

## HYDERABAD REGIONAL OFFICE

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



**Ref: RO-HYD/REC/0270/2023-24**

**Date: 22.11.2023**

### TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 07.08.2023 to the Borrower, Mr. Immadisetty Mallikharjuna Rao (Proprietor - M/s. TRIPTHI TRADERS), D No 5 48 Shop No 2, Satyanarayana Rice Mill Compound, Usman Saheb Pet SPSR, Nellore Andhra Pradesh 524002 Also At Flat No. 102, 1st Floor, J V Raju Homes, Srirangarajapuram, Stonehousepet, Nellore, Andhra Pradesh – 524002 and the Guarantors 1) Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela 2) Mr. Immadisetty Vijay Kumar both residing at Flat No. 102, 1st Floor, J V Raju Homes, Srirangarajapuram, Stonehousepet, Nellore, Andhra Pradesh – 524002 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 17.10.2023.

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.1,94,01,187.37 (Rupees One Crore Ninety Four Lakhs One Thousand One Hundred & Eighty Seven and Paise Thirty Seven Only)** with regard to the credit facilities in the account **M/s Tripthi Traders as on 31.10.2023** with further interest and costs thereon, subject to the following terms and conditions;

### DETAILS OF IMMOVABLE PROPERTY

| Description of property/Name of Property Owner   |  |
|--|--|
| All that part and parcel of land admeasuring 16.66 Ankanams or 133.33 sq. yards along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Plot No. 23, Sy. No. 254/2 within Navalakulathota Gram Panchayat, Allipuram Mazara, Navalakulathota Village, Nellore Rural Mandal, Nellore Registration District, Sri Potti Sriramulu Nellore District Sub Registrar Office – Stonehousepet and owned by Ms. Immadisetty Susila @ Emmadisetty Venkata Suseela morefully described in Sale Deed no 2817/2011 dated 21-10-2010 registered on 28-04-2011 of Sub Registrar Office – Stonehousepet and bounded on |  |
| <b>North:</b> Remaining site in this plot  | <b>South:</b> Site in Plot bearing No.24 |

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|                   |   |
|-------------------|---|
| <b>East: Road</b> | <b>West: Site in Plot bearing No.18</b> |
|-------------------|---|

|  |  |
|--|--|
| <b>Reserve Price</b>                       | <b>Rs.20,00,000/-<br/>(Rupees Twenty Lakhs Only)</b> |
| <b>Earnest Money<br/>Deposit<br/>(EMD)</b> | <b>Rs. 2,00,000/-<br/>(Rupees Two Lakhs Only)</b>    |

|   |  |
|---|--|
| <b>Date<br/>&amp;<br/>Place of sale</b> | <b>30th December 2023, 12:00 Noon<br/>AT<br/>The South Indian Bank Ltd, Br.Nellore<br/>Do.No.15-292-A, K.V.K. Towers, Brundavanam, S.P.S.R. Nellore,<br/>Andhra Pradesh-524001 (Tel. No: 090002 97130, 097784 95589)</b> |
|---|--|

### 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/ (www.southindianbank.com) & notice board at The South Indian Bank Ltd, Regional Office, Hyderabad at #157/6, Ist Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad - 500 009 and its Br.Nellore, Do.No.15-292-A, K.V.K. Towers, Brundavanam, S.P.S.R. Nellore, Andhra Pradesh-524001, and also visit the scheduled property and satisfy 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 the Authorised Officer’s Account **0413073000000587** in the name of “**Authorized Officer – Hyderabad**” maintained at Diamond Point Branch (IFSC Code: SIBL0000413).



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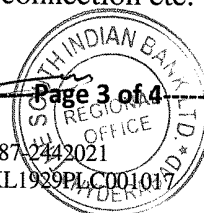
**Ref: RO-HYD/REC/0270/2023-24**

**Date: 22.11.2023**

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 or at **Nellore Branch of the Bank** along with the Tender in a sealed cover before **04.00 PM on 29.12.2023**
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 **30.12.2023 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 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.

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](mailto:ro1012@sib.co.in) CIN: L65191KL1929PLC001017  
[www.southindianbank.com](http://www.southindianbank.com)



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16. The Authorised Officer has obtained online EC regarding the properties from 01.10.2007 to 21.11.2023 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., **Nellore** Branch (Mob. No: +91 90002 97130, +91 97784 95589) during working hours.

For THE SOUTH INDIAN BANK LTD.

Authorised Officer

Date : 22.11.2023

Place: Hyderabad

**AUTHORISED OFFICER  
(CHIEF MANAGER)**