

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/00176/2024-25

Date: 12.07.2024

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 07.08.2023 to the Borrowers **M/s TRIPTHI TRADERS** at Door No. 5 48, Shop No 2, Satyanarayana Rice Mill Compound, Usmansaheb Pet, SPSR, Nellore Andhra Pradesh, Pincode - 524002, represented by its Proprietor **(1) Mr. Immadisetty Mallikharjuna Rao** and Guarantors **(2) Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela** and **(3) Mr. Immadisetty Vijay Kumar**, all residing at Flat no. 102, 1st floor, J V Raju Homes, Srirangarajapuram, Stonehousepet, Nellore, Andhra Pradesh, Pincode - 524002 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/guarantors have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs.2,13,60,824.83 (Rupees Two Crores Thirteen Lakhs Sixty Thousand Eight Hundred Twenty Four and Paise Eighty Three Only)** with regard to the credit facilities in the account M/s Tripthi Traders as on 30.06.2024 with further interest and costs thereon, subject to the following terms and conditions;

Property No.I	
Name of Property Owner	Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela
Description of the Immovable Property	
All that piece and parcel of Flat bearing No 102 in Ground Floor built in "J.V. RAJU HOMES" Residential Apartment with 1550 sq. ft or 143.999 sq. mts of RCC construction of Flat, and all rights in common areas and facilities, other amenities along with Car Parking slot of 80 Sq. Ft. in stilt floor no. 102, together with 50.16 Sq. yards of undivided share of	

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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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land in the total extent of 880 Sq. yards, built on land situated in Sy No. 187/2, Usmansahebpet in Srirangarajapuram Sri Potti Sriramulu Nellore District Registration, Stonehousepet Sub Registration, Nellore Municipal Corporation, Nellore City, Nellore Bit - II Village with all other appurtenant rights & improvements thereon in the name of Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela morefully described in the Sale dated 10-09-2015 registered as Doc No. 4418/2015 and Builder Agreement No.4419/2015 of SRO Stonehousepet bounded on the North by Own compound wall of this house adjacent to Government Children's Hospital, South by Own compound wall of this house adjacent to House of Udaya Sujathamma to some extent and next house wall of Udaya Sujathamma to some extent, East by Road to some extent, Houses of Rachamalla Lakshmi, Rachamalla Siva Prasad to some extent and West by Own compound wall of this house adjacent to Government Children's Hospital to some extent and Others house.

Nature of possession	Physical Possession
Reserve Price	Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only)
Earnest Money Deposit (EMD)	Rs.6,80,000/- (Rupees Six Lakhs Eighty Thousand Only)

Property No. II	
Name of Property Owner	Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela
Description of the Immovable Property	
All that part and parcel of 4 ankanams 36 sq. ft or 36 sq. yards of site with an Extent of 177 sq. Ft., or 16.443 sq. mts of RCC roofed construction and an extent of 147 sq. ft or 13.656 sq. mts of MTC roofed construction therein along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated at Nellore Bit-II area, Sy. No.111/2, Municipal Ward No.5, Old Door No.320, New Door No.306, Old Municipal Assessment No.6306/10328, New Assessment No.1031006695 at Stonehousepet Main Road (Narukuru Road), Nellore Municipal Corporation, Sri Potti Sriramulu Nellore District and owned by Ms. Immadisetty Susila morefully described in Sale Deed no. 3766/2012 dated 27-08-2012 of Sub Registrar Office – Stonehousepet and bounded on the North by Joint wall between this house & shop belongs to Munaga Chalapathi & others, South by Road, East by joint wall between this shop & shop belongs to Bhavanasi Nanda	

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Kishore and West by Joint wall between this shop & shop belongs to Bellamkonda Rajendra & others.	
Nature of possession	Physical Possession
Reserve Price	Rs.87,78,000/- (Rupees Eighty Seven Lakhs Seventy Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs.8,77,800/- (Rupees Eight Lakhs Seventy Seven Thousand Eight Hundred)

Property No. III	
Name of Property Owner	Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela
Description of the Immovable Property	
All that part and parcel of land admeasuring 16.66 Ankanams or 133.33 sq. yards along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Plot No. 23, Sy. No. 254/2 within Navalakulathota Gram Panchayat, Allipuram Mazara, Navalakulathota Village, Nellore Rural Mandal, Nellore Registration District, Sri Potti Sriramulu Nellore District Sub Registrar Office – Stonehousepet and owned by Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela more fully described in Sale Deed no 2817/2011 dated 21-10-2010 registered on 28-04-2011 of Sub Registrar Office - Stonehousepet and bounded on the North by remaining site in this plot, South by Site in Plot bearing No.24, East by Road and West by Site in Plot bearing No.18	
Nature of possession	Physical Possession
Reserve Price	Rs.20,00,000/- (Rupees Twenty Lakhs Only)
Earnest Money Deposit (EMD)	Rs.2,00,000/- (Rupees Two Lakhs 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)

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Last date and time for submission of Bid along with EMD	On or before 05.08.2024 by 04.00 PM
Property Inspection	From 03.00 PM to 05.00 PM on working days.
Bid incremental amount	Rs.50,000/- (Rupees Fifty Thousand Only)
Date & time of auction	06.08.2024 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)

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 05.08.2024
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.

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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.
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.

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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 & put the property to sale once again on any date & 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.

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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.
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 01.01.1984 to 18.04.2024 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 Nellore 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	

Date : 12.07.2024
Place : Hyderabad

AUTHORISED OFFICER
(Chief Manager)

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