

HYDERABAD REGIONAL OFFICE

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



Ref: RO-HYD/REC/164/2023-24

Date: 22.09.2023

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 01.12.2021 to the Borrower - **Mr. Manchikalapudi Rama Rao**, Proprietor of **M/s. MNR Cotton Traders**, Office at Door No.4-14-218/3, Flat No.201, Vigneswara Towers,, Koretipadu, Guntur, Andhra Pradesh, Pin - 522 002, Residing at Flat No. 104, Sri Sai Gayathri Enclave, 5/1, Annapurna Nagar West, Gorantla, Guntur, Andhra Pradesh, Pin - 522 034, Office also at 5th floor, 10, Yogesh Estate, 5th lane Chandramouli Nagar, Guntur, Andhra Pradesh, Pin - 522 006, Also residing at House No. 2-48/A, Karlapudi, Guntur, Andhra Pradesh, Pin - 522 006, Also residing at Dr No: 4-15-73/2A, 2nd line Postal Colony Amaravathi Raod, Guntur, Flat No. 502, Gemilii Apartment , Ist lane Ashok Nagar, Guntur-52200 and Guarantor - **Mrs. Manchikalapudi Padmaja**, Residing at Flat No. 104, Sri Sai Gayathri Enclave, 5/1, Annapurna Nagar West, Gorantla Guntur, Andhra Pradesh, Pin - 522 034, Also residing at House No. 2-48/A, Karlapudi, Guntur, Andhra Pradesh, Pin - 522 006, Also residing at Dr No: 4-15-73/2A, 2nd line Postal Colony Amaravathi Road, Guntur, Flat no:502, Gemilii Apartment, Ist lane Ashok Nagar, Guntur, Pin - 522 007 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 02.05.2022.

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.3,47,62,812.83 (Rupees Three Crores Forty Seven Lakhs Sixty Two Thousand Eight Hundred Twelve and Paise Eighty Three Only) as on 21.09.2023** with further interest and costs, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTIES

Item No.01
Description of property/ Name of Property Owner
All that part and parcel of land admeasuring 480 Sq yds bearing Plot No. 677, Arjun II, Janachaitanya Plots, Gorantla, Amaravathi Road, Guntur, along with all the constructions, improvements, easementary rights existing and appurtenant thereon situated in approved lay-

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out, V.G.T.M UDA Vijayawada, D No. 248 of Gorantla Village, Guntur District owned by Mrs. Manchikalapudi Padmaja, more or fully described in Sale Deed No. 2678/2012 dated 03.05.2012 of Koritepadu SRO and bounded by – North: 40 ft wide road - 54 ft, South: Site of Plot No. 667 – 54 ft, East : Site of Plot No. 676 – 80 ft, West: 40 ft wide road - 54 ft

Reserve Price	Rs.15,56,000/- (Rupees Fifteen Lakhs Fifty Six Thousand Only)
Earnest Money Deposit (EMD)	Rs.1,55,600/- (Rupees One Lakh Fifty Five Thousand Six Hundred Only)

Item No.02	
Description of property/ Name of Property Owner	
All that part and parcel of land admeasuring 515 Sq yds bearing Plot No. 274, Mayuri II Janachaitanya Plots, Gorantla, Amaravathi Road, Guntur, along with all the constructions, improvements, easementary rights existing and appurtenant thereon situated in approved layout, V.G.T.M UDA Vijayawada, D No. 220/2B, 220/2C, 220/2D, 219/2 of Gorantla Village, Guntur District owned by Mr. Manchikalapudi Rama Rao, more or fully described in Sale Deed No. 2242/2012 dated 17.04.2012 of Koritepadu SRO and bounded by - North: Site of Plot No. 275 – 80 ft, South: Site of Plot No. 273 – 80 ft, East: Site of Plot No. 253 – 58 ft, West: 40 ft wide road - 58 ft	
Reserve Price	Rs.16,69,000/- (Rupees Sixteen Lakhs Sixty Nine Thousand Only)
Earnest Money Deposit (EMD)	Rs. 1,66,900/- (Rupees One Lakh Sixty Six Thousand Nine Hundred Only)
Item No.03	
Description of property/ Name of Property Owner	
All that part and parcel of land admeasuring 240 Sq yds bearing Plot No. 44 Arjun II, Janachaitanya Plots, Gorantla, Amaravathi Road, Guntur, along with all the constructions, improvements, easementary rights existing and appurtenant thereon situated in approved layout, V.G.T.M UDA Vijayawada, D No. 273 of Gorantla Village, Guntur District owned by Mr. Manchikala pudi Rama Rao, more or fully described in Sale Deed No. 2205/2012 dated 16.04.2012 of Koritepadu SRO and bounded by -North: 40 ft wide road - 36 ft, South: Site of Plot No. 2 – 36 ft, East: Site of Plot No. 43 - 60 ft, West: Site of Plot No. 45 – 60 ft	
Reserve Price	Rs.7,78,000/-

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	(Rupees Seven Lakhs Seventy Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs.77,800/- (Rupees Seventy Seven Thousand Eight Hundred Only)

Item No.04	
Description of property/ Name of Property Owner	
All that part and parcel of land admeasuring 240 Sq yds bearing Plot No. 261, Arjun II, Janachaitanya Plots, Gorantla, Amaravathi Road, Guntur along with all the constructions, improvements, easementary rights existing and appurtenant thereon situated in approved layout, V.G.T.M UDA Vijayawada, D No. 259/A of Gorantla Village, Guntur District owned by Mr. Manchikala Pudi Rama Rao, more or fully described in Sale Deed No. 2386/2012 dated 23.04.2012 of Koritepadu SRO and bounded by -North: Site of Plot No. 260 – 60 ft, South: Site of Plot No. 262-60 ft, East: Site of Plot No. 256-36 ft, West: 40 ft wide road-36 ft	
Reserve Price	Rs.7,78,000/- (Rupees Seven Lakhs Seventy Eight Thousand Only)
Earnest Money Deposit (EMD)	Rs.77,800/- (Rupees Seventy Seven Thousand Eight Hundred Only)

Date & Place of sale	27.10.2023, 12.00 Noon 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: 8790564758, 08498980003, 9000297130
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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.

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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, Guntur Branch and Regional Office Regional Office, Hyderabad along with the Tender in a sealed cover before 04.00 PM on 26.10.2023.**
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 **27.10.2023 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.

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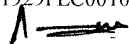


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10. The Successful Tenderer should pay 25 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter in his favour or not later than the next working day after the date of Tender cum Auction Sale and the balance 75% amount within 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 01.08.2022 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

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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: 9778495589, 08498980003, 9000297130 during working hours.

For THE SOUTH INDIAN BANK LTD.

Authorised Officer

Date : 22.09.2023

Place : Hyderabad

**AUTHORISED OFFICER
(CHIEF MANAGER)**