

 Karur Vysya Bank <i>Smart way to bank</i>	The Karur Vysya Bank Ltd, Asset Recovery Branch, 5-8-356 to 362, III Floor, Chirag Ali Lane, Abids, Hyderabad – 500 001 040-23206065
---	---

E AUCTION ON 29/08/2024

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 **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, Secunderabad branch amounting to **Rs.25,12,37,314.53 paisa (Rupees Twenty Five Crores Twelve Lakhs Thirty Seven Thousand Three Hundred Fourteen and Paise Fifty Three Only)** as on 30-06-2024 and subsequent interest thereon, costs, charges etc.. to the Secured Creditor The Karur Vysya Bank Ltd, from the borrower's/guarantors, **1.M/s.Mintech Global Private Limited , Rep by its Managing Director Mr Appawaru Lakshminarayana**, Regd Office at.# 6-2-913/914/D/2, 5th Floor, Progressive Towers, Khairatabad, Hyderabad – 500 004, Telangana, **Guarantors(2). Mr Appawaru Lakshminarayana**, S/o Lakshmi Narasaiah, H No: 8-2-617/A/3 & 8-2-617/A/3/1, Plot No:7, S No: 129/169, Shaikpet, Road No:11, Banjara Hills, Hyderabad – 500 034, , Telangana, **(3). Mr Appawaru Divya Tejus Tharang**, S/o Mr Appawaru Lakshminarayana, H No: 8-2-618/2/1/1, Flat No.203, Patels Avenue, Road No.11, Banjara Hills, Hyderabad 500 034, Telangana **(4).Mr. Appawaru Ujwal Deepak Tharang**, S/o. Mr Appawaru Lakshminarayana, H No.8-2-310/A/1/1, Road No.10 ,Ibrahim nagar, Banjara Hills, Hyderabad 500 034, Telangana **(5). M/s Sessa Sai Ispat Pvt Ltd**, # 6-2-913/914/D/2, 5th floor, Progressive Towers, Khairatabad, Hyderabad – 500 004, Telangana, **(6). Mrs Tayyaba** , W/o Mr Mir Maqsood Ali, 10-2-318/1/A/4/B, Indira Nagar Colony, Opp Loyala Girls School, Vijaya Nagar Colony, Hyderabad – 500 034, Telangana .

SCHEDULE OF THE PROPERTY

Details of the Mortgaged properties of Borrower		
PROPERTY NO.1		
Industrial Land & Building admeasuring 20.17 Guntas in S.No.125/AA, 126/C, 127/A, 127/AA,128, situated at Maqdumpally village, Bibinagar Mandal, Nalgonda District, Telangana standing in the name of M/s.Mintech Global Private Limited , bounded by:		
Boundaries of the site	Regd. Sale Deed Document 2862/2016 Dated 26-02-2016	Regd. Sale Deed Document 2863/2016 Dated 26-02-2016
North	Neighbor's Agricultural Land	Neighbor's Agricultural Land
South	Gurrladandi Village	Gurraladandi Village
East	Agricultural Land of Vendors	Agricultural Land of now purchased by Vendee
West	Agricultural Land of Vendors	Agricultural land of Shetti Pedda Narasimha
Reserve Price: Rs.54,00,00,000.00, EMD Rs.5,40,00,000.00, INCREMENTAL BID		



**AMOUNT Rs.10,00,000/-****Details of the Mortgaged properties of Guarantors****PROPERTY NO.2**

Industrial Land & Building admeasuring Ac12.27 Guntas, consisting of Building & Sheds to the extent of 36,900 Sq.ft with sponge Iron Plant, in S No.121,122,123,128,129 &130 situated at Maqdumpally village , Bibinagar Mandal, Nalgonda District, Telangana standing in the name of **M/s. Sesha Sai Ispat Private Limited** and bounded by:

Boundaries of the Site	Regd. Sale Deed Doct. No.192/2005, Dated:12-01-2005 Sy No.121 &122.	Regd. Sale Deed Doc No.192/2005, Dated:12-01-2005 Sy No.123,128,129 &130	Regd Sale Deed Doc No.150/2005 Dated 12-01-2005, Sy No.123,128 &129
North	Land in Sy No.121part & 122 part	Land in Sy Nos:129 part & 130 part	Land in part of Sy No:123,128 &130
South	Land in part of Sy No.121 part & 122 Part	Land in Part of Sy Nos:130 part & 128 part	Land of Shetti Yellaiah & Sons
East	Gurraladandi to Maqdumpally Road	Land in Part of Sy Nos:122 & 123	Land of Ampalla Sathi Reddy
West	Land in part of Sy. No: 122.	Land in Part of Sy Nos: 128 &129	Land in part of Sy Nos: 128 &129

Reserve Price: 10,80,00,000.00, EMD Rs.1,08,00,000.00, INCREMENTAL BID AMOUNT Rs.5,00,000/-**PROPERTY NO.3**

Residential Land & Building situated at H No:8-2-617/A/3 & 8-2-617-A/3/1, Plot No:7, S No: 129/169 of Shaikpet, Road No:11, Banjara Hills, Hyderabad, Telangana (Ground+2, 3484.00 Sq.yds) admeasuring 214 Sq.yds standing in the name of Mr Lakshminarayana Appawaru vide Regd Sale Deed Doct No.3336/2011 dated 17-11-2011 and bounded by:

North: Plot No.8,

South: Portion of H No.8-2-617/A/3 and 8-2-617/A/3/1

East: Portion of H No.8-2-617/A/3 and 8-2-617/A/3/1

West: Road

Note: This property is also charged to Mr A Lakshminarayana Housing Loan of Rs.85.00 Lakhs (1410.753.217) as primary.

Reserve Price: 4,95,00,000.00, EMD Rs.49,50,000.00, INCREMENTAL BID AMOUNT Rs.3,00,000/-

PROPERTY NO.4

Residential Land & Building situated at MCH No:8-2-293/82/A/1106-A, on plot No.1106-A, in Survey No.403/1 old and New S No.120, of Shaikpet Village, and 102/1, of Hakeempet Village, admeasuring 1144.48 Sq.Yards situated at Jubilee Hills, Co-operative House Building Society Limited, Road No.55, Jubilee Hills, Hyderabad, Telangana, standing in the name of Mr. Appawaru Lakshmi Narayana vide Regd Sale Deed Doct No.272/2012 dated 16-01-2012 and bounded by:

North : Nala and Plot No.1105, East : Plot No.1120,
South: Plot No.1106, West : 50 Feet wide Road

Reserve Price: 30,00,00,000.00, EMD Rs.3,00,00,000.00, INCREMENTAL BID AMOUNT Rs.5,00,000/-.

PROPERTY NO.5

SCHEDULE- A

All that piece of land bearing Municipal Numnber 10-2-10, A C Guards, Hyderabad admeasuring 3694.40 Sq.Yards and bounded as follows:

Boundaries of the Site

East: 40 Ft wide Road, North: Neighbours House
West: H No. 10-2-9020 South: Neighbours House

SCHEDULE - B

All that part and parcel of Flat No.19/20, 'B' Type, Ground Floor, admeasuring 850 Sq.Feet constructed area in addition to the undivided and unspecified area of 36.94 Sq. Yards out of total area 3694.40 Sq.Yards , bearing M C H No.10-2-10, Maturu Apartments, A C Guards, Masab Tank, Hyderabad, Telangana standing in the name of Mr Lakshminarayana Appawaru vide Regd Sale Deed Doct No.1422/1999 dated 01-07-1999 and bounded by:

Boundaries of the Flat –Flat No.19/20

East: Open Space North : Stair Case,
West: Corridor South: Flat No. 18

Note: Properties No.3 to 5 are also charged to SOD(RE) limit of Rs.290.00 lakhs sanctioned to M/s.Lakshminarayana Minerals (Sole Proprietorship) as primary.

Reserve Price: 40,00,000.00, EMD Rs.4,00,000.00, INCREMENTAL BID AMOUNT Rs.50,000/-.

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 **29/08/2024** & ON **“AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS”** basis.

Inspection of the Asset	All working Days – From 26/07/2024 to 28/08/2024 between 11.00 am to 5.00 pm
Last date and time for submitting online Tender & Application Forms	28/08/2024 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 29/08/2024 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 bid (Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101.
Contact Person & Phone No	1.Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, 2.Sri CH V D Prasad – Senior Manager – 99088 53192 3.PNSV Chalapathi Rao - Senior Manager – 96426 36999, 4.Sri Pydimary Shiva Shankar - Senior Manager- 91008 48107, 5.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 29/08/2024 “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 29/08/2024 (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 in 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 30 days' Notice under Rule 8(6) 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: 26/07/2024

Place: Hyderabad

Authorized Officer

The Karur Vysya Bank Ltd.,