

HYDERABAD REGIONAL OFFICE

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



Ref: RO-HYD/REC/261/2023-24

Date: 18.11.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 29.03.2022 to the borrowers/ guarantors, (1) **Mrs. Manchikalapudi Rajini**, W/o. M. Srinivasa Rao, Proprietrix of M/s. Sree Lakshmi Sowbhagya Agros, residing at Flat No: 509/A, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522 007, Also at Flat No: 09, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522 007 and (2) **Mrs. Alapati Mohini Devi**, W/o. A Gopala Krishna, Proprietrix of M/s. Lakshmi Padmavathi Agros, residing at Door No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh - 522 004, (3) **Mr. Manchikalapudi Srinivasa Rao**, residing at Flat No: 09, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522 007, Also at Flat No: 509/A, Bommarillu Apartments, 5th Lane, Rajendra Nagar, Guntur, Andhra Pradesh - 522007 and (4) **Mr. Alapati Gopala Krishna**, D No: 2-1-64, Near Ramalayam, Stambalagaruvu, Guntur, Andhra Pradesh - 522004 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 physical 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.

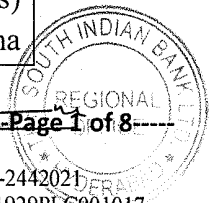
AND WHEREAS, the borrower/guarantors have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of **Rs.7,14,61,578.60 (Rupees Seven Crores Fourteen Lakhs Sixty One Thousand Five Hundred & Seventy Eight and Paise Sixty Only)** in the account of M/s. Sree Lakshmi Sowbhagya Agros, Proprietor Mrs. Manchikalapudi Rajini and **Rs.7,28,18,123.11 (Rupees Seven Crores Twenty Eight Lakhs Eighteen Thousand One Hundred & Twenty Three and Paise Eleven Only)** in the account of M/s. Lakshmi Padmavathi Agros, Proprietor Mrs. Alapati Mohini Devi as on 31.10.2023 with further interest and costs, subject to the following terms and conditions:-

DETAILS OF IMMOVABLE PROPERTY

Description of property/Name of Property Owner

Item No. 1

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



The South Indian Bank Ltd., Regd. Office: Thrissur- Kerala

SIB House, T B Road, Mission Quarters, PB No-28, Thrissur -680001, Kerala (Tel) 0487- 2420020, (Fax) 91 0487-2442021

Regional Office: Tel/Fax No: . 040 – 2784 8404/ 2784 8406/2784 8405 (Fax), E-mail: ro1012@sib.co.in CIN: L65191KL1929PLC001017

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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:

1 Acre 62 ½ Cents of land bounded by,

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

68 Cents of land bounded by,

North : Circar Donka

South : Below 3rd item property of Mr. Alapati Gopala Krishna

East : Circar Donka

West : Land belongs to Valeti Venkateswarlu

67 Cents of land bounded by,

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

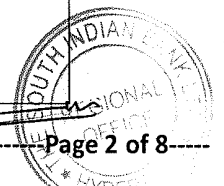
Item No. 2

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 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:

2 Acres of land bounded by

North: Property of Manchikalapudi Srinivasa Rao & Mr. Alapati Gopala Krishna

South : Property of Gonepudi Venkata Krishna Rao



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East : Land of Bikki Hymavathi & Others

West : Circar Donka

95 Cents of land bounded by,

North : Land of Manchikalapudi Srinivasa Rao

South : Property of Mr. Alapati Gopala Krishna

East : Land of Challa Siva Nagi Reddy

West : Land of Manchikalapudi Srinivasa Rao

Item No.3

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:

North : Land of Manchikalapudi Srinivasa Rao

South : Land sold by Battula Venkata Ratnam

East : Land of Modadagu Narasimha Rao

West : Land of Bathula Venkata Vasu

Item No. 4

All that part and parcel of 1 Acre 71 Cents of land bearing D No: 189 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. 158/2015 dated 06.01.2015 of Amaravathi SRO, bounded by:

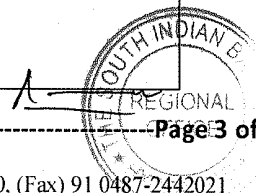
North: Land of Shaik Jalil Saheb

South: Land of Shaik Fathima Bi

East : Land of Venkata Rao

West : Land of P Chalapathi

Item No. 5



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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:

North : Land of Vadlamudi Punna Rao South : Land of Alapati Gopala Krishna

East : Land of M Narasimha Rao West : Land of Bathula Venkata Vasu

Item No. 6

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:

North : Land of Manchikalapudi Srinivasa Rao measuring 1 Acre 86 Cents

South : Land of Alapati Gopala Krishna

East : Land of Alapati Gopala Krishna West : Circar Donka

Item No. 7

All that part and parcel of 2 Acre 95 Cents (1 Acre 09 Cents + 1 Acre 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:

1 Acre 09 Cents of land bounded by,

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

1 Acre 86 Cents of land bounded by,

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



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West : Circar Donka

Item No. 8

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 the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1405/2015 dated 28.02.2015 of Amaravathi SRO, and:

1 Acre 55 ½ Cents of land bounded by,

North: Property of Suvarnaganti Venkateswara Rao

South: Property of Challa Siva Nagi Reddy

East : Land of Alapati Gopala Krishna

West: Land of Shaik Khasim Bi

1 Acre 15 Cents of land bounded by,

North : Property of Manchikalapudi Srinivasa Rao

South : Property of Manchikalapudi Srinivasa Rao

East : Land of Bikki Hymavathi

West: Circar Donka

Item No. 9

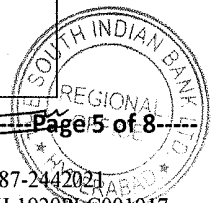
All that part and parcel of 85 Cents of land bearing D No: 204/A(Part), 203/B2(Part) of Pamulapadu Village, Pamulapadu Grama Panchayat Area, Tadikonda Mandal, Amaravathi Sub-District, Narasaraopet Registration District, Guntur District in the name of Mr. Manchikalapudi Srinivasa Rao, more fully described in Sale Deed No. 1406/2015 dated 28.02.2015 of Amaravathi SRO, and bounded by,

North: Property of Manchikalapudi Srinivasa Rao

South : Property of Shaik Tupakula Havvabi

East : Land of Bikki Hymavathi

West : Circar Donka



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Item No. 10

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 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

Item No. 11

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

Reserve Price

Rs.4,59,00,000/-

(Rupees Four Crores Fifty Nine Lakhs Only)

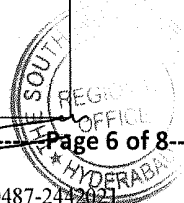
**Earnest Money Deposit
(EMD)**

Rs.45,90,000/-

(Rupees Forty Five Lakhs Ninety Thousand Only)

**Date
&
Place of Sale**

**12th December 2023 at 12:00 Noon,
At 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: 09000297130, 8096864416, 08712334455,
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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 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 Number **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 4.00 PM on 11.12.2023.**
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 **12.12.2023 at 12.00 Noon** 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

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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 & 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: 522007, Tel. No. 8712334455, 09000297130 during working hours.

For THE SOUTH INDIAN BANK LTD.


Authorised Officer

Date: 18.11.2023

Place: Hyderabad

AUTHORISED OFFICER

(CHIEF MANAGER)

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