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|  <p>Karur Vysya Bank Smart way to bank</p> | <p>The Karur Vysya Bank Ltd, Asset Recovery Branch, 5-8-356 to 362, III Floor, Chirag Ali Lane, Abids, Hyderabad – 500 001 040-23206065</p> |
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E-AUCTION ON 09-01-2025**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the **Constructive/Physical possession** of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad- L B NAGAR BRANCH: Borrower Mr Beedum Narender, S/o Beedum Yellaiah, H No:16-1-521, Reddy Basthi, Saidabad, Hyderabad - 500 059 And also at H No: 5-67/4, Pochamma Basthi behind Syndicate Bank , Hussain Shah Wali Darga, Raidurgam, Golconda, Nankaramguda, Hyderabad-500080 And also at Plot No:16, Thangadapally Village and Grama Panchayat, Choutuppall Mandal, Yadadri Bhuvanagiri District, Telangana and also at Plot No:34, 1st Floor Srinivasapuram Colony, Road No:8, Gurranguda, Rangareddy, Hyderabad – 500 070. The outstanding loan amount is Rs.32,38,124.63 paisa (Rupees Thirty Two Lakhs Thirty Eight Thousand One Hundred Twenty Four and Paisa Sixty Three Only) as on 05.12.2024 and subsequent interest thereon, costs, charges etc.

PROPERTY-1**Description of the Immovable Property**

All the semi-finished ground floor constructed on open Plot No:16, admeasuring 150 Sq.Yards or equivalent to 125.40 Sq.meters in Sy No.730/A2 & 731/A1 situated at Thangadapally Village, Choutuppall Mandal, Yadadri Bhuvanagiri District, Under Grama Panchayathm Thangadpally Village, M P Choutuppall, Z P Nalgonda Regn, Sub-District Choutuppall standing in the name of Sri Beedum Narender ,vide Regd Sale Deed Doct No.15618/2019 dated 16-12-2019, S R O- Choutuppall and bounded by:

| | |
|-------|---------------|
| North | 30' wide Road |
| South | Plot No:17 |
| East | Plot No:9 |
| West | 25' Wide Road |





Note: Borrower has availed vehicle loan facility and the said account was also classified as NPA and the present outstanding amount is Rs.5,21,878.61 as on 05.12.2024.

Reserve Price: Rs.18,45,000.00, **EMD** Rs.1,84,500.00, **INCREMENTAL BID AMOUNT** Rs.50,000/-

Contact Branch Manager: Mr Chandra Mouli K- 91771 89888

| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|---|--|------------------------------|
| 18,45,000.00 | 1,84,500.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |



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|----------------------------|--|
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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...Mr Beedum Narender,, Borrower (name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. |
| Contact Person & Phone No | Mr Chandra Mouli K- 91771 89888, Branch Head, L B Nagar Branch Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, |

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 **09/01/2025 AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.**
1. 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 **09/01/2025 (auction date) from 11.00 AM to 1.00 pm** with unlimited extensions of 3 minutes each, till the sale is completed.
2. 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.
3. 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.





4. 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, except an ED (Enforcement Directorate) attachment.
21. All persons participating 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 Borrower's Name and the PAN No. 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, Registration Charges/ Stamp Duty 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .
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.



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 15 days' Notice under Rule 9(1) 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: 16-12-2024

Place: Hyderabad



Authorized Officer

[Handwritten Signature]
The Karur Vysya Bank Ltd.

[Handwritten mark]

**Karur Vysya Bank***Smart way to bank*

Karur Vysya Bank Ltd,
 Asset Recovery Branch
 III floor,5-8-356 to 362,
 Chirag Ali Lane, Abids
 Hyderabad – 500 001.
 Ph. No.040-2320 6065

E-AUCTION ON 09-01-2025**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad- L B NAGAR BRANCH: Borrower Mrs Lavanya Koraboina, W/o Beedum Narendra, H No: 5-67/4, Pochamma Basthi behind Syndicate Bank , Hussain Shah Wali Darga, Raidurgam, Golconda, Nankaramguda, Hyderabad **And also at** Plot No:17, Thangadapally Village and Grama Panchayat, Choutuppal Mandal, Yadadri Bhuvanagiri District, Telangana **and also at** Plot No:34, 1st Floor Srinivasapuram Colony, Road No:8, Gurranguda, Rangareddy, Hyderabad – 500 070. The outstanding loan amount is Rs.38,20,411.52 paisa (Rupees Thirty Eight Lakhs Twenty Thousand Four Hundred Eleven and Paisa Fifty Two Only) as on 05.12.2024 and subsequent interest thereon, costs, charges etc.

PROPERTY-2**Description of the Immovable Property**

All the semi-finished ground floor constructed on open Plot No:17, admeasuring 150 Sq.Yards or equivalent to 125.40 Sq.meters in Sy No.730/A2 & 731/A1 situated at Thangadapally Village, Choutuppal Mandal, Yadadri Bhuvanagiri District ,under Grama Panchayat Thangadapally Village, M P Choutuppal, Z P. Yadadri Bhuvanagiri Regn: Sub –District Choutuppal ,standing in the name of Smt. Lavanya Koraboina vide Regd Sale Deed Doct No. 13124/2019 dated 03-10-2019, S R O- Choutuppal and bounded by:

| | |
|-------|---------------|
| North | Plot No:16 |
| South | Plot No:18 |
| East | Plot No:8 |
| West | 25' Wide Road |





**Reserve Price: Rs.23,06,000.00, EMD Rs.2,30,600.00, INCREMENTAL BID
AMOUNT Rs.50,000/-**



**Contact Branch Manager: Mr Chandra Mouli K- 91771 89888**

| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|---|--|-------------------------------------|
| 23,06,000.00 | 2,30,600.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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...Mrs Lavanya Koraboina,, Borrower (name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. | |
| Contact Person & Phone No | Mr Chandra Mouli K- 91771 89888, Branch Head, L B Nagar Branch Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, | |

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 **09/01/2025 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 **09/01/2025 (auction date)** from **11.00 AM 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.
6. 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.
7. 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.
8. 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.

9. 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.

10. 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.

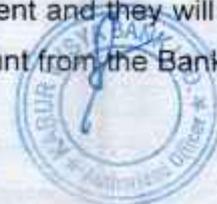
11. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.

12. 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.

13. 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.

14. 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.

15. 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.



16. 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.

17. 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.

18. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

19. 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.

20. 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.

21. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.

22. All persons participating 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.

23. 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.

24. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.

25. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.





26. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .

27. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

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 15 days' Notice under Rule 9(1) 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: 16-12-2024

Place: Hyderabad



Authorized Officer

The Karur Vysya Bank Ltd.,

| | |
|--|---|
|  <p>Karur Vysya Bank Smart way to bank</p> | <p>Karur Vysya Bank Ltd, Asset Recovery Branch III floor,5-8-356 to 362, Chirag Ali Lane, Abids Hyderabad – 500 001. Ph. No.040-2320 6065</p> |
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E-AUCTION ON 09-01-2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

JUBILEE HILLS BRANCH: Borrower Sri Gaddam Saritishewar Rao S/o. Sri G B Shyam Rao, R/o. 2-2-1107/81-81, Tilak Nagar, Hyderabad, Telangana – 500 044, **Alternate Address:** :Sri Gaddam Saritishewar Rao S/o. Sri G B Shyam Rao, Flat No.G-1, Vijaya Residency,Road No.14, Nandi Nagar, Banjara Hills, Hyderabad, Telangana- 500 034. **The outstanding loan amount is Rs.92,23,513.33 paise (Rupees. Ninety Two Lacks Twenty Three Thousand Five Hundred Thirteen and Paise Thirty Three Only) as on 05.12.2024 and subsequent interest thereon, costs, charges etc.,**

PROPERTY-

INDEPENDENT HOUSE:

All that the house bearing No.2-2-1107/80 and 2-2-1107/81, admeasuring 168.0 Sq Yards, equivalent to 140.44 Sq.Meters, situated at Tilak Nagar, New Nallakunta, Hyderabad forming part of Survey No.578 standing in the name of **Sri Gaddam Saritishewar Rao vide Will No.119/97 dated 30-08-1997 executed by Smt. G Manikyamma and** bounded by:

North : Open Land of Neighbours,
East : House No.2-2-1107/79,

South : Road,
West : House No.2-2-1107/82.





Karur Vysya Bank

Smart Way to bank



Reserve Price in Rs. 1,17,72,000/- EMD Rs. 11.77,200/-, Incremental Bid
Rs.50,000/-

Note: Legal Proceedings in S A No.158 of 2023 are pending in DRT
Hyderabad.

Physical Possession Orders received, Notice served and yet to implement.



Please contact Jubilee Hills Branch – Hyderabad Branch Head - Srinivasa Reddy N Chief Manager, Mobile No: 99599 88563

| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|--|---|-------------------------------------|
| 1,17,72,000.00 | 11,77,200.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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... Sri Gaddam Sarithshewar Rao Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. | |
| Contact Person & Phone No | <u>Jubilee Hills Branch – Hyderabad Branch Head - Srinivasa Reddy N Chief Manager, Mobile No: 99599 88563 .</u> <u>Sri N Venkata Sesa Giridhar – Chief Manager -91000 72161,</u> <u>Sri CH V D Prasad – Senior Manager – 99088 53192,</u> <u>Sri PNSV Chalapathi Rao Senior Manager – 96426 36999,</u> | |

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 **09/01/2025 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 **09/01/2025** (auction date) from **11.00 AM 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.





16. 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.
17. 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.
18. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
19. 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.
20. 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.
21. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.
22. All persons participating 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.
23. 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.
24. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.
25. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.



26. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .

27. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

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 15 days' Notice under Rule 9(1) 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:16-12-2024

Place: Hyderabad

**Authorized Officer**
The Karur Vysya Bank Ltd.,



Karur Vysya Bank

Smart Way to bank



Karur Vysya Bank

Smart way to bank

Karur Vysya Bank Ltd,
Asset Recovery Branch
III floor,5-8-356 to 362,
Chirag Ali Lane, Abids
Hyderabad – 500 001.
Ph. No.040-2320 6065

E-AUCTION ON 09-01-2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

SECUNDERABAD BRANCH : M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED (CIN:U36912TG2010PTC070724) #7-2-624, Ground Floor, Rashtrapathi Road, Secunderabad, Telangana – 500 003 (2). M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED (CIN: U36912TG2010PTC070724) Regd. Office: Troop Bazar, Decent Complex, Hyderabad – 500 001- Telangana. Directors: (3) Mr. Kunal Gupta, Director, M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED (CIN:U36912TG2010PTC070724), #7-2-624, Ground Floor, Rashtrapathi Road, Secunderabad, Telangana – 500 003.(4) Mrs. Shilpa Agarwal, Director, M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED (CIN:U36912TG2010PTC070724),#7-2-624, Ground Floor, Rashtrapathi Road, Secunderabad, Telangana – 500 003, Guarantors: (5)Mr. Kunal Gupta, S/o. Sri Ramanlal Agarwal # 1-2-303, Flat no.303, SNR Legend, Opp. Bharat Supermarket, Gaganmahal Road, Domalguda, Hyderabad-500 029,(6) Mrs. Shilpa Agarwal, W/o. Sri Nitin Kumar Agarwal, H.No.5-9-122/A/1/31, Flat No.31, Maheswari Residency, Adarshnagar, Hyderabad - 500029.(7) Mr. Nitin Kumar Agarwal, S/o. Sri Vishwanath Agarwal, H.No.5-9-122/A/1/31, Flat no.31, Maheswari Residency, Adarshnagar, Hyderabad- 500 029. (8) Mrs. Durga Agarwal, W/o. Sri Kunal Gupta, # 1-2-303, Flat no.303, Opp. Bharat Supermarket, Gaganmahal Road, Domalguda, Hyderabad-500 029. The outstanding loan amount is Rs.10,36,24,189.74 paise (Rupees. Ten Crores Thirty Six Lakhs Twenty Four Thousand One Hundred Eighty Nine and Paise Seventy Four only) ie Rs.8,79,39,804.82 in SOD account as on 30-11-2024 along with further interest from 01/12/2024 and Rs.1,56,84,384.92 in COVID FITL account as on 20.11.2024 along with further interest from 21.11.2024 and subsequent interest thereon, costs, charges etc and subsequent interest thereon, costs, charges etc.,



DESCRIPTION OF THE IMMOVABLE PROPERTY

PROPERTY NO
(RESIDENTIAL FLAT)

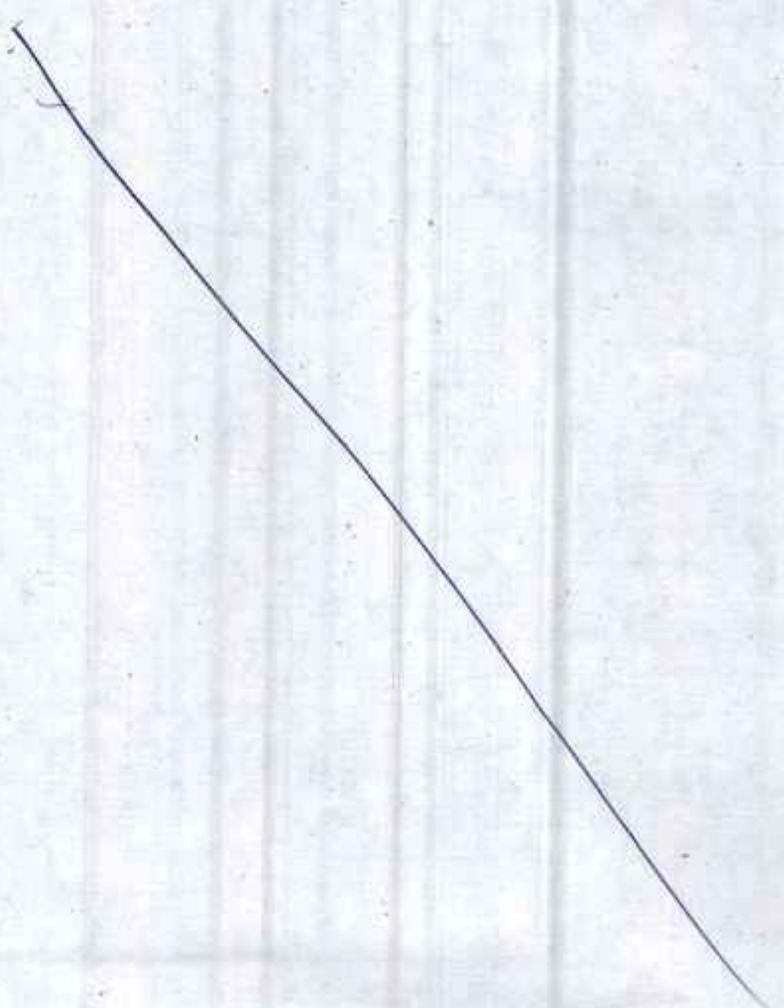
All that Flat No.31 on Third Floor of residential apartment known as "**Maheshwari Residency**", having super built up area of 1600.00 Square Feet, including a Parking Slot on the Ground Floor, along with undivided share in land 50.00 Square Yards out of total extent land in the multi storeyed building bearing Municipal No.5-9-22/A, situated at Shapoorwadi, Adarsh Nagar, Hyderabad, A.P, present Telangana, standing in the name of **Mrs.Durga Gupta alias Durga Agarwal Vide Regd Gift Deed Doct.No :746/2014 dated 13/03/2014 S R O: JOINT S R O-2: HYDERABAD (R.O)** and bounded as follows:

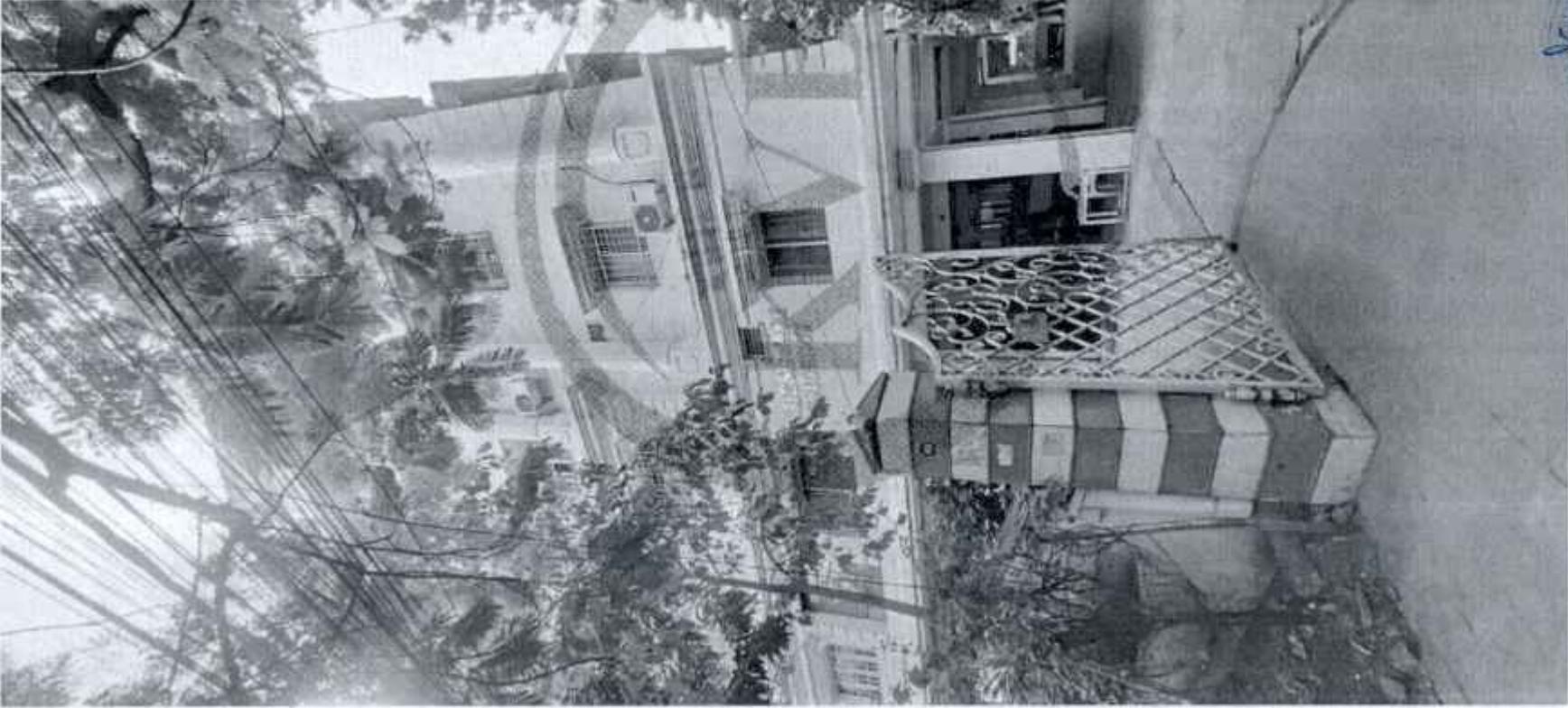
Boundaries of the Flat

North : Open space
South : Corridor & Flat no.32
East : Adarshnagar main road
West : Open space / lift

Boundaries of the Apartment

North: House No: 5-9-22/1
South: Shapoor Hall
East : 40' Wide Road
West : Neighbor's Property






KARUR VYSYA BANK LTD.
Authorized Signatory

RESERVE PRICE: Rs. 1,35,00,000/- EMD: Rs.13,50,000/-
INCREMENTAL BID: Rs.1,00,000/-

Contact Branch Manager: Secunderabad Sri. Phaninder Reddy B- Chief Manager
: 98480 42958 and 040-66313462.

| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) |
|---|---|
| 1,35,00,000.00 | 13.50.000.00 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM |
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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... M/s BHAGYA LAXMI GEMS AND JEWELLERS PRIVATE LIMITED Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. |
| Contact Person & Phone No | Secunderabad Sri. Phaninder Reddy B- Chief Manager : 98480 42958 and 040-66313462 Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, |

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 **09/01/2025 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 **09/01/2025** (auction date) from **11.00 AM 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.





16. 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.
17. 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.
18. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
19. 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.
20. 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.
21. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.
22. All persons participating 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.
23. 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.
24. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.
25. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.



26. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .

27. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

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 15 days' Notice under Rule 9(1) 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:16-12-2024

Place: Hyderabad

 Authorized Officer
The Karur Vysya Bank Ltd.,

See



Karur Vysya Bank

Smart Way to bank



| | |
|--|---|
|  <p>Karur Vysya Bank Smart way to bank</p> | <p>Karur Vysya Bank Ltd, Asset Recovery Branch III floor,5-8-356 to 362, Chirag Ali Lane, Abids Hyderabad – 500 001. Ph. No.040-2320 6065</p> |
|--|---|

E-AUCTION ON 09-01-2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad S R Nagar Branch: Mr Dandugula Kiran, **Borrower**, S/o Sri D Shivaiah, H NO: 13-6-839/1/B/65/A, Bhanjawadi Karwan, Asifnagar, Karwan Sashu, Huyderabad – 500 006 Telangana. **Guarantor**: Mr. D Shivaiah, H NO: 13-6-839/1/B/65/A, Bhanjawadi Karwan, Asifnagar Karwan Sashu, Huyderabad – 500 006. The outstanding loan amount is Rs.12,09,161.38 paise (Rupees Twelve Lakhs Nine Thousand One Hundred Sixty One and Paise Thirty Eight Only) as on 10/12/2024 and subsequent interest thereon, costs, charges etc.

SCHEDULE OF THE PROPERTY-5

All that the portion of House property bearing Municipal No: 13-6-839/1/B/65/A, admeasuring 50 Sq.yards or 41.8 Sq. feet out of 100 Sq.yards situated at Banjawadi, Karwan, Hyderabad, Telangana State, in the name of Mr D Kiran Gift Deed No:5458/2018, dated 24-08-2018, SRO, Golconda and boundaries as follows:

North : Road, **South** : Portion of House, **East** : Portion of House and neighbor's House, **West** : Neighbour's House.





Karur Vysya Bank

Smart Way to bank



Reserve Price: 39,87,000.00, EMD Rs.3,98,700.00, INCREMENTAL BID AMOUNT Rs.50,000/-

Contact Branch Manager: S R Nagar : Sri Ramya Vinusha J- Chief Manager- 99599 88564



NOTE: Physical Possession Orders, ie Sec(14) orders received, Notice also served and yet to implement.

| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|--|--|-------------------------------------|
| 39,87,000.00 | 3,98,700.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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...Mr Dandugula Kiran, Borrower (name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. | |
| Contact Person & Phone No | Branch Manager: S R Nagar : Sri Ramya Vinusha J– Chief Manager- 99599 88564 Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, | |

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 **09/01/2025 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 **09/01/2025** (auction date) from **11.00 AM 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.

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8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.





16. 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.

17. 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.

18. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

19. 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.

20. 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.

21. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.

22. All persons participating 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.

23. 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.

24. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.

25. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.



26. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .

27. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

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 15 days' Notice under Rule 9(1) 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:16-12-2024

Place: Hyderabad



Authorized Officer

The Karur Vysya Bank Ltd.,

2/2



Karur Vysya Bank

Smart Way to bank



Karur Vysya Bank

Smart way to bank

Karur Vysya Bank Ltd,
Asset Recovery Branch
III floor,5-8-356 to 362,
Chirag Ali Lane, Abids
Hyderabad – 500 001.
Ph. No.040-2320 6065

E-AUCTION ON 09-01-2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad-Nizampet Branch : M/s Srinidhi Projects, Rep.by its Managing partners (1) Smt D.Sri Devi (also Guarantor), Flat No:506, Vijaya Durga Estates, B Block, Nagarjuna Homes, Nizampet road, Kukatpally, Hyderabad- 500 072, Telangana ; (2) Sri D V Satyanarayana (Martgagor) , Flat No:506, Vijaya Durga Estates, B Block, Nagarjuna Homes, Nizampet road, Kukatpally, Hyderabad- 500 072, Telangana. The outstanding loan amount is Rs.16,25,012.63 paise (Rupees Sixteen Lakhs Twenty Five Thousand Twelve and Paise Sixty Three Only) as on 30-11-2024 and subsequent interest thereon, costs, charges etc.





Reserve Price: 63,00,000.00, EMD Rs.6,30,000.00, INCREMENTAL BID AMOUNT Rs.50,000/-

Contact Branch Manager: Hyderabad - Nizampet : Sri Giridhar Babu- Manager- 80084 74474

| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|--|---|-------------------------------------|
| 63,00,000.00 | 6,30,000.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |





| | |
|----------------------------|--|
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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... M/s Srinidhi Projects Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. |
| Contact Person & Phone No | Sri B Giridhar Babu – 80084 74474- Branch Manager Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, |

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

2. E – Auction is being held on **09/01/2025 AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.**
28. 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 09/01/2025 (auction date) from 11.00 AM to 1.00 pm** with unlimited extensions of 3 minutes each, till the sale is completed.
29. 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.
30. 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.

31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.





37. 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.
38. 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.
39. 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.
40. 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.
41. 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.
42. 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.
43. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
44. 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.



45. 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.
46. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.
47. All persons participating 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.
48. 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.
49. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.
50. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.
51. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .
52. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.



**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 15 days' Notice under Rule 9(1) 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: 16-12-2024

Place: Hyderabad



Authorized Officer


The Karur Vysya Bank Ltd.,

| | |
|---|---|
|  Karur Vysya Bank <i>Smart way to bank</i> | Karur Vysya Bank Ltd, Asset Recovery Branch III floor,5-8-356 to 362, Chirag Ali Lane, Abids Hyderabad – 500 001. Ph. No.040-2320 6065 |
|---|---|

E-AUCTION ON 09-01-2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

Warangal-Kazhipet Branch: Sri Boorla Ravi, S/o Venkatanarsu, 4-2-70/1, Kothur, Subhash Nagar, Hanamkonda, Warangal, Telangana – 506 001. The outstanding loan amount in all the loans is Rs.11,74,723.13 (Rupees Eleyen Lacs Seventy Four Thousand Seven Hundred Twenty Three and Paisa Thirteen Only) as on 05-12-2024 and subsequent interest thereon, costs, charges etc.

DESCRIPTION OF THE IMMOVABLE PROPERTY
(Property in the name of Mr Boorla Ravi)

PROPERTY :9

The existing House and open place bearing Municipal H No.4-2-71/A to an extent of 43 Sq.yards or 35.95 Sq.meters situated at Dasari Wada, Kothur, Hanamkonda, Warangal Municipal Corporation and District, vide Regd. Sale Deed Doc.No.4821/2014, Dt:28.08.2014, SRO, Warangal being bounded by:

| | |
|-------|---------------------|
| NORTH | Place of Purchaser |
| SOUTH | #4-2-70 of ellaiah |
| EAST | CC Road |
| WEST | House of G Gattaiah |





Karur Vysya Bank

Smart Way to bank



**RESERVE PRICE: Rs. 29,70,000/- EMD: Rs.2,97,000/-
AMOUNT Rs.50,000/-**

INCREMENTAL BID

Contact Branch Manager: Warangal Kazhipet Branch- Manager – 9618939888.



| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|---|--|------------------------------|
| 29,70,000.00 | 2,97,000.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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...Sri Boorla Ravi, Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101. | |
| Contact Person & Phone No | Branch Manager -Kazhipet : 96189 39888 <u>Sri N Venkata Sesha Giridhar</u> – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, | |

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

3. E – Auction is being held on **09/01/2025 AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.**
53. 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 09/01/2025 (auction date) from 11.00 AM to 1.00 pm** with unlimited extensions of 3 minutes each, till the sale is completed.
54. 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.
55. 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.
56. 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.
57. 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.
58. 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.
59. 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.
 60. 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.
 61. 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.
 62. 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.
 63. 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.
 64. 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.
 65. 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.
66. 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.
67. 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.
68. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
69. 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.
70. 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.
71. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.
72. All persons participating 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.
73. 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.
74. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.



75. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.

76. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .

77. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

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 15 days' Notice under Rule 9(1) 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: 16-12-2024

Place: Hyderabad



Authorized Officer

The Karur Vysya Bank Ltd.,



Karur Vysya Bank

Smart Way to bank



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|---|---|
|  Karur Vysya Bank <i>Smart way to bank</i> | Karur Vysya Bank Ltd, Asset Recovery Branch III floor,5-8-356 to 362, Chirag Ali Lane, Abids Hyderabad – 500 001. Ph. No.040-2320 6065 |
|---|---|

E-AUCTION ON 09-01-2025

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, The Karur Vysya Bank Ltd, the Constructive/Physical possession of which has been taken by the Authorised Officer of The Karur Vysya Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 09-01-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad Meerpet Branch: Mr Kudikala Prabhakar, S/o Kudikala Pentaiah, H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpet, Ranga Reddy, Telangana – 500 097. And also Legal Heirs of Ltate Mr Kudikala Kiran Kumar (1) Mrs K. Tejaswini, W/o Mr Kukikala Kiran Kumar (expired), H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpet, Ranga Reddy, Telangana – 500 097. (2) Mrs K Rama Devi , W/o Mr Kudikala Prabhakar, H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpet, Ranga Reddy, Telangana – 500 097. The outstanding loan amount is Rs.47,64,860.26 paisa (Rupees Forty Seven Lakhs Sixty Four Thousand Eight Hundred Sixty and Paisa Twenty Six Only) as on 05.12.2024 and subsequent interest thereon, costs, charges etc.

Property No:10

(Description of the Immovable Property)

All that the House on Plot No:6, in Survey No's: 74, 129(old) and 148/2(new), admeasuring an area of 152 Sq.yards or its equivalent to 127.07 Sq.meters, having plinth area of 936 Sq.feets in Ground Floor with RCC roof situated at M.L.R. Colony, Meerpet Village , Balapur Revenue Mandal, Ranga Reddy District under Meerpet Municipality Standing in the name of Sri Kudikala Prabhakar vide Doc No:4270/2020, dt: 10.07.2020 and bounded by:

North: Plot No's: 5 & 15

South: Plot No:7

East : Plot No's: 14 &13

West : Road





Karur Vysya Bank

Smart Way to bank



Reserve Price : 81,54,000/- EMD Rs.8,15,400/-, INCREMENTAL BID
AMOUNT Rs.50,000/-

Contact Branch Manager: Hyderabad-Meerpet : Sri Satya Mitra T.80083 03054.



| Reserve Price (Rs) | EMD (10% of Reserve Price) (Rs.) | Bid Amount Incremental (Rs.) |
|---|--|------------------------------|
| 81,54,000.00 | 8,15,400.00 | 50000 |
| Inspection of the Asset | All working Days – From 12/12/2024 to 08/01/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT. | |
| Last date and time for submitting online Tender & Application Forms | Date: 08/01/2025 Time: 5.00 PM | |
| Date and Time of E-Auction | The E-Auction will take place through portal address of e-auction provider (https://bankauctions.in) on 09/01/2025 , between 11 AM to 1:00 P M 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...Mr Kudikala Prabhakar, Borrower (name) AccountNo: 1101351000000973 IFSC Code : KVBL0001101. | |
| Contact Person & Phone No | Hyderabad-Meerpet : Sri Satya Mitra T - 80083 03054. <u>Sri N Venkata Sessa Giridhar</u> – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192, Sri PNSV Chalapathi Rao Senior Manager – 96426 36999, | |

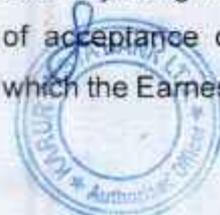
The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at Hyderabad along with Bid Form.





TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER

4. E – Auction is being held on **09/01/2025 AS IS WHERE IS**, “**AS IS WHAT IS**”, **AND “WHATEVER THERE IS” BASIS**”.
78. 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 **09/01/2025** (auction date) from **11.00 AM to 1.00 pm** with unlimited extensions of 3 minutes each, till the sale is completed.
79. 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.
80. 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.
81. 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.
82. 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.
83. 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.
84. 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.
85. 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.
86. 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.
87. 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.
88. 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.
89. 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.
90. 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.

91. 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.
92. 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.
93. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.
94. 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.
95. 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.
96. To the best of the knowledge and information of the Authorized Officer no other encumbrance exists on the properties, except an ED (Enforcement Directorate) attachment.
97. All persons participating 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.
98. 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.
99. 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 Borrower's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.



100. All the Statutory Dues if any i.e. Taxes, Electricity Bills, Registration Charges/ Stamp Duty Etc., should be borne by the Auction Purchaser Only.
101. 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, on the property. However, Our Bank will take up matter with concerned authorities for lifting those attachments by approaching appropriate authorities .
102. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

Special Instructions:

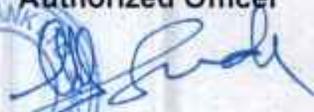
Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such 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 15 days' Notice under Rule 9(1) 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: 16-12-2024

Place: Hyderabad

Authorized Officer

The Karur Vysya Bank Ltd.,




Karur Vysya Bank

Smart Way to bank

