

JOINT E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale as a going concern under the IBC, 2016 and under Section 13(4) of SARFAESI Act, 2002 read with relevant Rules 8(6) & 9 under Security Enforcement rules 2002.

In the matter of

**M/s. Ind Tob International Private Limited (In Liquidation), Corporate Debtor,
Tadisetty Venkata Rao and Sri. Tadisetty Murali Mohan, Personal Guarantors/Mortgagors.
Reg Address: D. No. 6-5-15, 5th Lane, 4th Cross Road, Arundalpet, Guntur, A.P. Pin -522002, India
Liquidator: Kasi Srinivas (IBBI Registration: IBBVIPA-003/IPA-ICAI-N-000237/2019-2020/12840)
Contact: +91 8008022887; Email: cirp.indtob@gmail.com, srinivaskashyap111080@gmail.com**

and

**Secured Creditor represented by State Bank of India, Stressed Assets Management Branch-2, Hyd.
Smt. E. Radhika, Chief Manager, Contact: 8985622824; E-mail: sbi.18359@sbi.co.in**

E-Auction Sale Notice is hereby given to the Public in general including the Corporate Debtor and the Personal Guarantors/Mortgagors for the Sale of M/s. Ind Tob International Private Limited (In Liquidation), as a going concern and the assets forming part of the liquidation estate under IBC Code, 2016 read with relevant Regulations formed by the Liquidator, under IBC Code, 2016 and the land & buildings mortgaged/ charged by the Personal Guarantors in favour of the Secured Creditor, State Bank of India. The properties were taken possession under SARFAESI Act under Sec. 13(4) vide Possession Notice date 22-08-2019 read with the Rules 8(6) & 9 under Security Enforcement rules 2002 for immobile properties thereunder. The properties will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHAT EVER THERE IS" AND "NO RECOURSE BASIS". E. Auction will be on date 22-11-2024. The details for the proposed e-auction are mentioned herein below:

DESCRIPTION OF THE PROPERTIES

IMMOVABLE PROPERTIES

S.No	Doc No.	Standing on the name of	Extent	Extent
1	5385/2009, Dtd.23-11-2009 Lease deed: - 5743/2009, Dtd.21-12-2009	Tadisetty Venkata Rao S/o Tadisetty Narasimha Rao	3 Acres 83 Cents	D.No.4/6, Edulapalem (V)GP, Guntur Dt.; Land Boundaries: -North: Land belongs to Jonnalagadda Jojalah; South: Circar Donka (Kondaveedu Donka); East: Land belongs to Tadisetty Murali Mohan; West: Land belongs to Smt. Mareala Indira which was sold to Tadisetty Murali Mohan
2	Sale Deed Doc. No. 235/2012 Dtd.19-01-2012; Doc.No.250/2012 Dtd.20-01-2012; Doc. No. 379/2012 Dtd.28-01-2012; Doc. No. 2473/2012 Dtd.20-06-2012; Lease deed: - 5796/2012, Dtd.19-12-2012	Tadisetty Venkata Rao S/o Tadisetty Narasimha Rao	5 Acres 81 cents	D.No. 4/3, 44, 4/5, Edulapalem (V)GP, Prattipadu Mandal, Guntur Dt. Land Boundaries: -North: Circar Donka (Kondaveedu Donka); South: Godown belongs to INDTOB International Private Limited; East: Ethnic Tobacco Threshing Factory; West: Land belongs to Uggirala Dona Rao
3	Sale deed 5740/2009, Dtd.21-12-2009; Lease deed: - Doc: 5742/2009, Dtd.21-12-2009; & 1821/2019 Dtd 14-06-2019	Tadisetty Murali Mohan S/o. Tadisetty Narasimha Rao	2 Acres 33 Cents	D.No. 4/6, Edulapalem (V)GP, Prattipadu Mandal, Guntur Dt. Land Boundaries: North: Land belongs to Uggirala Dona Rao & Gonnalagadda Gopaliah; South: Circar Donka (Kondaveedu Donka); East: Land belongs to Tadisetty Venkata Rao; West: Land belongs to Modugula Subba Reddy
4	Sale deed 5386/2009, Dtd.23-11-2009; Lease deed: - Doc: 5741/2009, Dtd.21-12-2009; & 1822/2019 Dtd 14-06-2019	Tadisetty Murali Mohan S/o. Tadisetty Narasimha Rao	0 Acres 56 cents	D. No. 4/6, Edulapalem (V)GP, Prattipadu Mandal, Guntur Dt. Land Boundaries: North: Land belongs to Jonnalagadda Jojalah; South: Circar Donka (Kondaveedu Donka); East: Executan's Land; West: Land belongs to Tadisetty Venkatarao..
5	Sale deed 504/2009 dtd. 25-09-2009 & 1021/2009 Dtd.04-05-2009 & 2732/2010 Dtd. 21-06-2010 Lease deed: -1374/2011 dtd. 20-04-2011	Tadisetty Murali Mohan S/o. Tadisetty Narasimha Rao	2 Acres 38 Cents	Sy. No 774, Yanamadala GP, (V), Prattipadu Mandal, Guntur Dt. Land Boundaries: -North: Circar Donka (Kondaveedu Donka); South: Land belongs to Bommidala Narayana Murthy, etc.; East: Canal; West: Circar Donka (Kondaveedu Donka)
Total			14.91 Acres	
6	All Five properties total admeasuring 14 Acres 91 cents consisting of Land and Buildings including Industrial sheds with built-up area 5,54,856 Sq ft.			
7	Financial Assets			
	Reserve Price:	Rs.66,18,00,000.00 (Rupees Sixty-Six Crore Eighteen Lakhs Only)		
	Earnest Money Deposit	Rs. 6,61,80,000.00 (Rupees Six Crore Sixty-One Lakhs Eighty Thousand only)		
	Last date for submission of Eligibility Documents	04-11-2024		
	Information sharing and site visits between	06-11-2024 to 13-11-2024.		
	Last date for EMD and submission	20-11-2024.		
	Date and Time of E. Auction on	22-11-2024 between 11:00 AM To 16:00 PM.		
	Bid Incremental value	Rs.10,00,000 (In multiples of Rupees Ten Lakhs only)		

Note:

- The assets are sold jointly and bidding for individual assets are not allowed.
- The properties where M/s Ind Tob International Private Limited, and Ethnic Tobacco (India) Limited units are erected, which includes Land and Buildings are located in the same premises with a common compound wall, with no clear demarcations and inseparable. The bidders may bid for both the Ind Tob International Private Limited and Ethnic Tobacco (India) Limited together. The Liquidator will consider only those bids which are bid together for Ind Tob International Private Limited and Ethnic Tobacco (India) Limited (advertised simultaneously) for value maximization.
- The Joint Sale is being conducted in accordance with the order passed by NCLT, Amaravati Bench vide its order dated 26-09-2024 in IA (IBC)/319/2024 read with order dated 24-03-2023 in IA (IBC) 338/2022 in CP No. CP (IB)/33/7/AMR/2021.
- Detailed terms & conditions for e-Auction process will be available in Joint E-Auction Process Memorandum available on the website of State Bank of India www.sbi.co.in.
- Detailed terms & conditions and the Complete E-Auction process document i.e. Joint E-Auction Process Memorandum containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and condition of online auction sale are available on website <https://bankauctions.in/>. Contact: T. Jaya Prakash Reddy, prakash@bankauctions.in, 8142000062/64/66

The properties mentioned in the schedule above, can be inspected by the prospective bidders. For further details please contact the Resolution Agent M/s. Raghu Associates, Shri. V.S.V. Satyanarayana (Mobile 9440836500/888552284)

Place: Hyderabad
Date: 21-10-2024

Kasi Srinivas,
Liquidator

M/s. Ind Tob International Private Limited (In Liquidation),
and on behalf of the Secured Creditors.

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