

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank (hereinafter referred as AO) had issued Demand Notice dated 10.03.2017 and Corrigendum dated 10.04.2017 in the account of M/s KVR Poultry Farms to Mr.Kondrakunta Rama Rao, S/o.Kistaiah, Proprietor, M/s.KVR Poultry Farms, Door No.9-71-14, Gulam Mohiddin Street, Kothapeta, Vijayawada- 520001, the borrower and Mrs. Kondrakunta Bhulakshmi, Door No.9-71-14, Gulam Mohiddin Street, Kothapeta, Vijayawada- 520001, the Guarantor, both presently residing at D No: 3-1-229/4A, Raju Gari Flats, Midhila Nagar, Sitara Centre, Vijayawada-520012 and another demand notice dated 12.05.2017 in the account of M/s KVR Poultry to Mrs. Kondrakunta Bhulakshmi, W/o Mr Kondrakunta Rama Rao, Proprietrix, M/s KVR Poultry, Door No.9-71-14, Gulam Mohiddin Street, Kothapeta, Vijayawada-520001, the borrower and Mr.Kondrakunta Rama Rao, S/o.Kistaiah, Door No.9-71-14, Gulam Mohiddin Street, Kothapeta, Vijayawada- 520001, the Guarantor, both presently residing at D No: 3-1-229/4A, Raju Gari Flats, Midhila Nagar, Sitara Centre, Vijayawada-520012, under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken possession of the immovable property, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 18.07.2017.

AND WHEREAS, the borrowers have failed to pay the amount, Notice is hereby given that the immovable property more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs.4,83,11,235.00 (Rupees Four Crores Eighty Three Lakhs Eleven Thousand Two Hundred Thirty Five only) as on 21.12.2017 in the account of M/s KVR Poultry Farms and Rs.3,73,39,096.00 (Rupees Three Crores Seventy Three Lakhs Thirty Nine Thousand Ninety Six only) as on 21.12.2017 in the account of M/s KVR Poultry, with further interest and costs, subject to the following terms and conditions: -

ITEM No.1	Name of the property owner: Mr.Kondrakunta Rama Rao
All that part and parcel of land admeasuring 254 Sq.yds (212-374 Sq.Mts) situated in Dr.No.3-1-214/1, Asst No.13046, Mun.Ward No.01/C, comprised in R.S.No.19/5 of Vidhyadarapuram Village, Vijayawada Urban Taluk, Vijayawada Municipal Corporation Area, Krishna District, owned by Mr.Kondrakunta Rama Rao, more fully described in Sale deed No.13028/2004 dated 04.10.2004 of Vijayawada SRO, bounded on the North by Property of M Butchaiah, South by Property of Kondarakunta Rama Rao, East by 33 ft wide road and West by Property in R.S No.19/4	
ITEM No.2	Name of the property owner: Mr.Kondrakunta Rama Rao
All that part and parcel of land admeasuring 254 Sq.yds (212-374 Sq.Mts) situated in Dr.No.3-1-214/2, Asst No.633J/35, New Asst No.13155, comprised in R.S No. 19/5 of Vidhyadarapuram Village, Vijayawada Urban Taluk, Vijayawada Municipal Corporation Area, Krishna District, owned by Mr. Kondrakunta Rama Rao, more fully described in Sale deed No.625/1996 dated 16.03.1996 of Vijayawada SRO, bounded on the North by Property of Kondrakunta Rama Rao, South by Property of Rampilla Padmaja, East by 33 ft wide road and West by Property of R.S No.19/4	
ITEM No.3	Name of the property owner: Mrs.Kondrakunta Bhulakshmi
All that part and parcel of land admeasuring 61.50 Cents (Hec.0-2489) comprised in R.S No.4/3 of Ambapuram Village, Vijayawada Rural Mandalam, Vijayawada Sub-Registry, Krishna District, owned by Mrs.Kondrakunta Bhulakshmi, more fully described in Sale deed No.13746/2004 dated 27.10.2004 of Vijayawada SRO, bounded on the North by Property of Mandala Ananda Rao etc., South by Property of Madipalli Raju, East by Donka and Gollapudi Pumping Scheme Kalava (Present road) and West by Property of Todeti Vara Prasada Rao	
RESERVE PRICE	
ITEM No.1 & ITEM No.2 (COMBINED)	Rs.2,79,40,000/- (Rupees Two Crore Seventy Nine Lakhs Forty Thousand only)
ITEM No.3	Rs 2,97,66,000/- (Rupees Two Crores Ninety Seven Lakhs Sixty Six Thousand Only)
EARNEST MONEY DEPOSIT (EMD)	
ITEM No.1 & ITEM No.2 (COMBINED)	Rs. 27,94,000/- (Rupees Twenty Seven Lakhs Ninety Four Thousand only)
ITEM No.3	Rs 29,76,600/- (Rupees Twenty Nine Lakhs Seventy Six Thousand Six Hundred Only)

DATE AND PLACE OF SALE	31.01.2018, The South Indian Bank Ltd, Vijayawada branch, Door No.9-61-16 &17, Panja Centre, P.B.#:58, Islampet, B.R.P Road, Vijayawada, Andhra Pradesh, Pin-520001, Tel.No:0866-256848.
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TERMS AND CONDITIONS

- 1) The proposed Tenderers shall read and understand all the terms and conditions mentioned in the Auction Sale Notice which is published by the Bank in its Website/ Vijayawada Branch and Hyderabad Regional Office and also visit the scheduled property and satisfy as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc.
- 2) The sealed tenders along with EMD shall be submitted before 4:00 PM on 30.01.2018 at The South Indian Bank Ltd, Vijayawada branch. The sealed tenders will be opened by the AO on 31.01.2018 at 11:00 AM. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 3) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.
- 4) The AO has got right to cancel/ postpone the Sale without assigning any reason whatsoever.
- 5) The Successful Tenderer should pay 25 % of the bid amount (less EMD) on receipt of bid acceptance letter or not later than the next working day after the date of sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the AO, without any notice.
- 6) On the sale being confirmed and on receipt of the entire sale proceeds by the AO, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 7) The AO has obtained EC/ search report regarding the property from 01.01.1989 to 28.05.2017 and it contains no encumbrances.
- 8) For any further information and for inspection of property, the intended Tenderers may contact the AO or The South Indian Bank Ltd, Vijayawada Branch, Door No.9-61-16 &17, Panja Centre, P.B.#:58, Islampet, B.R.P Road, Vijayawada (Tel.No:0866-256848), during working hours.
- 9) **This may be treated as notice to the borrower/ co-obligant/ guarantor informing them that the property will be sold if the entire amount due to the Bank being Rs.4,83,11,235.00 (Rupees Four Crores Eighty Three Lakhs Eleven Thousand Two Hundred Thirty Five only) as on 21.12.2017 in the account of M/s KVR Poultry Farms and Rs.3,73,39,096.00 (Rupees Three Crores Seventy Three Lakhs Thirty Nine Thousand Ninety Six only) as on 21.12.2017 in the account of M/s KVR Poultry with interest from 22.12.2017 and other costs and charges is not remitted on or before the date fixed for sale.**

Date : 22.12.2017

Place : Hyderabad

AUTHORISED OFFICER
(CHIEF MANAGER)