** and also to furnish the details in the Auction Application Form available on the site.
5. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.
6. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorized Officer and shall be subject to confirmation by the Bank.
7. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest

bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the properties mentioned herein provided he should be legally qualified to bid at all stage.

8. The balance 75% of the sale price shall be paid by the purchaser on or before 15th day (during banking hours) of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.

9. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchase shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.

10. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.

11. 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 without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

12. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title, measurement, extent, boundaries and location of the property/ies. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

13. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Andhra Pradesh and other Authorities.

14. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.

15. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.

16. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

17. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

18. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

19. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

20. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties.

21. All persons participating the E-Auction should upload and submit his / their sufficient and acceptable proof of his / their identity, residence, and authority and also PAN / TAN cards etc.

22. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

23. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in

Form No.16B, containing the Bank's Name and the PAN No. AAAC3373J as a seller and submit the original receipt of the TDS Certificate to the Bank.

24. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Etc., should be borne by the Auction Purchaser Only.

25. The intending bidders should make discrete enquiry as regards any claims, charges/encumbrances on the properties of any authority, besides the Banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or any matter etc., will be entertained after submission of the online bid.

26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

27. Buyers/Bidders shall satisfy themselves about Registrability of property since Bank is not aware of any Prohibition of Registration of Property at any SRO.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Statutory 15 days' Notice under Rule 9(1) proviso of the SARFAESI Act, 2002

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

Date : 17/05/2024

Place: Hyderabad

Authorized Officer

The Karur Vysya Bank Ltd.,

