

REF:-RO-HYD/GEN/624/2022-23

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 15.06.2021 to the Borrowers / Guarantors – **Mr. Katroth Goutham Raj**, Proprietor of **M/s. KNN Engg and Constructions**, Flat No. 406, East Wing, SVSS Nivas, Street No. 1, Czech Colony, Sanath Nagar, Hyderabad, Telangana, Pin – 500 018 and **Mrs. Katroth Susheela**, W/o. Mr. Katroth Govind, Jakkal Dhaani Tanda, Banswada Mandal, Borlam, Nizamabad, Telangana, Pin 503 187, also residing at Flat No. 406, East Wing, SVSS Nivas, Street No. 1, Czech Colony, Sanath Nagar, Hyderabad, Telangana, Pin – 500 018 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 07.01.2023.

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. 30,74,824.26 (Rupees Thirty Lakhs Seventy Four Thousand Eight Hundred & Twenty Four and Paise Twenty Six Only)** as on **09.03.2023** 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.	Residential flat bearing Flat No. 503, House No: 166-67-68/503, admeasuring 1470 Sq Ft in 5th floor building namely SAI SHAKTI RESIDENCY, including common area and car parking area of 80 Sq ft along with UDS of 60 Sq Yrds out of 900 Sq Yrds on Plot No: 166, 167 and 168, comprised under Sy No: 155 (Part), 162, 163, 164 and 165 (Part) in Block No: 144 of SILPA PARADISE situated at Bachupally Village, Pragathinagar Grampachayat,	<p>Reserve Price Rs. 47,04,000/- (Rupees Forty Seven Lakhs and Four Thousand Only)</p> <p>EMD: Rs. 4,70,400/- (Rupees Four Lakhs Seventy Thousand and Four Hundred Only)</p>

THE SOUTH INDIAN BANK LTD., Regd. Office: SIB House, T.B. Road, Mission Quarters, Thrissur, Kerala – 680 001
 Tel: +91-487-2420020 Fax: +91-487-2442021 Email: sibcorporate@sib.co.in CIN: L65191KL1929PLC001017
 Regional Office, Hyderabad, No. 157/6, First Floor, CHAI Complex, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point, Secunderabad – 500 009, Tel. 040 – 2784 8404 (Gen) / 2784 8405 (Fax), 2784 8406 (DGM), email: ro1014@sib.co.in

For THE SOUTH INDIAN BANK LTD.

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 Authorised Officer

	<p>Qutubullapur Mandal, Qutubullapur SRO, Ranga Reddy District, in the name of Mr. Katroth Goutham Raj, more or fully described in Sale Deed No: 2749/2015 dated 09.04.2015 of Qutubullapur SRO bounded,</p> <p><u>900 Sq Yrds of land bounded by:</u></p> <p>North : 30' wide road South : Plot No: 153, 154 & 155 East : Plot No: 169 West : Plot No: 165</p> <p><u>Flat No. 503 bounded by:</u></p> <p>North : Open to sky South : Open to sky East : Corridor & flat No: 502 West : Open to sky</p>	
Date and Place of Sale	31.03.2023, 03.00 PM, The South Indian Bank Ltd, Regional Office, Hyderabad, 1st Floor, CHAI Complex, 157/6, Staff Road, Gunrock Enclave, Sikh Village, Diamond Point- 500009, Secunderabad, Tel.No: 040-2784 8404, 09349724214, 09000297130, 08714461546	

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/ Malkajgiri Branch at Ground Floor, Tarika Orion, P.B.#: Malkajgiri, No.25-21/7/3/1 East Anandbagh, Malkajgiri, Hyderabad Moulali Main Road, Hyderabad, Talabasathi, Telangana, Pin - 500 047 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 **2.00 PM** on **31.03.2023**.
 - 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 **31.03.2023** at **03.00 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 regarding the properties from 01.01.1983 to 15.01.2023 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., Malkajgiri Branch (Mob. No: 09349724214, 09000297130, 08714461546) during working hours.

For THE SOUTH INDIAN BANK LTD.

Authorised Officer

AUTHORISED OFFICER
(DY. GENERAL MANAGER)

Date : 10.03.2023
Place: Hyderabad