

HYDERABAD REGIONAL OFFICE

No. 157/6, First Floor, CHAI Complex,
Staff Road, Gunrock Enclave, Sikh Village
Diamond Point, Manovikas Nagar P.O
Hyderabad, Telangana - 500 009
Email: ro1014@sib.co.in



Ref: RO-HYD/REC/GEN/0044/2024-25

Date: 04.05.2024

E - AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

WHEREAS, the Authorised Officer of the Bank had issued Demand Notice dated 29.03.2022, calling upon the borrower/guarantor (1) **Mrs. Manchikalapudi Rajini**, W/o. M. Srinivasa Rao, Proprietrix of **M/s. SREE LAKSHMI SOWBHAGYA AGROS**, residing at Flat No: 509/A, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522 007, Also at Flat No: 09, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522 007 and (2) **Mrs. Alapati Mohini Devi**, W/o. A Gopala Krishna, Proprietrix of **M/s.LAKSHMI PADMAVATHI AGROS**, residing at Door No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh - 522 004, (3) **Mr. Manchikalapudi Srinivasa Rao**, residing at Flat No: 09, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522 007, Also at Flat No: 509/A, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522007 and (4) **Mr. Alapati Gopala Krishna**, D No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh - 522004 under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken possession of the immovable property/ies, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

AND WHEREAS, the borrower/guarantor have failed to pay the amount, Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the immovable property/ies mortgaged to the Secured Creditor more fully described in the Schedule hereunder will be sold on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs.16,90,26,326.36 (Rupees Sixteen Crores Ninety Lakhs Twenty Six Thousand Three Hundred Twenty Six and Paise Thirty Six Only)** as on 03.05.2024, with future interest, costs and expenses etc. thereon in the accounts of **M/s. Sree Lakshmi Sowbhagya Agros**, represented by its Proprietrix **Mrs. Manchikalapudi Rajini** and **M/s. Lakshmi Padmavathi Agros**, represented by its Proprietrix **Mrs. Alapati Mohini Devi** with Guntur Branch of the Bank, subject to the following terms and conditions:

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The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala
SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala (Tel) 0487- 2420020, (Fax) 91 0487-2442021
Regional Office: Tel/Fax No: . 040 – 2784 8404/ 2784 8406/2784 8405 (Fax), E-mail: ro1012@sib.co.in CIN: L65191KL1929PLC001017
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Date: 04.05.2024

Name of Property Owners	Mr. Alapati Gopala Krishna & Mr. Manchikalapudi Srinivasa Rao
Description of Immovable Property	
<u>Item No. 1</u> All that part and parcel of 2 Acres 97 ½ Cents (1 Acre 62 ½ Cents + 68 Cents + 67 Cents) of land bearing D No: 182/A, 189 and 197 of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 1408/2015 dated 28.02.2015 of Amaravathi SRO, and: <u>1 Acre 62 ½ Cents of land bounded by,</u> North: Land belongs to Vadlamudi Punna Rao South: Land belongs to Challa Siva Nagi Reddy East : Circar Donka West: Below 2nd item property of Mr. Alapati Gopala Krishna <u>68 Cents of land bounded by,</u> North : Circar Donka South : Below 3rd item property of Mr. Alapati Gopala Krishna East : Circar Donka West : Land belongs to Valeti Venkateswarlu <u>67 Cents of land bounded by,</u> North: Above 2nd item property of Mr. Alapati Gopala Krishna South : Land belongs to Vadlamudi Punna Rao East : Circar Donka; West : Land belongs to Valeti Venkateswarlu	
<u>Item No. 2</u> All that part and parcel of 2 Acres 95 Cents (2 Acres + 95 Cents) of land bearing D No: 203/B2 of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 1409/2015 dated 28.02.2015 of Amaravathi SRO, and: <u>2 Acres of land bounded by</u> North: Property of Manchikalapudi Srinivasa Rao & Mr. Alapati Gopala Krishna South : Property of Gonepudi Venkata Krishna Rao East : Land of Bikki Hymavathi & Others; West : Circar Donka	

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95 Cents of land bounded by,

North : Land of Manchikalapudi Srinivasa Rao

South : Property of Mr. Alapati Gopala Krishna

East : Land of Challa Siva Nagi Reddy

West : Land of Manchikalapudi Srinivasa Rao

Item No.3

All that part and parcel of 2 Acre 90 Cents of land bearing D No: 203/A2 (Part) and 202/E(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 1410/2015 dated 28.02.2015 of Amaravathi SRO, bounded by:

North : Land of Manchikalapudi Srinivasa Rao

South : Land sold by Battula Venkata Ratnam

East : Land of Modadagu Narasimha Rao

West : Land of Bathula Venkata Vasu

Item No. 4

All that part and parcel of 1 Acre 71 Cents of land bearing D No: 189 of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 158/2015 dated 06.01.2015 of Amaravathi SRO, bounded by:

North: Land of Shaik Jalil Saheb

South: Land of Shaik Fathima Bi

East : Land of Venkata Rao

West : Land of P Chalpathi

Item No. 5

All that part and parcel of 75 Cents of land bearing D No: 203/A2 (Part), 202/E (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1403/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by:

North : Land of Vadlamudi Punna Rao

South : Land of Alapati Gopala Krishna

East : Land of M Narasimha Rao

West : Land of Bathula Venkata Vasu

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Item No. 6

All that part and parcel of 18 Cents of land bearing D No: 203/B2 (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1404/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by:

North : Land of Manchikalapudi Srinivasa Rao measuring 1 Acre 86 Cents

South : Land of Alapati Gopala Krishna

East : Land of Alapati Gopala Krishna West : Circar Donka

Item No. 7

All that part and parcel of 2 Acre 95 Cents (1 Acre 09 Cents + 1Acre 86 Cents) of land bearing D No: 203/B2 (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1407/2015 dated 28.02.2015 of Amaravathi SRO, and:

1 Acre 09 Cents of land bounded by,

North : Land of Bathula Venkata Vasu South : Land of Alapati Gopala Krishna

East : Land of Challa Siva Nagi Reddy West : Land of Manchikalapudi Srinivasa Rao

1 Acre 86 Cents of land bounded by,

North : Land of Bathula Venkata Vasu

South : Land of Manchikalapudi Srinivasa Rao measuring 18 Cents

East : Land of Mr. Manchikalapudi Srinivasa Rao measuring 1 Acre 09 Cents

West : Circar Donka

Item No. 8

All that part and parcel of 2 Acre 70 ½ Cents (1 Acre 55 ½ Cents + 1 Acre 15 Cents) of land bearing D No: 182/A(Part), 189(Part), 204/A(Part) and 203/B2(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1405/2015 dated 28.02.2015 of Amaravathi SRO, and:

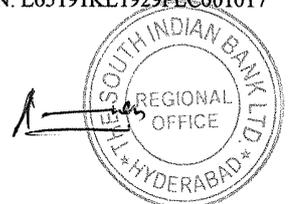
1 Acre 55 ½ Cents of land bounded by,

North: Property of Suvarnaganti Venkateswara Rao

South: Property of Challa Siva Nagi Reddy

East : Land of Alapati Gopala Krishna; West: Land of Shaik Khasim Bi

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1 Acre 15 Cents of land bounded by,

North : Property of Manchikalapudi Srinivasa Rao

South : Property of Manchikalapudi Srinivasa Rao

East : Land of Bikki Hymavathi; West: Circar Donka

Item No. 9

All that part and parcel of 85 Cents of land bearing D No: 204/A(Part), 203/B2(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1406/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by,

North: Property of Manchikalapudi Srinivasa Rao

South : Property of Shaik Tupakula Havvabi

East : Land of Bikki Hymavathi; West : Circar Donka

Item No. 10

All that part and parcel of 78 ½ Cents of land bearing D No: 199 of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 4564/2014 dated 22.12.2014 of Amaravathi SRO, and bounded by,

North: Property of Vadlamudi Punnarao

South: Property of Vadlamudi Punnarao

East : Circar Donka

West : Property of Shaik Jaleel Saheb

Item No. 11

All that part and parcel of 88 Cents of land bearing D No: 182-A (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao and Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 4483/2014 dated 17.12.2014 of Amaravathi SRO and bounded by,

North : Property of Gunturu Srinivasa Rao

South : Property of Bandaru Veeraiah

East : Property of Yadlapalli Venkatrao;

West : Remaining Property belongs to Shaik Fathima Bi Shaik Meera Shareef and Shaik Mahaboob Subhani

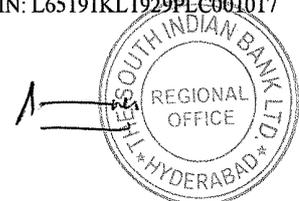
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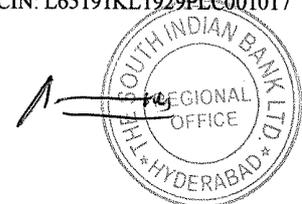
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Nature of possession	Physical Possession
Reserve Price	Rs.4,14,00,000/- (Rupees Four Crore Fourteen Lakhs Only)
Earnest Money Deposit (EMD)	Rs.41,40,000 /- (Rupees Forty One Lakh Forty Thousand Only)
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or through RTGS to Account No. 0413073000000587 held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (IFSC Code: SIBL0000413)
Last date and time for submission of Bid along with EMD	On or before 30.05.2024 by 04.00 PM
Property Inspection	From 03.00 PM to 05.00 PM on working days with prior appointment.
Bid incremental amount	Rs.50,000/-
Date and time of auction	31.05.2024 from 11.00 AM to 12.00 Noon (With 5 minute unlimited auto extensions till sale is concluded)
E-auction service provider	M/s 4 Closure Website Name: https://bankauctions.in Office mail Id : info@bankauctions.in Office Address: M/s. 4 Closure, # 605 A, 6th Floor, Maitrivanam, Ameerpet, Hyderabad, Telangana - 500038. Help Line Desk: Landline: 040-23736405 Mr. Jaya Prakash - 8142000064 Backend Team : Ms. Trishala (8142000066/62)

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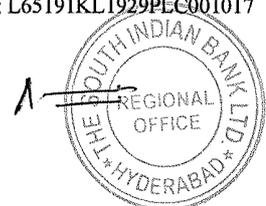
Date: 04.05.2024

TERMS AND CONDITIONS OF SALE

1.	The secured asset will be sold by e-auction through Bank's approved service provider i.e. (https://bankauctions.in) who are assisting the Authorised Officer in conducting the online auction.
2.	The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad at the address mentioned above or through RTGS to Account No: 0413073000000587 held by "The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (IFSC Code: SIBL0000413) latest by 04.00 PM on or before 30.05.2024
3.	The intending purchaser shall submit duly filled in bid form in original (format available with Authorised officer and in website: https://bankauctions.in) along with self-attested copies of Proof of identification/Address proof (KYC) to the Authorised officer and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
4.	In case of joint bidders, an authorization letter signed by all the bidders authorizing a bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.
5.	Bidders should have active mobile number and valid e-mail address for participating in E-Auction and register their names at the e-auction portal and get User ID and Password free of cost from E-auction service provider whereupon they would be allowed to participate in the online-E-auction.
6.	Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 3 hereinabove.
7.	Eligible Bidders who have duly complied with the above requirements in point no.2,3 & 4 hereinabove will be provided with User ID and Password through Bank's approved service provider for participating in e-auction portal.

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8.	After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested bidders shall not carry any interest.
9.	Online bidding will commence from Reserve price or from the highest bid quoted whichever is higher
10.	The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes
11.	The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
12.	Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
13.	The Authorised Officer shall be at liberty to cancel the e-Auction process at any time, before declaring the successful bidder, without assigning any reason.
14.	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
15.	The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.
16.	The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
17.	In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.
18.	In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put

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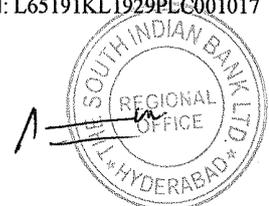


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	the property to sale once again on any date and at such time as may be decided by the Bank.
19.	The property will be sold on “as is where is” basis, “as is what is” and “whatever there is” condition and the Bank is not responsible for title, condition or any other fact affecting the property.
20.	It is the responsibility of the Bidders to inspect and satisfy themselves about the Secured Asset, including its specifications, the legality of the title deeds and other documents pertaining to the said Secured Asset before participating in the” E-auction” and The South Indian Bank Ltd will not liable for any issues pertaining to the Secured Asset after the completion of the E-auction.
21.	The Successful bidder shall pay 25 % (including EMD of 10%) of the bid amount immediately on the same day or not later than next working day, as the case may be, on confirmation of Sale in his/her favour. Balance 75% of bid amount shall be paid to the Authorised Officer within 15 days of the sale, failing which the entire deposit made by the Bidder towards earnest money deposit and/or other such amounts shall be forfeited without any notice by the Authorized officer and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
22.	On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful bidder will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid /participated in the e-Auction will be entertained.
23.	The successful bidder should pay all the existing dues etc., to the Government/ Local Authorities and bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
24.	The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after e-auction is complete or any other reasons whatsoever.

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25.	The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
26.	The successful bidder shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
27.	Bidder shall ensure payment of TDS on sale in compliance with provision of Income Tax Act as applicable and necessary proof of the same to be submitted to Authorised Officer before issuance of Sale Certificate.
28.	The Successful bidder shall, at his/her cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
29.	The Authorised Officer has obtained EC/ search report regarding the property from 01.01.1983 to 09.08.2020 and it contains <u>no encumbrance</u>
30.	For any further information and for inspection of property, the intended bidders may contact The South Indian Bank Ltd., Branch Guntur during working hours or may contact The Authorised Officer at Regional Office, Hyderabad (Mob. No: 097784 95589 / 090002 97130)
For detailed terms and conditions of the sale, please refer to the link provided in www.southindianbank.com. and https://bankauctions.in	

For THE SOUTH INDIAN BANK LTD.


Authorised Officer

Date : 04.05.2024
Place : Hyderabad

AUTHORISED OFFICER
(Chief Manager)

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