

TENDER CUM AUCTION SALE NOTICE

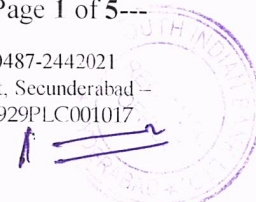
WHEREAS the Authorised Officer of the Bank had issued Demand Notice Dt. 01.07.2021 to the Borrower **M/s Saboo Vehicles Private Ltd** at 3-6-476, Himayath Nagar, Hyderabad, Telangana, Pin Code - 500 029 and also at H No. 7-1-638 & 643/1, Bhanu Enclave, besides ESI Hospital, Erragada, Hyderabad, Pin Code - 500 038, Represented by its Directors (1)**Mr. Prashant Saboo**, residing at 3-5-141/2, Ramkote, Eden Bagh, Nampally, Hyderabad, Pincode - 500 001 and (2) **Mr. K Veerender Reddy**, residing at Plot No. 19 & 20, Waheb Nagar Extension, Sikh Village, Secunderabad, Tirumalagiri, Manovikasnagar, Pincode - 500 009 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 symbolic 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 11.10.2021.

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.7,13,38,676.21 (Rupees Seven Crores Thirteen Lakhs Thirty Eight Thousand Six Hundred Seventy Six and Paise Twenty One Only)** as on 31.05.2023 with further interest and costs, subject to the following terms and conditions;

DETAILS OF IMMOVABLE PROPERTIES

Item No I	
Name of Property Owner	Mr. Prashant Saboo
Description of the Property	
Residential property admeasuring 1575 Sq ft in the First Floor of building bearing No: 3-6-428/A along with 50 Sq Yds of UDS of land out of 2902 Sq Yds (inclusive of common areas and balconies) and along with parking space in "Sai Thirumala Residency" situated at Himayatnagar Village, Hyderabad Mandal, Hyderabad Sub-Registrar, Hyderabad District, in the name of Mr. Prashant Saboo, more or fully described in Sale Deed No: 2664/2013 dated 16.08.2013 of Hyderabad SRO bounded by:	
<u>Flat Boundaries:</u>	
North : Open area along with setback	
South : Open space left as setback	
East : Open space left as setback	
West : Open space left as setback	
<u>Land Boundaries:</u>	
North : Property bearing Municipal No: 3-6-427/2 & common area entrance/ stair case	
South : Property bearing Municipal No: 3-6-432	

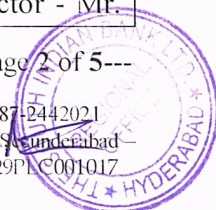
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East : Property bearing Municipal No: 3-6-427/3	
West : Property bearing Municipal No: 3-6-429/1&2	
Reserve Price	Rs.65,90,000/- (Rupees Sixty Five Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs.6,59,000/- (Rupees Six Lakhs Fifty Nine Thousand Only)

Item No II	
Name of Property Owner	Mr. Prashant Saboo
Description of the Property	
Residential property admeasuring 1575 Sq ft in the Third Floor of building bearing No: 3-6-428/A along with 50 Sq Yds of UDS of land out of 2902 Sq Yds (inclusive of common areas and balconies) and along with parking space situated in "Sai Thirumala Residency" at Himayatnagar Village, Hyderabad Mandal, Hyderabad Sub-Registrar, Hyderabad District, in the name of Mr. Prashant Saboo, more or fully described in Sale Deed No: 3713/2017 dated 08.11.2017 of Hyderabad SRO bounded by:	
<u>Flat Boundaries:</u>	
North : Open area along with setback	
South : Open space left as setback	
East : Open space left as setback	
West : Open space left as setback	
<u>Land Boundaries:</u>	
North : Property bearing Municipal No: 3-6-427/2 & common area stair case	
South : Property bearing Municipal No: 3-6-432	
East : Property bearing Municipal No: 3-6-427/3	
West : Property bearing Municipal No: 3-6-429/1&2	
Reserve Price	Rs.65,90,000/- (Rupees Sixty Five Lakhs Ninety Thousand Only)
Earnest Money Deposit (EMD)	Rs.6,59,000/- (Rupees Six Lakhs Fifty Nine Thousand Only)

Item No III	
Name of Property Owner	M/s. Saboo Vehicles Pvt Ltd
Description of the Property	
Commercial unit No 501 admeasuring 1728 Sq ft in part of Fifth Floor (front side) of building bearing House No: 3-6-476 together with UDS 44 Sq. Yrds over land situated at Himayatnagar Village, Hyderabad Mandal, Hyderabad Sub-Registrar, Hyderabad District, in the name of M/s. Saboo Vehicles Pvt Ltd represented by its Director - Mr.	



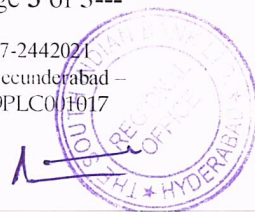
Prashant Saboo, more or fully described in Sale Deed No: 3696/2017 dated 06 .11.2017 of Hyderabad SRO bounded by: North : Property bearing Municipal No. 3-6-470 South : Himayatnagar Main Road East : Property bearing Municipal No. 3-6-477 West : Property bearing Municipal No. 3-6-475	
Reserve Price	Rs.1,12,65,000/- (Rupees One Crore Twelve Lakhs Sixty Five Thousand Only)
Earnest Money Deposit (EMD)	Rs.11,26,500/- (Rupees Eleven Lakhs Twenty Six Thousand Five and Hundred Only)

Date & Place of sale	31st July 2023, 03:00 PM 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, 09000297130, 09778495589
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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/ (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 **Banjara Hills Branch** at Do.No.8-2-601/P/13, NNR Arcade, First Floor, Road No.10, Banjara Hills P.O, Hyderabad, Telangana, Pin -500 034 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.

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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 2.00 PM on **31.07.2023**
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 **31.07.2023 at 3.00 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 11.06.2023 and it contains no encumbrances other than banks charge over the property.
17. For the information of the prospective tenderers; approved plan issued by the respective Government Authority(ies) for the aforesaid properties are not available with Bank records. It will be the sole responsibility of the purchaser/s to obtain the same from the respective Government Authorities after successful completion of auction proceedings.
18. For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., Banjara Hills Branch (Mob. No: +91 90002 97130, +91 97784 95589) during working hours.

For THE SOUTH INDIAN BANK LTD.


Authorised Officer
Chief Manager

AUTHORISED OFFICER
(Chief Manager)
The South Indian Bank Ltd

Date : 13.06.2023
Place : Hyderabad

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