

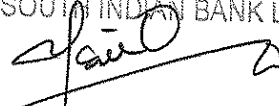
REF:-RO-HYD/LEG/461/2022-23

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.10.2020 to the borrower – Mr. Alapati Ravi Kumar, Proprietor of M/s. Venkateswara Agro Syndicate, Flat No: 101, Sai Prakash Apartments, 1St Line, Vidya Nagar, Guntur, Andhra Pradesh, India, Pin - 522 002 and Guarantors – 1) Mr. Manchikalapudi Srinivasa Rao, Flat No. 09, Bommarillu Apartments, 5th Line, Rajendra Nagar, Guntur, Andhra Pradesh, Pin - 522 007, 2) Mr. Alapati Gopala Krishna, D No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh, Pin - 522 004 and 3) Mrs. Alapati Mohini Devi, W/o. 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 11.10.2021.

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. 4,25,39,769.86 (Rupees Four Crores Twenty Five Lakhs Thirty Nine Thousand Seven Hundred & Sixty Nine and Paise Eighty Six Only)** as on **21.05.2022** with further interest and costs, subject to the following terms and conditions:-

SL No.	Description of property/ Name of Property Owner	Reserve Price/ Earnest Money Deposit (EMD)
1.	All that part and parcel of 69 Cents of land bearing Door No: 380/5B at Nallapadu Village, Nallapadu Grama Panchayath, Nallapadu Sub-Division, Guntur Division in the name of Mr. Alapati Ravi Kumar and Mr. Alapati Gopala Krishna, more fully described in Will Deed No: 65/2002 dated 21.09.2002 of Nallapadu SRO and bounded by: North: Road, South: Property of S.K Razak, East: Property of Udumala Appireddy, West: Property of Duggempudi Nagendramma	Reserve Price : Rs. 1,67,82,000/- (Rupees One Crores Sixty Seven Lakhs Eighty Two Thousand Only) EMD : Rs. 16,78,200/- (Rupees Sixteen Lakhs Seventy Eight Thousand and Two Hundred Only)



2.	All that part and parcel of 93 Cents of land bearing Door No: 189 at Nallapadu Village, Nallapadu Grama Panchayath, Earlier Guntur Sub-Division, Presently Nallapadu Sub-Division, Guntur Division in the name of Mr. Alapati Ravi Kumar and Mr. Alapati Gopala Krishna, more fully described in Will Deed No: 65/2002 dated 21.09.2002 of Nallapadu SRO and bounded by: North: Property of Janga Seethamma and Road, South: Property of Duggempudi Tirupathireddy and others, East: Property of Udumala Sambhi Reddy, West : Property of Mannava Sailaja	<p style="text-align: center;">Reserve Price : Rs. 1,62,03,000/- (Rupees One Crores Sixty Two Lakhs Three Thousand Only)</p> <p style="text-align: center;">EMD : Rs. 16,20,300/- (Rupees Sixteen Lakhs Twenty Thousand and Three Hundred Only)</p>
Date and Place of Sale	02.07.2022, 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 along with the Tender in a sealed cover before 03.00 PM on 01.07.2022.**
- 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 **02.07.2022 at 12.00 PM**. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 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 01.05.1995 to 22.05.2022 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

**AUTHORISED OFFICER
(DY GENERAL MANAGER)**

Date: 24.05.2022
Place: Hyderabad