

HYDERABAD REGIONAL OFFICE

No. 157/6, First Floor, CHAI Complex,
Gunrock Enclave, Sikh Village, Diamond Point,
Secunderabad - 500 009



Ref: RO-HYD/REC/0242/2023-24

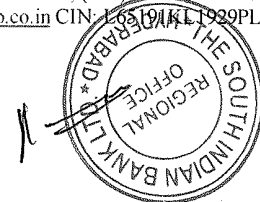
Date: 13.11.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.08.2019 to the borrowers / Guarantors (1) **M/s. Varadhi Advertisers Pvt Ltd.** House No. IV-4, Dhruvatar Apartments, Medinova Compound, Somajiguda, Hyderabad, Pin - 500 082, (2) **M/s. Hari Hara Telefilms Pvt. Ltd.**, H No: IV-4, Dhruvatar Apartments, Medinova Compound, Somajiguda, Hyderabad, Telangana - 500 082, (3) **Mr. Venkata Chilakalpudi Prasad Rao**, S/o. Subba Rao, Managing Director of M/s. Varadhi Advertisers Pvt Ltd. & Director of M/s. Hari Hara Telefilms Pvt. Ltd., residing at Flat No: A-2, 1st Floor, Premises No: 6-3-1219/1/5, Niharika Splendour, Street No: 1, Umanagar, Begumpet, Hyderabad, Pincode - 500 016 also residing at 245 A, C/o. T Prabhakar, Doyens Township, Opp. Alind Factory, Serilingampalli, Pincode - 500 133 and (4) **Mrs. Chilakalpudi Shanta Kumari**, W/o. Venkata Chilakalpudi Prasad Rao, Executive Director of M/s. Varadhi Advertisers Pvt Ltd. & Director of M/s. Hari Hara Telefilms Pvt. Ltd., residing at Flat No: A-2, 1st Floor, Premises No: 6-3-1219/1/5, Niharika Splendour, Street No: 1, Umanagar, Begumpet, Hyderabad, Pincode - 500 016, also residing at C/o. T Prabhakar, 245 A, Doyens Township, Serilingampalli, Hyderabad, Telangana, Pincode-500133, 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 06.10.2021 and 07.10.2021 respectively.

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.12,65,01,687.90 (Rupees Twelve Crores Sixty Five Lakhs One Thousand Six Hundred Eighty Seven and Paise Ninety Only)** as on 31.10.2023 with further interest and costs, subject to the following terms and conditions;

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**Ref: RO-HYD/REC/0242/2023-24****Date: 13.11.2023****DETAILS OF IMMOVABLE PROPERTY**

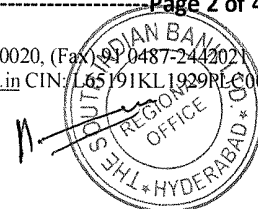
Name of Property Owner	Mrs. Chilakalpudi Shanta Kumari,
PROPERTY DESCRIPTION	
Residential flat bearing No: 4-4 in Fourth/Fifth Floor, admeasuring 2472 Sq ft, including common areas and balconies in building namely 'Dhruvatar Apartments', along with Undivided Right of 76 Sq Yrds of land comprised in GHMC No: 6-3-652 of Somajiguda Village, Hyderabad Taluk, SR Nagar Sub Registrar, Hyderabad District, in the name of Mrs. Chilakalpudi Shanta Kumari, more fully described in Sale Deed No: 2014/2005 dated 23.06.2005 of SR Nagar Sub Registrar, bounded by:- North: Flat No. 4-3, South: Neighbors Land, East: Tar Road, West: Flat No: 4-E	
Reserve Price	Rs.72,00,000/- (Rupees Seventy Two Lakhs Only)
Earnest Money Deposit (EMD)	Rs.7,20,000/- (Rupees Seven Lakhs Twenty Thousand Only)

Date & Place of sale	08th December 2023, 11:00 AM AT The South Indian Bank Ltd, Regional Office, Hyderabad 1 st Floor, CHAI Complex, 157/6, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point- 500009, Secunderabad Tel. No: 040-2784 8404, 09000 297130, 097784 95589
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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 Web-site/ (www.southindianbank.com) & notice board at **The South Indian Bank Ltd, Regional Office, Hyderabad** at #157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad - 500 009 and its **Hyderabad Abids Branch** at GF-01, Lala II Oasis Plaza, Tilak Road, Abids, Hyderabad, Pin-500 001 and also visit the scheduled property and satisfy

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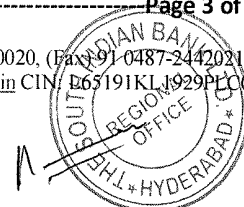
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Date: 13.11.2023

as to its area, boundaries, ownership, title, encumbrance, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property 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 drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or RTGS/NEFT/Net Banking to Authorised Officer Account Number **0413073000000587** in the name of "**Authorized Officer - Hyderabad**" maintained at Diamond Point Branch (IFSC Code: 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, Hyderabad** at #157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad - 500 009 along with the Tender in a sealed cover before 4.00 PM on **07.12.2023**
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 **08.12.2023 at 11:00 AM**. 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

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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 properties from 01.01.1983 to 08.06.2021 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 or The South Indian Bank Ltd., Hyderabad Abids Branch (Mob. No: 090002 97130, 097784 95589) during working hours.

For THE SOUTH INDIAN BANK LTD.


Authorised Officer

Date : 13.11.2023

Place : Hyderabad

**AUTHORISED OFFICER
(Chief Manager)**

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