

REF:-RO-HYD/LEG/604/2022-23

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 29.03.2022 to the borrowers – 1) Mrs. Manchikalapudi Rajini, W/o. M. Srinivasa Rao, Proprietor of M/s. Sree Lakshmi Sowbhagya Agros, Flat No: 509/A, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh, Pin – 522 007, Also at Flat No: 09, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh, Pin – 522 007 and 2) Mrs. Alapati Mohini Devi, W/o. A Gopala Krishna, Proprietor of M/s. Lakshmi Padmavathi Agros, D No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh, Pin – 522 004 and Guarantors – 1) Mr. Manchikalapudi Srinivasa Rao, Flat No: 09, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh, Pin – 522 007, Also at Flat No: 509/A, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh, Pin – 522 007 and 2) Mr. Alapati Gopala Krishna, D No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh, Pin – 522 004 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 properties, 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 15.06.2022.

AND WHEREAS, the borrower/guarantors have failed to pay the amount, Notice is hereby given that the immovable properties 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. 6,31,52,383.03 (Rupees Six Crores Thirty One Lakhs Fifty Two Thousand Three Hundred & Eighty Three and Paise Three Only)** in the account of M/s. Sree Lakshmi Sowbhagya Agros, Proprietor Mrs. Manchikalapudi Rajini and **Rs. 6,49,73,118.74 (Rupees Six Crores Forty Nine Lakhs Seventy Three Thousand One Hundred and Eighteen and Paise Seventy Four Only)** in the account of M/s. Lakshmi Padmavathi Agros, Proprietor Mrs. Alapati Mohini Devi as on **06.02.2023** with further interest and costs, subject to the following terms and conditions:-

THE SOUTH INDIAN BANK LTD, Regd. Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001
Tel: +91-487-2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017
Regional Office, Hyderabad. No. 157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point,
Secunderabad – 500 009, Tel. 040 – 2784 8404 (Gen) / 2784 8405 (Fax), 2784 8406 (DGM). email: ro1014@sib.co.in

For THE SOUTH INDIAN BANK LTD. Page 1 of 10



Authorised Officer

SL No.	Description of property/ Name of Property Owner	Reserve Price/ Earnest Money Deposit (EMD)
	<u>Item No. 1</u> All that part and parcel of 2 Acres 97 ½ Cents (1 Acre 62 ½ Cents + 68 Cents + 67 Cents) of land bearing D No: 182/A, 189 and 197 of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 1408/2015 dated 28.02.2015 of Amaravathi SRO, and: <u>1 Acre 62 ½ Cents of land bounded by,</u> North: Land belongs to Vadlamudi Punna Rao South: Land belongs to Challa Siva Nagi Reddy East : Circar Donka West: Below 2nd item property of Mr. Alapati Gopala Krishna 1. <u>68 Cents of land bounded by,</u> North : Circar Donka South : Below 3rd item property of Mr. Alapati Gopala Krishna East : Circar Donka West : Land belongs to Valeti Venkateswarlu <u>67 Cents of land bounded by,</u> North: Above 2nd item property of Mr. Alapati Gopala Krishna South : Land belongs to Vadlamudi Punna Rao East : Circar Donka West : Land belongs to Valeti Venkateswarlu <u>Item No. 2</u> All that part and parcel of 2 Acres 95 Cents (2 Acres + 95 Cents) of land bearing D No: 203/B2 of Pamulapadu Village, Pamulapadu Grama Panchayat	Reserve Price : Rs. 5,65,00,000/- (Rupees Five Crores Sixty Five Lakhs Only) EMD : Rs. 56,50,000/- (Rupees Fifty Six Lakhs Fifty Thousand Only)

<p>Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 1409/2015 dated 28.02.2015 of Amaravathi SRO, and:</p> <p><u>2 Acres of land bounded by</u></p> <p>North: Property of Manchikalapudi Srinivasa Rao & Mr. Alapati Gopala Krishna</p> <p>South : Property of Gonepudi Venkata Krishna Rao</p> <p>East : Land of Bikki Hymavathi & Others</p> <p>West : Circar Donka</p> <p><u>95 Cents of land bounded by,</u></p> <p>North : Land of Manchikalapudi Srinivasa Rao</p> <p>South : Property of Mr. Alapati Gopala Krishna</p> <p>East : Land of Challa Siva Nagi Reddy</p> <p>West : Land of Manchikalapudi Srinivasa Rao</p> <p><u>Item No.3</u></p> <p>All that part and parcel of 2 Acre 90 Cents of land bearing D No: 203/A2 (Part) and 202/E(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 1410/2015 dated 28.02.2015 of Amaravathi SRO, bounded by:</p> <p>North : Land of Manchikalapudi Srinivasa Rao</p> <p>South : Land sold by Battula Venkata Ratnam</p> <p>East : Land of Modadagu Narasimha Rao</p> <p>West : Land of Bathula Venkata Vasu</p> <p><u>Item No. 4</u></p> <p>All that part and parcel of 1 Acre 71 Cents of land bearing D No: 189 of Pamulapadu Village,</p>	
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	<p>Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 158/2015 dated 06.01.2015 of Amaravathi SRO, bounded by:</p> <p>North: Land of Shaik Jalil Saheb South: Land of Shaik Fathima Bi East : Land of Venkata Rao West : Land of P Chalapathi</p> <p><u>Item No. 5</u></p> <p>All that part and parcel of 75 Cents of land bearing D No: 203/A2 (Part), 202/E (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1403/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by:</p> <p>North : Land of Vadlamudi Punna Rao South : Land of Alapati Gopala Krishna East : Land of M Narasimha Rao West : Land of Bathula Venkata Vasu</p> <p><u>Item No. 6</u></p> <p>All that part and parcel of 18 Cents of land bearing D No: 203/B2 (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1404/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by:</p> <p>North : Land of Manchikalapudi Srinivasa Rao</p>	
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<p>measuring 1 Acre 86 Cents South : Land of Alapati Gopala Krishna East : Land of Alapati Gopala Krishna West : Circar Donka</p> <p><u>Item No. 7</u> All that part and parcel of 2 Acre 95 Cents (1 Acre 09 Cents + 1Acre 86 Cents) of land bearing D No: 203/B2 (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1407/2015 dated 28.02.2015 of Amaravathi SRO, and: <u>1 Acre 09 Cents of land bounded by,</u> North : Land of Bathula Venkata Vasu South : Land of Alapati Gopala Krishna East : Land of Challa Siva Nagi Reddy West : Land of Manchikalapudi Srinivasa Rao <u>1 Acre 86 Cents of land bounded by,</u> North : Land of Bathula Venkata Vasu South : Land of Manchikalapudi Srinivasa Rao measuring 18 Cents East : Land of Mr. Manchikalapudi Srinivasa Rao measuring 1 Acre 09 Cents West : Circar Donka</p> <p><u>Item No. 8</u> All that part and parcel of 2 Acre 70 ½ Cents (1 Acre 55 ½ Cents + 1 Acre 15 Cents) of land bearing D No: 182/A(Part), 189(Part), 204/A(Part) and 203/B2(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in</p>	
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	<p>the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1405/2015 dated 28.02.2015 of Amaravathi SRO, and:</p> <p><u>1 Acre 55 ½ Cents of land bounded by,</u></p> <p>North: Property of Suvarnaganti Venkateswara Rao</p> <p>South: Property of Challa Siva Nagi Reddy</p> <p>East : Land of Alapati Gopala Krishna</p> <p>West: Land of Shaik Khasim Bi</p> <p><u>1 Acre 15 Cents of land bounded by,</u></p> <p>North : Property of Manchikalapudi Srinivasa Rao</p> <p>South : Property of Manchikalapudi Srinivasa Rao</p> <p>East : Land of Bikki Hymavathi</p> <p>West: Circar Donka</p> <p><u>Item No. 9</u></p> <p>All that part and parcel of 85 Cents of land bearing D No: 204/A(Part), 203/B2(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1406/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by,</p> <p>North: Property of Manchikalapudi Srinivasa Rao</p> <p>South : Property of Shaik Tupakula Havvabi</p> <p>East : Land of Bikki Hymavathi</p> <p>West : Circar Donka</p> <p><u>Item No. 10</u></p> <p>All that part and parcel of 78 ½ Cents of land bearing D No: 199 of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described</p>	
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	<p>in Sale Deed No. 4564/2014 dated 22.12.2014 of Amaravathi SRO, and bounded by, North: Property of Vadlamudi Punnarao South: Property of Vadlamudi Punnarao East : Circar Donka West : Property of Shaik Jaleel Saheb</p> <p><u>Item No. 11</u></p> <p>All that part and parcel of 88 Cents of land bearing D No: 182-A (Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao and Mr. Alapati Gopala Krishna, more fully described in Sale Deed No. 4483/2014 dated 17.12.2014 of Amaravathi SRO and bounded by, North : Property of Gunturu Srinivasa Rao South : Property of Bandaru Veeraiah East : Property of Yadlapalli Venkatrao West : Remaining Property belongs to Shaik Fathima Bi Shaik Meera Shareef and Shaik Mahaboob Subhani</p>	
Date and Place of Sale	01.03.2023, 12.00 PM, The South Indian Bank Ltd, Guntur Branch, Door No.4-1-1, Ward No.3, Gayathri Plaza,, Koritepadu Main Road, Beside Harihara Mahal, Chandramouli Nagar P.O, Guntur Arundelpet, Andhra Pradesh, Pincode: 522 007, Mob. No: 09000289049, 08498980003, 09349724214, 09000297130	

TERMS AND CONDITIONS

- 1) The property will be sold on “as is where is” basis and “as is what is” condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.

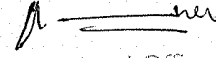
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ **Guntur Branch**, Door No.4-1-1, Ward No.3, Gayathri Plaza,, Koritepadu Main Road, Beside Harihara Mahal, Chandramouli Nagar P.O, Guntur Arundelpet, Andhra Pradesh, Pincode: 522 007 and Hyderabad Regional Office at #157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad – 500 009 and also visit the scheduled properties and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled properties after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD/ RTGS drawn in favour of “The Authorised Officer, The South Indian Bank Ltd” payable at Hyderabad or through RTGS to Account No 0413073000000587 held by ‘The Authorised Officer’ in The South Indian Bank Ltd, Secunderabad Diamond Point branch (IFSC: SIBL0000413).
- 5) **Interested Tenderers shall submit Demand Draft / RTGS Receipt as the case may be for the EMD at The South Indian Bank Ltd Regional Office Regional Office, Hyderabad or Guntur Branch of the Bank along with the Tender in a sealed cover before 03.00 PM on 28.02.2023.**
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer on **01.03.2023 at 12.00 PM**. Any tender received quoting a price below the Reserve Price will be rejected outright.

THE SOUTH INDIAN BANK LTD , Regd. Office. SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001
Tel: +91-487-2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017
Regional Office, Hyderabad. No. 157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point,
Secunderabad – 500 009, Tel. 040 – 2784 8404 (Gen) / 2784 8405 (Fax), 2784 8406 (DGM). email: ro1014@sib.co.in

- 9) 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.
- 10) The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction 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 Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.
- 11) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 12) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI 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.
- 13) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 14) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) **The Authorised Officer has obtained online EC/ search report regarding the property from 01.01.1983 to 09.08.2020 and it contains no encumbrances other than banks charge over the property.**
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer, **The South Indian Bank Ltd, Hyderabad Regional Office** at #157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad – 500 009 or **The South**

Indian Bank Ltd, Guntur Branch, Door No.4-1-1, Ward No.3, Gayathri Plaza,,
Koritepadu Main Road, Beside Harihara Mahal, Chandramouli Nagar P.O, Guntur
Arundelpet, Andhra Pradesh, Pincode: 522 007, Tel.No. 09000289049,
08498980003, 09349724214, 09000297130 during working hours.

For THE SOUTH INDIAN BANK LTD.



Authorised Officer

Date: 07.02.2023

Place: Hyderabad

**AUTHORISED OFFICER
(CHIEF MANAGER)**