

The Karur Vysya Bank Ltd,  
Asset Recovery Branch,  
5-8-356 to 362, III Floor,  
Chirag Ali Lane, Abids,  
Hyderabad - 500 001,  
040-232060

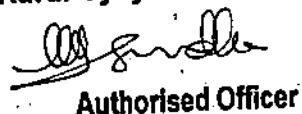
E-AUCTION ON 11-03-2025  
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 11-03-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad- MAIN BRANCH: M/s Rishab Plastic, Proprietor: Mr.Praveen Kedia, S.No.36/38, Elikatta Village-509410, Farooqnagar mandal, Mahabubnagar dist., Telangana, Guarantors: 1.Mrs.Nesha Kedia W/o. Sri.Praveen Kedia, Villa No.150, Sunrise Valley Villas, Golden Heights Colony, Janachaitanya Colony, Attapur, Hyderabad -500 048. The outstanding loan amount is Rs.3,30,09,549.22 paisa (Rupees Three Crore Thirty Lakh Nine Thousand Five Hundred Forty Nine and Twenty Two paisa only) ie Rs.1,73,91,738.52 in OD account as on 31.01.2025 and Rs.1,56,17,810.70 in GECL account as on 05.02.2025 and subsequent interest thereon, costs,charges etc.

For The Karur Vysya Bank Ltd.

  
Authorised Officer

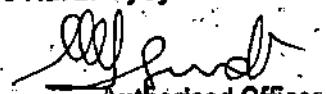
**DESCRIPTION OF THE IMMOVABLE PROPERTIES****PROPERTY NO.1:**

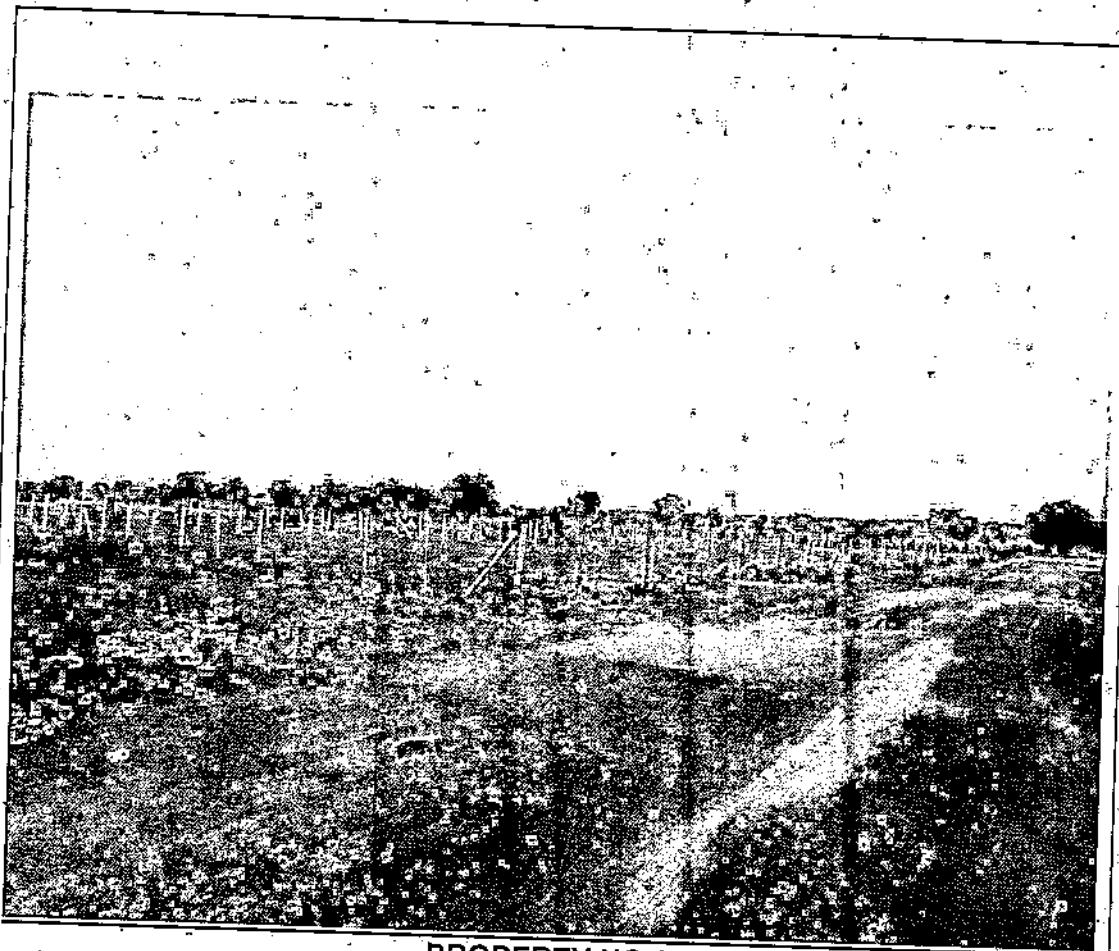
**Commercial vacant land of Ac. 2.12 gts(less 1800 sq.yds) situated at S.No. 660,661, Elikatta village, Farooq Nagar mandal, Mahabubnagar district standing in the name of Sri Praveen kedia vide Regd Sale Deed doct No. 3069/2014 dated 24/04/2014, SRO: Farooq Nagar, and bounded by :**

<u>North</u>	<u>Road</u>
<u>South</u>	<u>Land in Sy.No.664 of S Narsimha Reddy</u>
<u>East</u>	<u>Road</u>
<u>West</u>	<u>Rem.Land in Sy.NO 660,661,663</u>

**Reserve Price: Rs.2,90,00,000/- EMD Rs.29,00,000/- INCREMENTAL BID AMOUNT Rs.1,50,000/-**

**For The Karur Vysya Bank Ltd.**

  
Authorised Officer



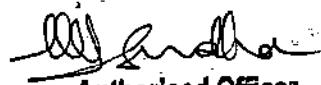
PROPERTY NO.2

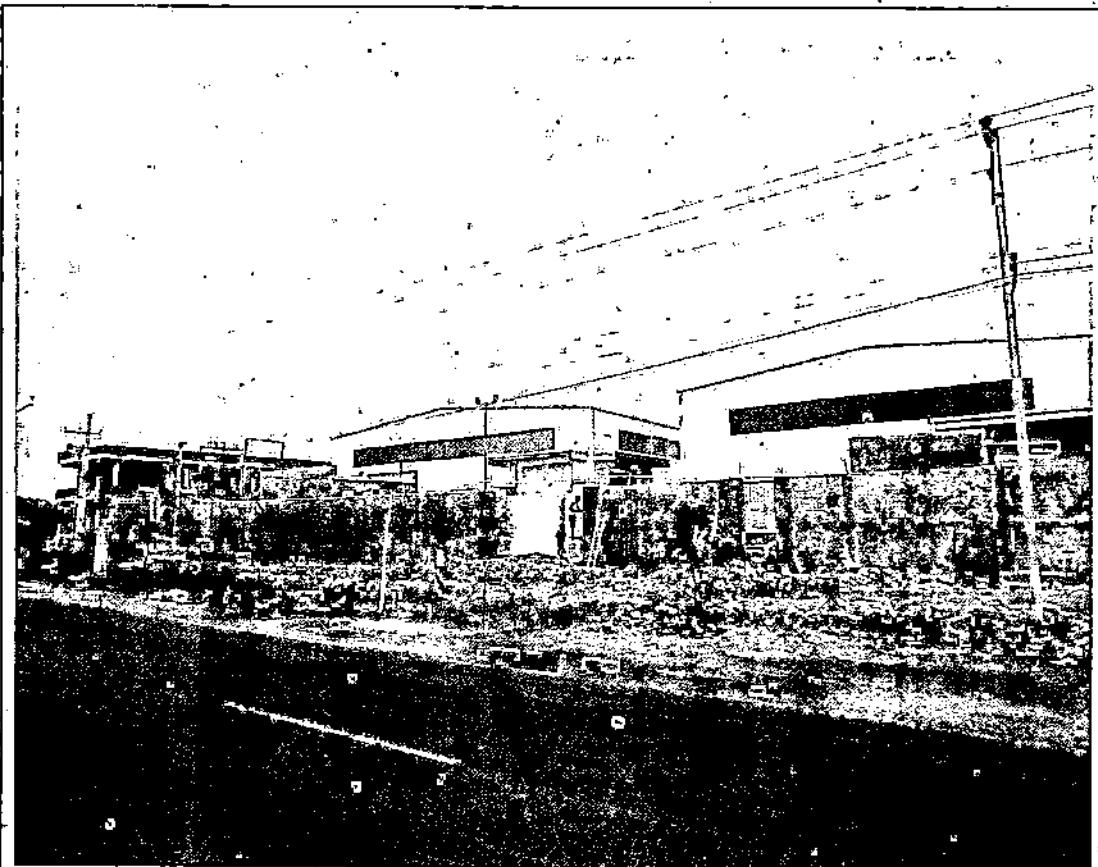
Commercial vacant land of Ac 2.11 qts situated at S.Nos. 660,661,662,663,676,677,681, Elikatta village, Farooqnagar mandal, Mahabubnagar district standing in the name of Smt Nisha Kedia, vide Regd Sale Deed doc No. 14442/2016 dated 19/10/2016, SRO: Farooq Nagar and bounded by :

<u>North</u>	<u>Road</u>
<u>South</u>	<u>Land in Sy.No.664</u>
<u>East</u>	<u>Land of Praveen Kedia</u>
<u>West</u>	<u>Others Land</u>

Reserve Price: Rs.3,45,00,000/- EMD Rs.34,50,000/- INCREMENTAL BID  
AMOUNT Rs.1,50,000/-

For The Karur Vysya Bank Ltd.

  
Authorised Officer



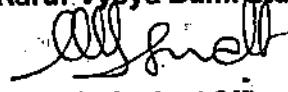
**PROPERTY NO.3**

Industrial land and building of remaining portion of Ac.2.17 cents after 18 guntas released out of Ac 0.11 gts & Ac 2.24 gts situated at s.no.36 & 38, Elikatta village, Farooqnagar mandal, Mahabubnagar district standing in the name of Smt Nisha Kedia, vide Regd Sale Deed doct No. 466/2015 dated 21/01/2015; SRO: Farooq Nagar and bounded by :

<u>North</u>	<u>Land in Sy.No.70</u>
<u>South</u>	<u>Rem Land in Sy.No 36 &amp; 38</u>
<u>East</u>	<u>Road</u>
<u>West</u>	<u>Land of Ranga Reddy &amp; Others</u>

**Reserve Price: Rs.9,00,00,000/- EMD Rs.90,00,000/- INCREMENTAL BID AMOUNT Rs.2,50,000/-**

For The Karur Vysya Bank Ltd.

  
Authorised Officer

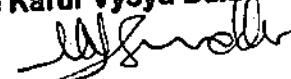
**Note-1: SA No:185/2023 of M/s Murli Polymers is pending at Court and subject to outcome for registration.**

**NOTE-2: The above 1,2 & 3 properties are Additional charge to M/s.Murli Polymer and M/s. Saurav Plastic.**

Contact Branch Manager: Hyderabad Main Branch Sri. P Rama Krishna- Chief Manager – 99599 88593.

Reserve Price (Rs)	EMD (10% of Reserve Price) (Rs.)
Rs.2,90,00,000/- for Property No:1 Rs.3,45,00,000/- for Property No:2 Rs.9,00,00,000/- for Property No:3	Rs.29,00,000/- for Property No:1 Rs.34,50,000/- for Property No:2 Rs.90,00,000/- for Property No:3
Inspection of the Asset	All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.
Last date and time for submitting online Tender & Application Forms	Date: 10/03/2025 Time: 5.00 PM
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025, between 11 AM to 1:00 PM with unlimited extensions of 3 minutes each till sale is concluded.
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c... M/s Rishab Plastic (Borrower name) AccountNo:1101351000000 973 IFSC Code : KVBL0001101.
Contact Person & Phone No	Branch Manager: Sri. P Rama Krishna- Chief Manager – 99599 88593. Sri N Venkata Sesha Giridhar – Chief Manager – 91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192,

For The Karur Vysya Bank Ltd.



Authorised Officer

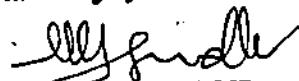
Sri PNSV Chalapathi Rao Senior Manager – 96426 36999	
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The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified 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 11/03/2025 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 11/03/2025 (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](mailto:prakash@bankauctions.in) Land line: 040-23736405. Mobile: 8142000062/66, and [info@bankauctions.in](mailto: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.

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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 15<sup>th</sup> 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.

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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.

For The Karur Vysya Bank Ltd.



Authorised Officer

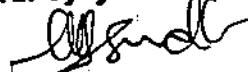
24. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department 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 Dués 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**

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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: 19-02-2025

Authorized Officer  
For The Karur Vysya Bank Ltd.

  
Authorized Officer  
The Karur Vysya Bank Ltd.,

Place: Hyderabad



**KVB**

**Karur Vysya Bank**

*Smart way to bank*

**The Karur Vysya Bank Ltd,  
Asset Recovery Branch,  
5-8-356 to 362, III Floor,  
Chirag Ali Lane, Abids,  
Hyderabad – 500 001  
040-232060**

**E-AUCTION ON 11-03-2025  
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

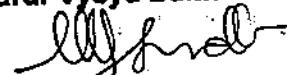
**E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002  
read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.**

**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 11-03-2025, for recovery of dues to from the below mentioned Borrowers:**

**SECUNDERABAD BRANCH:** Borrower: M/s. Zenith Import and Export, Survey No:223, Rampally Village, Keesara Mandal, Ranga Reddy Dist., Hyderabad - 501 301, State of Telangana, and also at: 2, M/s. Zenith Import and Export, Plot No.43, Survey No.156/1, Jawahar Rail Colony, Sikh Village Hyderabad -500 009, State of Telangana. And also at: 3, M/s. Zenith

Import and Export,,D No.23-14, Assessment No.2815, R S No.106/2/A, Kondapalli Village & Panchayat, Ibrahimpatnam Mandal, Krishna District, State of Andhra Pradesh, Managing Partner : 4.Sri. Jain Hitesh Ramesh Kumar , M/s. Zenith Import and Export, Survey No:223, Rampally Village, Keesara Mandal, Ranga Reddy Dist., Hyderabad - 501 301, State of Telangana and also at: 5. Sri. Jain Hitesh Ramesh Kumar, M/s. Zenith Import and Export, Plot No.43, Survey No.156/1, Jawahar Rail Colony, Sikh Village, Hyderabad -500 009. State of Telangana and also at:6.Sri. Jain Hitesh Ramesh Kumar ,M/s. Zenith Import and Export, D No.23-14, Assessment No.2815,R S No.106/2/A, Kondapalli Village & Panchayat, Ibrahimpatnam Mandal, Krishna District, State of Andhra Pradesh, Partner :7. Sri. Ramesh Kumar Ottarmal Jain, M/s. Zenith Import and Export, Survey No:223, Rampally Village, Keesara Mandal, Ranga Reddy Dist., Hyderabad - 501 301, State of Telangana and also at: 8.Sri. Ramesh Kumar Ottarmal Jain, M/s. Zenith Import and Export, Plot No.43, Survey No.156/1, Jawahar Rail Colony, Sikh Village, Hyderabad -500 009, State of Telangana and also at: 9. Sri. Ramesh Kumar Ottarmal Jain, M/s. Zenith Import and Export, D No.23-14, Assessment No.2815,R S No.106/2/A, Kondapalli Village & Panchayat, Ibrahimpatnam Mandal,Krishna District, State of Andhra Pradesh, Guarantors : 10. Sri. Jain Hitesh Ramesh Kumar alias Hitesh Ramesh Jain, S/o. Sri Ramesh Kumar Ottarmal Jain D No. 1-8-50/3/10 & 11/B, Plot No.43, Sai Vatika, P G Road,Street No.11, Sindhi Colony, Secunderabad – 500 003 and also at:11. Sri. Jain Hitesh Ramesh Kumar alias Hitesh Ramesh Jain, S/o. Sri Ramesh Kumar Ottarmal Jain ,H No.2-3-450, Flat No.303, B-Block, Sri Sai Residency,Gayadeen Bagh,M G Road,Nallagutta, Secunderabad – 500 010, and also at : 12.Sri Ramesh Kumar

**For The Karur Vysya Bank Ltd.**



**Authorised Officer**



**Karur Vysya Bank**

Start Way to bank

Ottarmal Jain,S/o, Late Sri Otramal Jain,D No. 1-8-50/3/10 & 11/B,Plot No.43, Sai Vatika, P G Road,Street No.11, Sindhi Colony,Secunderabad-500003, and also at: 13.Sri Ramesh Kumar Ottarmal Jain ,S/o. Late Sri Otramal Jain,H No.2-3-450, Flat No.303,B-Block, " Sri Sai Residency, Gayadeen, Bagh, M G Road,Nallagutta, Secunderabad – 500 010.The outstanding loan amount is Rs.34,18,97,196.69 paise (Rupees. Thirty Four Crores Eighteen Lakhs Ninety Seven Thousand One Hundred Ninety Six and Paisa Sixty Nine only ) as on 31-01-2025 and subsequent interest thereon, costs, charges etc.,



#### PROPERTY

##### Industrial Land & Building: Cold Storage

Krishna District, Ibrahimpatnam Sub Registrar, All that the Industrial land in Survey No.106/2A, of Kondapalli, admeasuring area of 8905.6 Sq. Yards ( or AC.1-84 Cents equivalent to 0-744 Hectors) in R S No.106/2/A, as shown in the plan annexed herewith built up area 21000 Sq.Ft, Roof covered with R.C.C Door No.23-14, Assessment No.2815, situated at Kondapalli, Gram Panchayat, Kondapalli, Ibrahimpatnam Mandal, Krishna District, Andhra Pradesh standing in the name of M/s. Zenith Imports & Exports by its Managing Partner Sri Hitesh Ramesh Jain vide Regd Sale Deed doc No.8609 of 2015 dated 15-10-2015 , S R O ,Nallapadu and bounded by:

Boundaries of SY.106/2A AC.1-84 Cents.

North: Property of Movva Ramesh	(F.501')
South: Property of Donepudi Chinni Krishna	(F.501')
East : Property of Donepudi Padmavathi & L Rupavani	(F.160')
West: 40' Wide Vijayawada Tiruvuru Road	(F.160')

For The Karur Vysya Bank Ltd.

Authorised Officer

**RESERVE PRICE: Rs.7,29,00,000/- EMD Rs.7,29,000/-  
INCREMENTAL BID AMOUNT Rs.2,00,000/-**

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

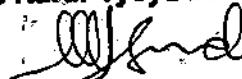
<b>Reserve Price (Rs)</b>	<b>EMD (10% of Bid Amount Reserve Price) (Rs.)</b>	<b>Incremental (Rs.)</b>
<b>Rs.7,29,00,000.00</b>	<b>Rs.7,29,000.00</b>	<b>Rs.2.00.000.00</b>
Inspection of the Asset	<b>All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.</b>	
Last date and time for submitting online Tender & Application Forms.	<b>Date: 10/03/2025</b> <b>Time: 5.00 PM</b>	
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025, between 11 AM to 1:00 PM with unlimited extensions of 3 minutes each till sale is concluded.	
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c... M/s. Zenith Import and Export, (Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101.	
Contact Person & Phone No.	<b>Branch Manager: Sri Phaninder Reddy B - Chief Manager : 98480 42958 and 040-66313462.</b> <b>Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161,</b> <b>Sri CH V D Prasad – Senior Manager – 99088 53192,</b> <b>Sri PNSV Chalapathi Rao Senior Manager – 96426 36999,</b> <b>Sri M J Vasudevan – Manager- 91541 56477</b>	

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 11/03/2025 AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS”.

**For The Karur Vysya Bank Ltd.**



**Authorised Officer**



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 11/03/2025 (auction date) from 11.00 AM to 1.00 pm with unlimited extensions of 3 minutes each, till the sale is completed.
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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](mailto:prakash@bankauctions.in) Land line: 040-23736405. Mobile: 8142000062/66, and [info@bankauctions.in](mailto: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 15<sup>th</sup> day (during banking hours) of confirmation of sale by the Authorized Officer or

For The Karur Vysya Bank Ltd.

Authorised Officer

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 purchaser 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.

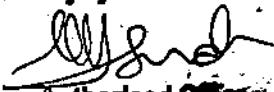
14. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Andhra Pradesh and other Authorities.

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

For The Karur Vysya Bank Ltd.

  
Authorized Officer

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.

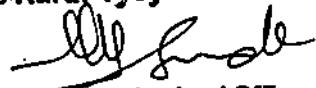
23. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

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.

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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: 19-02-2025

Authorized Officer

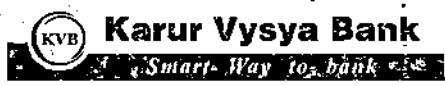
For The Karur Vysya Bank Ltd.

  
The Karur Vysya Bank Ltd.  
Authorised Officer

Place: Hyderabad

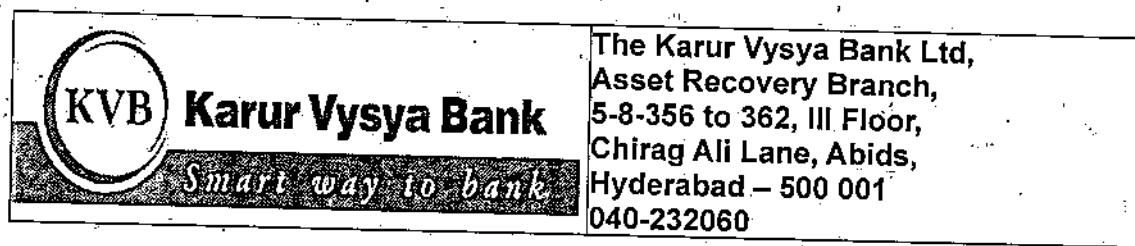
For The Karur Vysya Bank Ltd.

  
Authorised Officer



**Karur Vysya Bank**

Smart Way to bank



E-AUCTION ON 11-03-2025  
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 11-03-2025, 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.88,10,022.33 paise (Rupees. Eighty Eight Lacs Ten Thousand Twenty Two and Paise Thirty Three Only) as on 27.01.2025 and subsequent interest thereon, costs, charges etc.,

For The Karur Vysya Bank Ltd.

A handwritten signature in black ink, which appears to be 'M. S. Rao', is placed above the title 'Authorised Officer'.

Authorised Officer



**Karur Vysya Bank**

Smart Way to bank



**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.

Reserve Price in Rs. 1,13,40,000/- EMD Rs. 11.34,000/-, 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**

For The Karur Vysya Bank Ltd.

Authorised Officer

Reserve Price (Rs)	EMD (10% of Reserve Price) (Rs.)	Bid Amount Incremental (Rs.)
1,13,40,000.00	11,34,000.00	50000
Inspection of the Asset.	All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.	
Last date and time for submitting online Tender & Application Forms	Date: 10/03/2025 Time: 5.00 PM	
Date and Time of E-Auction.	The E-Auction will take place through portal address. of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025 between 11 AM to 1:00 PM with unlimited extensions of 3 minutes each till sale is concluded.	
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c... Sri Gaddam Saritishewar Borrower (name) Account No: 1101351000000973 IFSC Code: KVBL0001101.	
Contact Person & Phone No	Jubilee Hills Branch – Hyderabad Branch Head - Srinivasa Reddy N. Chief Manager, Mobile No: 99599 88563 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.

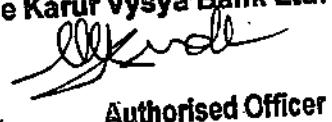
For The Karur Vysya Bank Ltd.

  
Alfred  
Authorised Officer

**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](mailto:prakash@bankauctions.in) Land line: 040-23736405. Mobile: 8142000062/66, and [info@bankauctions.in](mailto: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

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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 15<sup>th</sup> 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 purchaser 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.

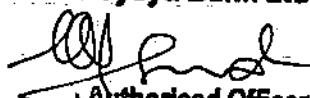
12. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

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.

For The Karur Vysya Bank Ltd.

  
Authorised Officer



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.

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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:**

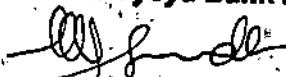
Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither The Karur Vysya Bank Ltd nor Service Provider will not be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such 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: 19.02.2025**

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



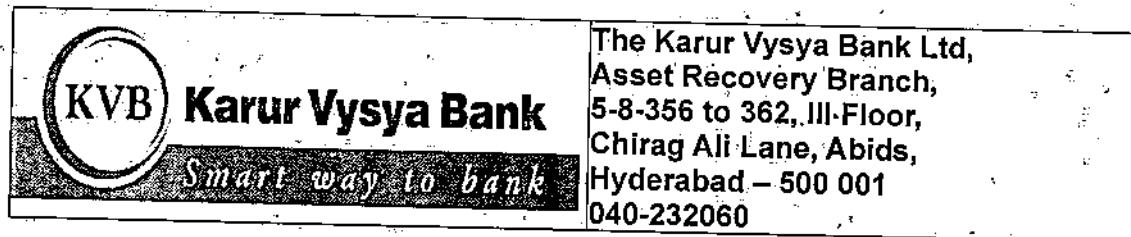
**The Karur Vysya Bank Ltd. Officer**

**Place: Hyderabad**



**Karur Vysya Bank**

*...the Suresh Way to a bank*

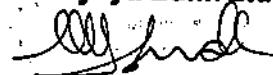


**E-AUCTION ON 11-03-2025**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 11-03-2025, 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.10,65,72,600.74 paise (Rupees. Ten Crores Sixty Five Lakhs Seventy Two Thousand Six Hundred and Paisa Seventy Four only) ie Rs.9,05,09,163.82 in SOD account as on 31-01-2025 along with further interest from 01/02/2025 and Rs.1,60,63,436.92 in COVID FITL account as on 20.01.2025 along with further interest from 21.01.2025 and subsequent interest thereon, costs, charges etc and subsequent interest thereon, costs, charges etc.,

For The Karur Vysya Bank Ltd.



Authorised Officer

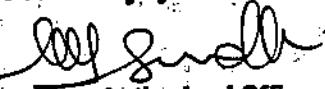


**Karur Vysya Bank**

"Smart Way to bank Life"



For The Karur Vysya Bank Ltd.

  
Authorised Officer

**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
**PROPERTY**  
**(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

**RESERVE PRICE: Rs. 1,21,50,000/-**      **EMD: Rs.12,15,000/-**

**INCREMENTAL BID: Rs.1,00,000/-**

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

<b>Reserve Price (Rs)</b>	<b>EMD (10% of Reserve Price) (Rs.)</b>
<b>1,21,50,000.00</b>	<b>12,15,000.00</b>
Inspection of the Asset	All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.
Last date and time for submitting online Tender & Application Forms	Date: 10/03/2025 Time: 5.00 PM
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025 , 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

For The Karur Vysya Bank Ltd.



Authorised Officer

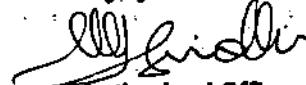
	<b>PRIVATE LIMITED,</b> Borrower name) AccountNo:1101351000000 973 IFSC Code : KVBL0001101.
Contact Person & Phone No	<p><b>Sri Phaninder Reddy B-</b>  <b>Chief Manager</b>  <b>Secunderabad : 98480</b>  <b>42958 and 040-66313462.</b></p> <p><b>Sri N Venkata Sesha</b>  <b>Giridhar – Chief Manager -</b>  <b>91000 72161,</b></p> <p><b>Sri CH V D Prasad –</b>  <b>Senior Manager – 99088</b>  <b>53192,</b></p> <p><b>Sri PNSV Chalapathi Rao</b>  <b>Senior Manager – 96426</b>  <b>36999,</b></p>

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 11/03/2025 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 11/03/2025 (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.

**For The Karur Vysya Bank Ltd.**

  
Authorised Officer

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.

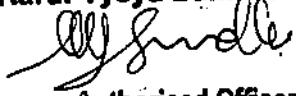
8. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared 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 15<sup>th</sup> 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.

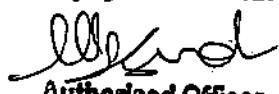
For The Karur Vysya Bank Ltd.



Authorised Officer

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.

For The Karur Vysya Bank Ltd.



Authorised Officer

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.

For The Karur Vysya Bank Ltd:

  
Authorised Officer

**Statutory 15 days' Notice under Rule 9(1) proviso of the SARFAESI Act, 2002**

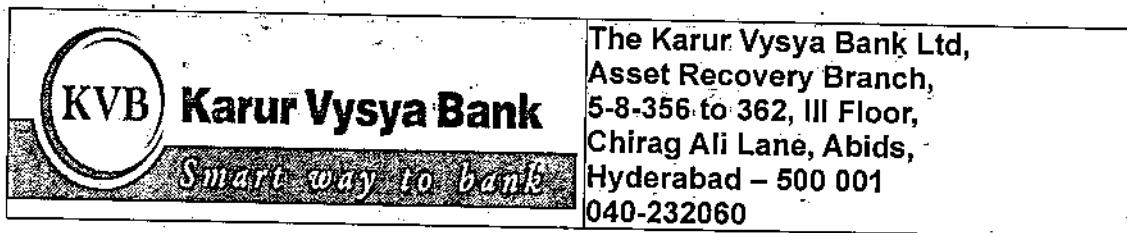
The borrower/s and guarantor/s are hereby notified to pay the dues as mentioned above along with up-to-date interest and ancillary expenses before the date of e-Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

**Date: 19-02-2025**

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

**Place: Hyderabad**

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



**E-AUCTION ON 11-03-2025**  
**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 11-03-2025, 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, Hyderabad - 500 006, Telangana. **Guarantor:** Mr. D Shivaiah, H NO: 13-6-839/1/B/65/A, Bhanjawadi Karwan, Asifnagar Karwan Sashu, Hyderabad - 500 006. The outstanding loan amount is Rs.12,08,843.38 paisa (Rupes Twelve Lakhs Eight Thousand Eight Hundred Sixty One and Paisa Thirty Eight Only) as on 05/02/2025 and subsequent interest thereon; costs, charges etc.

For The Karur Vysya Bank Ltd.

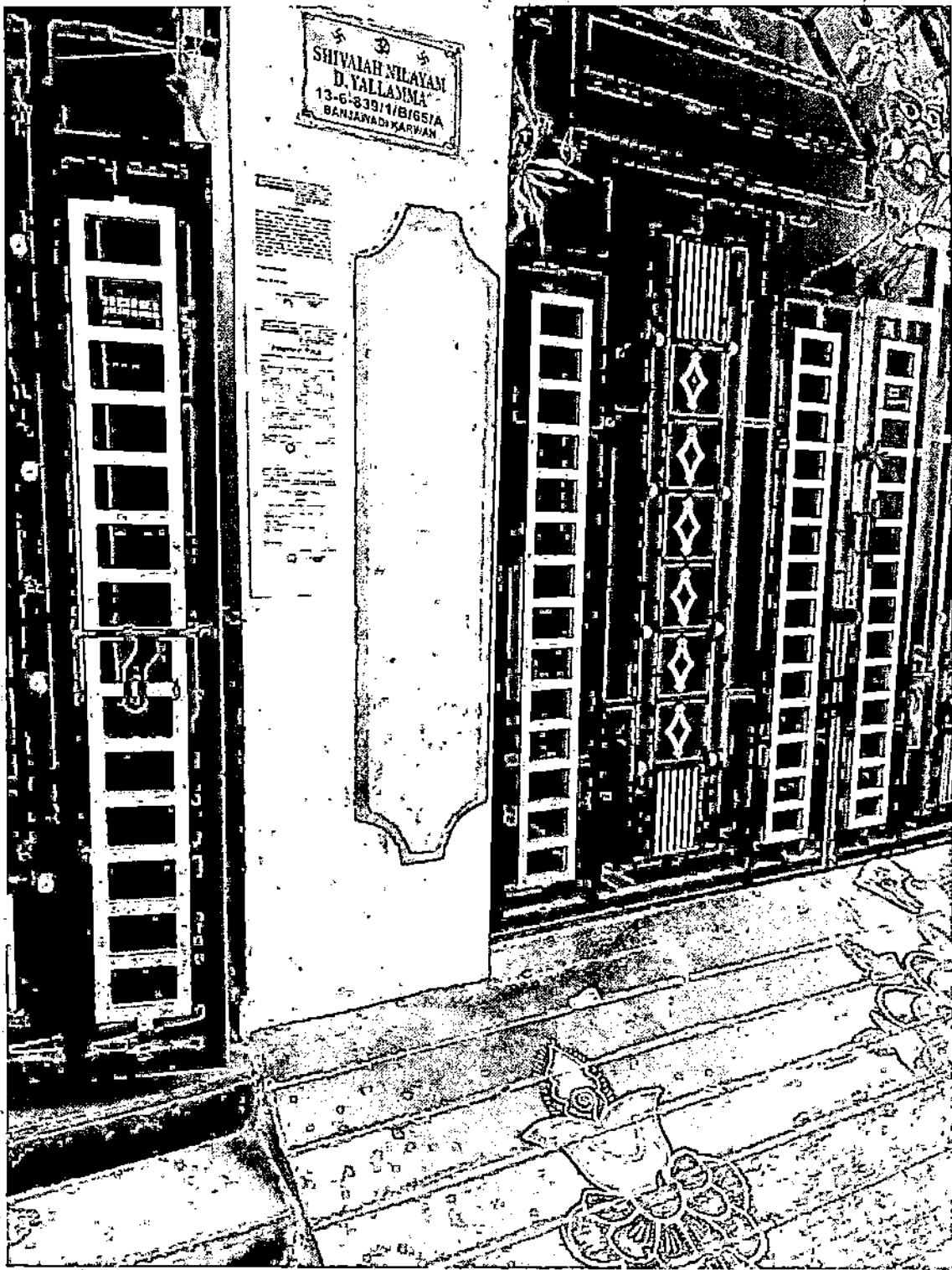


Authorised Officer



**Karur Vysya Bank**

Smart Way to bank



For The Karur Vysya Bank Ltd.

Authorised Officer

### SCHEDULE OF THE PROPERTY

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.**

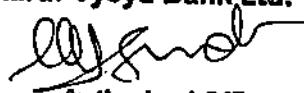
**Reserve Price: 39,87,000.00, EMD Rs.3,98,700.00, INCREMENTAL BID AMOUNT Rs.50,000/-**

**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.**

<b>Reserve Price (Rs)</b>	<b>EMD (10% of Reserve Price) (Rs.)</b>
<b>39,87,000.00</b>	<b>3,98,700.00</b>
Inspection of the Asset	All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.
Last date and time for submitting online Tender & Application Forms	Date: 10/03/2025 Time: 5.00 PM
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025, 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) Account No: 1101351000000 973 IFSC Code : KVBL0001101.
Contact Person & Phone No	Sri Ramya Vinusha J- Chief Manager 99599 88564

**For The Karur Vysya Bank Ltd.**

  
**Authorised Officer**

	<b>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,</b>	
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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 11/03/2025 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 11/03/2025 (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](mailto:prakash@bankauctions.in) Land line: 040-23736405. Mobile: 8142000062/66, and [info@bankauctions.in](mailto:info@bankauctions.in). (Our service provider M/s 4 Closure (BankAuctions.in) Hyderabad. Cheques will not be accepted for EMD. Bidders are

For The Karur Vysya Bank Ltd.



Authorised Officer

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 15<sup>th</sup> 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.

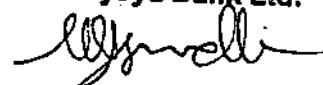
10. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or any of the sum for which it may be subsequently 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

For The Karur Vysya Bank Ltd.



Authorised Officer



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

For The Karur Vysya Bank Ltd.

Authorised Officer

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.

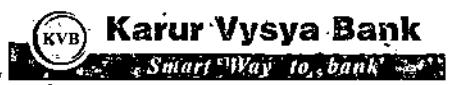
Date: 19-02-2025

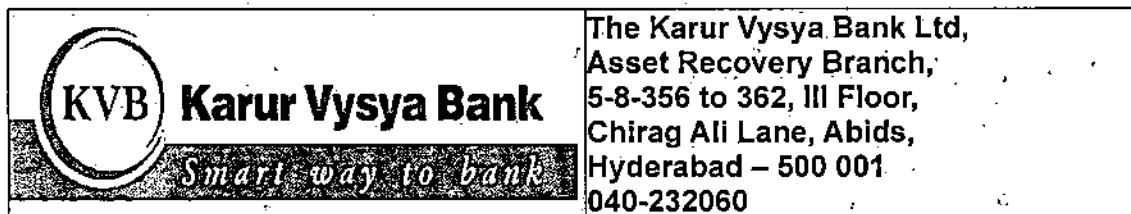
Authorized Officer  
For The Karur Vysya Bank Ltd.



Authorised Officer  
The Karur Vysya Bank Ltd.,

Place: Hyderabad





**E-AUCTION ON 11-03-2025**  
**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 11-03-2025, 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.13,18,298.63 paisa (Rupes Thirteen Lakhs Eighteen Thousand Two Hundred Ninety Eight and Paise Sixty Three Only) as on 31-01-2025 and subsequent interest thereon, costs, charges etc.

For The Karur Vysya Bank Ltd.

A handwritten signature in black ink, appearing to read 'S. Srinidhi'.

Authorised Officer



### Description of the Immovable Property

All that Flat No: 506 (in Fifth Floor), bearing Municipal No: 1-2-44/378 with built up area 1230 Sq.feet and car parking area of 100 Sq.feet along with undivided share of land admeasuring 21.00 Sq.yards (out of 400Sq.yards) in Block No:4, (Eastern side) in Survey No:76-A part & 77 of "VIJAY DIVYA ESTATES",Block-B, situated at Nagarjuna Homes, Hydernagar Village, Kukatpally Municipality, Balanagar Mandal, Ranga Reddy District and bounded by:

Reserve Price:Rs.62,00,000.00, EMD: Rs.6,20,000.00; INCREMENTAL BID AMOUNT: Rs.50,000.00.

For The Karur Vysya Bank Ltd.

**Authorised Officer**

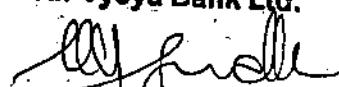
Reserve Price (Rs)	EMD (10% of Reserve Price) (Rs.)	Bid Amount Incremental (Rs.)
62,00,000.00	6,20,000.00	50000
Inspection of the Asset	All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.	
Last date and time for submitting online Tender & Application Forms	Date: 10/03/2025 Time: 5.00 PM	
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025, between 11 AM to 1:00 PM with unlimited extensions of 3 minutes each till sale is concluded.	
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c... M/s Srinidhi Projects, Borrower (name) Account No: 1101351000000973 IFSC Code: KVBL0001101	
Contact Person & Phone No	Branch Manager: Hyderabad- Nizampet: Sri B Giridhar Babu: 80084 74474. 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 11/03/2025 AS IS WHERE IS, AS IS WHAT IS, AND WHATEVER THERE IS BASIS”.

For The Karur Vysya Bank Ltd.

  
Authorised Officer



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 11/03/2025 (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 15<sup>th</sup> day (during banking hours) of confirmation of sale by the Authorized Officer or

For The Karur Vysya Bank Ltd.

Authorised Officer

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.

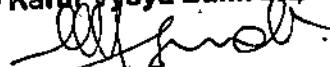
14. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Andhra Pradesh and other Authorities.

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

For The Karur Vysya Bank Ltd.



Authorised Officer



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 .

**For The Karur Vysya Bank Ltd.**

**Authorised Officer**

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 Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date:19-02-2025

Authorized Officer  
For The Karur Vysya Bank Ltd.

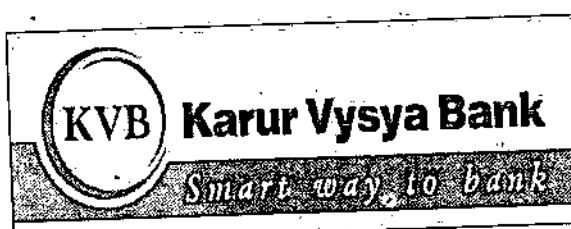
Place: Hyderabad

  
The Karur Vysya Bank Ltd. Officer



**Karur Vysya Bank**

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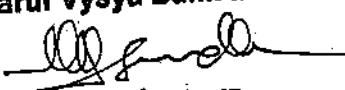
The Karur Vysya Bank Ltd,  
Asset Recovery Branch,  
5-8-356 to 362, III Floor,  
Chirag Ali Lane, Abids,  
Hyderabad - 500 001  
040-232060

E-AUCTION ON 11-03-2025  
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 11-03-2025, 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.12,01,167.13 (Rupees Twelve Lacs One Thousand One Hundred Sixty Seven and Paisa Thirteen Only) as on 05-02-2025 and subsequent interest thereon, costs, charges etc.

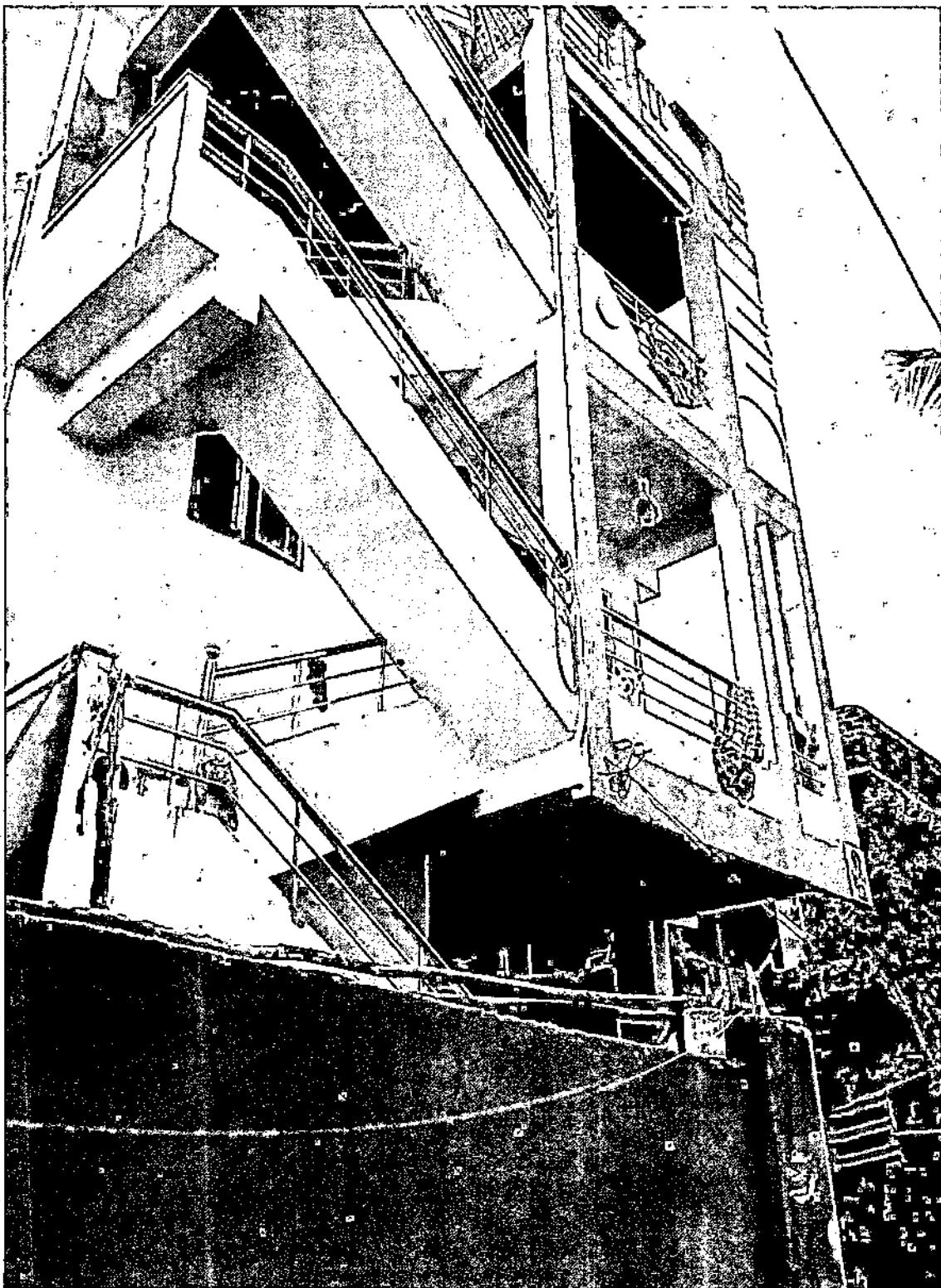
For The Karur Vysya Bank Ltd.

  
Authorised Officer

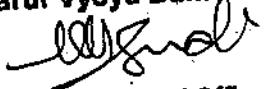


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For The Karur Vysya Bank Ltd.

  
Authorised Officer

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

**(Property in the name of Mr Boorla Ravi)**

**PROPERTY**

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:

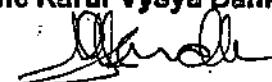
<b>NORTH</b>	<b>Place of Purchaser</b>
<b>SOUTH</b>	<b>#4-2-70 of ellaiah</b>
<b>EAST</b>	<b>CC Road</b>
<b>WEST</b>	<b>House of G Gattaiah</b>

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

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

<b>Reserve Price (Rs)</b>	<b>EMD (10% of Reserve Price) (Rs.)</b>	<b>Bid Amount Incremental (Rs.)</b>
29,70,000.00	2,97,000.00	50000
Inspection of the Asset	All working Days – From 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.	
Last date and time for submitting online Tender & Application Forms	Date:10/03/2025 Time: 5.00 PM	
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025 , between 11 AM to 1:00 PM with unlimited extensions of 3 minutes each till sale is concluded.	
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c...Sri Boorla Ravi, Borrower name) AccountNo:1101351000000973 IFSC Code : KVBL0001101.	
Contact Person & Phone No	Branch Manager: Warangal Kazhipet Branch- Manager – 9618939888. Sri N Venkata Sesha Giridhar – Chief Manager -91000 72161, Sri CH V D Prasad – Senior Manager – 99088 53192,	

**For The Karur Vysya Bank Ltd.**



**Authorised Officer**

Sri PNSV Chalapathi Rao Senior Manager – 96426 36999,
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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 11/03/2025 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 11/03/2025 (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](mailto:prakash@bankauctions.in) Land line: 040-23736405. Mobile: 8142000062/66, and [info@bankauctions.in](mailto: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.

**For The Karur Vysya Bank Ltd.**

  
Authorised Officer



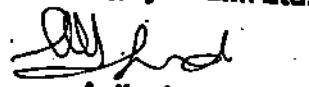
14. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, applicable GST (Goods and Service Tax) and all other taxes etc, as applicable as per law of Government of India and state of Andhra Pradesh and other Authorities.
15. Delivery / 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.

For The Karur Vysya Bank Ltd.

Authorised Officer

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 15<sup>th</sup> 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.

For The Karur Vysya Bank Ltd.

  
Authorized Officer

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.

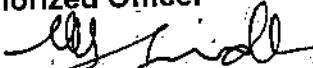
**Statutory 15 days' Notice under Rule 9(1) proviso of the SARFAESI Act, 2002**

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 Auction, failing which the Schedule property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date:19-02-2025

Place: Hyderabad

For The Karur Vysya Bank Ltd.  
Authorized Officer

  
The Karur Vysya Bank Ltd.  
Authorized Officer



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Smart way to bank

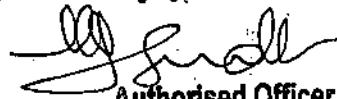
The Karur Vysya Bank Ltd,  
Asset Recovery Branch,  
5-8-356 to 362, III Floor,  
Chirag Ali Lane, Abids,  
Hyderabad – 500 001  
040-232060

**E-AUCTION ON 11-03-2025**  
**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 11-03-2025, for recovery of dues to from the below mentioned Borrowers:

Hyderabad Meerpeta Branch: Mr Kudikala Prabhakar, S/o Kudikala Pentaiah, H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpeta, Ranga Reddy, Telangana – 500 097. And also Legal Heirs of Late Mr Kudikala Kiran Kumar (1) Mrs K. Tejaswini, W/o Mr Kudikala Kiran Kumar (expired), H No: 6-364/7/A/1, MLR Colony, Near Satyam International School, Meerpeta, 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, Meerpeta, Ranga Reddy, Telangana – 500 097. The outstanding loan amount is Rs.48,59,495.26 paisa (Rupees Forty Eight Lakhs Fifty Nine Thousand Four Hundred Ninety five and Paisa Twenty Six Only) as on 05.02.2025 and subsequent interest thereon, costs, charges etc.

**For The Karur Vysya Bank Ltd.**

  
Authorised Officer



**Karur Vysya Bank**

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For The Karur Vysya Bank Ltd.

  
Authorised Officer

(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.feet 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:

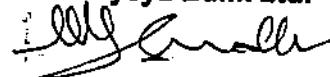
North: Plot No's: 5 & 15	South: Plot No:7
East : Plot No's: 14 &13	West : Road

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 19/02/2025 to 10/03/2025 between 11.00 am to 5.00 pm WITH PRIOR APPOINTMENT.	
Last date and time for submitting online Tender & Application Forms	Date: 10/03/2025 Time: 5.00 PM	
Date and Time of E-Auction	The E-Auction will take place through portal address of e-auction provider ( <a href="https://bankauctions.in">https://bankauctions.in</a> ) on 11/03/2025 , between 11 AM to 1:00 PM with unlimited extensions of 3 minutes each till sale is concluded.	
Nodal Bank account Name	The Karur Vysya Bank Ltd, Central Office in favor of A/c... Mr Kudikala Prabhakar Borrower (name) AccountNo:1101351000000973 IFSC Code : KVBL0001101.	
Contact Person & Phone No	Branch Manager: Hyderabad-Meerpet : Sri Satya Mitra T - 80083 03054. 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,	

For The Karur Vysya Bank Ltd.



Authorised Officer

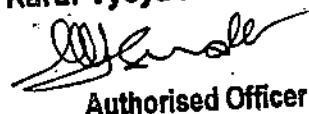


The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag; failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by of a Demand Draft/Pay Order drawn in favour of The 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 11/03/2025 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 11/03/2025 (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](mailto:prakash@bankauctions.in) Land line: 040-23736405. Mobile: 8142000062/66, and [info@bankauctions.in](mailto: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.

For The Karur Vysya Bank Ltd.

  
Authorised Officer

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 15<sup>th</sup> 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.

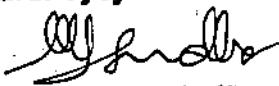
11. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.

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

For The Karur Vysya Bank Ltd.

  
Authorised Officer



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

For The Karur Vysya Bank Ltd.

Authorised Officer

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.

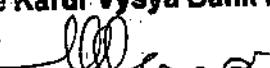
**Special Instructions:**

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.

For The Karur Vysya Bank Ltd.

  
Authorized Officer  
Authorised Officer

Date: 19-02-2025

*W*  
*filed*



**Karur Vysya Bank**

*Smart Way to Bank*

Place: Hyderabad.

The Karur Vysya Bank Ltd.,

