

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS:

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| Borrower Name | 1. Bantu Syamala 2. Bantu Solomon Raju |
| Co- obligant Name | |
| Guarantor Name | 1. Bantu Mangamma 2. Bantu Syam Kumar |
| Mortgager Name | Bantu Syamala |
| Total amount due as on 31.07.2024 | Rs. 29,82,806/- With future interest and costs till the date of payment. |
| City & District where property is located | Guntur, Guntur Dist. |
| Reserve Price | Rs.79,76,000/- |
| Earnest money deposit (EMD) | Rs.7,98,000/- |
| Account details to which is the EMD amount is to be credited | 707311100000399 |
| Last date and time on which EMD has to be deposited | 07-10-2024 by 5.00 pm |
| Minimum bid increment amount | Rs.50,000/- |
| Property Description | An extent of 126.50 sq.yds of site along with G+ residential RCC roofed building situated in D.No.541/1, Door No.15-14-83/24A, Rahul Gandhi nagar, Guntur |
| Note: 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. | |
| Property Image | attached |



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| Details of encumbrances over the property, which was known to bank | NIL |
| Latitude and longitude of the property | Lat-16.298266 Long-80.467901 |
| <u>Contact Numbers and Address</u> Branch: A.O.: | 9390478373 6303917501 |
| Date of inspection of property | 08-10-2024 |
| Auction date | 15-10-2024 |
| E - ASP details | M/s 4Closure Address : 605A, 6 th floor, Mitrivanam, Ameerpet, Hyderabad- 500038 Website Name : https://bankauctions.in & www.foreclosureindia.com e-mail Id : info@bankauctions.in Manager Name : T. Jayaprakash Reddy-Manager (operations) Mobile No.8142000064: email id : prakash@Bankauctions.in Help line No's : +91-814200062, 8142000063, 81426000066, Land line: 040-23736405 |
| Newspaper Publications of both Telugu and English | Telugu Newspaper: 12-09-2024 English Newspaper: 12-09-2024 |



ANNEXURE - A

Whereas the Bank acting through its Authorized Officer, in exercise of its power under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) has decided to sell through E-Auction the properties mentioned in the E-Auction Sale Notice for realization of the secured debts due to Chaitanya Godavari Grameena Bank amounting to Rs.30,08,984 (Rupees Thirty Lakhs Eight Thousand Nine Hundred and Eighty Four only) inclusive of interest up to 31.08.2024 plus future interest, cost and charges thereon from Ms.Bantu Syamala, Bantu Solomon Raju and guarantors Ms. Bandu Mangamma and Mr.Bantu Syam Kumar and Mortgagor Ms.Bantu Syamala pursuant to the symbolic possession of the secured asset taken by the Authorized Officer on 06-03-2019 under SARFAESI Act, 2002. The sale shall be subject to the following conditions and those prescribed in the Security Interest (Enforcement) Rules 2002:

- i) The E-Auction is being held on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE" basis
- ii) To the best of knowledge and information of the Authorized Officer, no other encumbrance exists on the properties. However, the intending bidders should make their own independent enquiries regarding the other encumbrances, title of property/s put to action and claims/rights/dues affecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice dated 09-09-2024 published in the newspapers and annexed herein below, have been stated to the best of the information and belief of the undersigned; however the undersigned shall not be responsible/liable for any error, misstatement or omission.
- v) The inspection of property put to auction will be permitted to the interested bidders at the site on the date and time mentioned in the public notice dated 09-09-2024 annexed.



The intending purchaser/bidder is required to submit amount of EMD by way of NEFT/RTGS in the "E Auction account" with Chaitanya Godavari Grameena Bank bearing Account No.707311100000399 and IFSC Code:UBIN0CG7073 maintained at our GORANTLA Branch (Branch Code No.7073) on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith and register their name with the e-auction service provider (EASP) and get user ID and password free of cost and also get training on E-Auction from the EASP M/s 4 closures by contacting on Helpline No. 91-814200062, 8142000063,8142600066, Land line: 040-23736405 and e-mail ID: prakash@Bankauctions.in

- i) After Registration of bidders on the web-site as mentioned in para (vi) above, the intending purchaser/bidder is required to get copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below 1. Copy of the NEFT/RTGS challan relating to EMD amount 2. Copy of PAN card 3. Proof of identification (KYC) viz. Attested copy of Voter ID Card/Driving License/Passport etc. 4. Copy of proof of address, without which the bid is liable to be rejected.
- ii) The E-Auction will take place through web portal/website given at the end of this Annexure on the time specified in the E-auction notice published in the newspaper and copy attached herewith.
- iii) The bidder has to specify the property for which offer is submitted from the list mentioned in the above website along with the EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below.
- iv) The interested bidders may give offers either for one or more than one properties. In case bidder, bids for more than one property, he will have to submit separate EMD amount for each property and also upload on website separate documents as per para (vii) above for each property along with the bid amount.
- v) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price, by RTGS/NEFT. The bids submitted without EMD amount shall be summarily rejected. The property shall not be sold below the reserve price.
- vi) 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.

If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are



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tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

viii) The auction is by way of inter-se bidding amongst the bidders and the minimum amount by which the bids are to be increased have been defined in the Sale Notice against each Reserve Price. The inter-se bidding which will be commenced online exactly on the date & time specified in the public notice and has been defined as follows:

- A “Enter Live Auction” link will be available on start of the auction proceeding.
- Once he clicks the link, a page will open which will show information such as,
 - Auction start time
 - Auction close time
 - Opening Bid/Current Highest Bid amount
 - Minimum Bid increment
 - A Bid tab to fill in his own bid
- Bidder can enter his bid and wait for response on his bid.
- If the bid becomes highest bid, then he will be shown as “H1”
- This “H1” icon will disappear if any new higher bid is submitted by any other bidder
- The bidder can place his new improved bid
- This process will continue for the entire e-Bidding Process.
- Auction will close as per the closing time if no bid comes during last 5 minutes of the auction closing time
- In case bids are placed in last 5 minutes of the closing of auction, the closing time automatically gets extended to 5 more minutes.
- This process continues till no bid comes for a period of 5 minutes and the auction gets closed.

ix) Successful bidder will be intimated through e-mail for payment of 25% of highest bid amount just after the closing of the e-Bidding process.

x) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in -e-Auction portal of the EASP online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).



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- xi) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
- xii) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately on the acceptance of offer by the Authorized Officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of the sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of failure to deposit the balance amount within the prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
- xiii) The successful bidder shall 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.
- xiv) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc, owing to anybody shall be the sole responsibility of successful bidder only.
- xv) 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 Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. The exclusive jurisdiction for any disputes shall be Guntur. In case all the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.
- xvi) The sale certificate shall be issued on the receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued by Authorized Officer in the same name in which the offer is submitted.

Other Terms & Conditions for Sale of Property (ies)

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.

The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other party. ✓



- The decision of Bank on declaration of successful bidder shall be final and binding on all the bidders.
- E-Auction Service Provider/Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- E Auction Service Provider / BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. The E Auction Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Special instructions/caution:

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Chaitanya Godavari Grameena bank nor the Service provider will be responsible for any lapses/failure (internet failure, power failure, etc...) on the part of the bidder 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 and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Particulars of the E-Auction Service Provider:

Name : M/s 4Closure

Address : 605A, 6 th floor, Mitri vanam, Ameerpet, Hyderabad- 500038

Website Name : <https://bankauctions.in> & www.foreclosureindia.com

e-mail Id : info@bankauctions.in

Manager Name : T. Jayaprakash Reddy-Manager (operations) Mobile No.8142000064:

email id : prakash@Bankauctions.in

Help line No's : +91-814200062, 8142000063, 81426000066, Land line: 040-23736405

Place: Guntur

Date: 17-09-2024




AUTHORISED OFFICER
CHAITANYA GODAVARI GRAMEENA BANK