



RECOVERY DEPT, REGIONAL OFFICE, KOTI, HYDERABAD – 500 095

Phone : 040-23468984 E-mail: recvhydero@centralbank.co.in

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 10.06.2019

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Central Bank of India (Secured Creditor), the physical possessions of which had been taken by the Authorised Officers of Central Bank of India, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on 10.06.2019 as per the below details :

Sl. No	Borrowers/Guarantors	Description of Property	13(2) demand notice date & Amount	Reserve Price / EMD Amount / Increment
CHATTABAZAR Branch, HYDERABAD, Tel:040-23468947/48 & Mob : 6304903719				
1	<p><u>Borrower:</u> Mr. Nara Janardan Naidu S/o Mr. Balaram Naidu H.No.HIG-6, Road No:1 KPHB colony ,Kukatpally Hyderabad- 500 072</p> <p><u>Guarantor :</u> Mr. Koganti Suresh S/o Mr. K. Devendra Prasad HIG-VII, PHASE-I& II, Road No.1 KPHB COLONY, Kukatpally, Hyderabad – 500 072</p>	<p>All that the Property of house bearing No: 4-32-1051 , on Plot No.55, in Survey No:336, admeasuring 125.00 Sq yards or 104.50 Sq Mtrs situated at Allwyn Colony, Phase-II, Kukatpally Village and Municipality, Balanagar Mandal, Ranga Reddy District, in the name of Mr. Nara Janardan Naidu, under Equitable Mortgage to the Bank and bounded by:</p> <p>North : House on Plot No.56 South : House on Plot No.54 East : 6 Mtr Road West : House on Plot No.97</p>	<p>17.04.2018</p> <p>&</p> <p>Rs.26,90,359/- (with interest & cost thereon)</p>	<p>Rs.37,65,000/-</p> <p>&</p> <p>Rs.3,76,500/-</p> <p>&</p> <p>Rs.10,000/-</p>

MOHAN NAGAR Branch, HYDERABAD, Tel : 040-24031901 & Mob : 6304903735

2	<p><u>Borrower:</u> 1.Sri.Enagandula Raju S/o Sri E. Sudharshan P O Box NO.355771, Old Alkharaj Road, Riyadh-11383,Kingdom of Saudi Arabia 2.Sri. Enagandula Raju S/o Sri E. Sudharshan Flat No.G8,Gayatri Towers, M.J.Colony, Maula Ali, ECIL, Hyderabad -500 040 3. Sri.Enagandula Raju S/o Sri E. Sudharshan H.No.4-112/24/1,Plat No.24, Block No.4,Sy.No.119 and 142 Near Bharath Nagar,Uppal Kalan Village Uppal Mandal, R R District Hyderabad-500 038 4.Sri.Enagandula Vijay Kumar (GPA Holder) S/o Sri E Sudharshan Flat No.G8,Gayatri Towers, M.J.Colony,Maula Ali, ECIL, Hyderabad -500 040 <u>Guarantor : NIL</u></p>	<p>All that the Property of Land & Building at H.No.4-112/24/1 at Plot No.24, Block No.4, Sy No.119 & 142, admeasuring 222.00 Sq.Yds. OR 185.59 Sq.mts. consisting G+1, having total plinth area 2845.50 sq.ft situated near Bharath Nagar,Uppal,Kalan Village, Uppal Mandal, R R Dist, Hyderabad – 500 038 in the name of Sri. Enagandula Raju under Equitable mortgage to Bank and bounded by:</p> <p align="center">North : Plot No.25 South : Plot No.23 East : Plot No.15 West : 20'Wide Road</p>	<p>28.11.2018 & Rs.76,71,512/- (with interest & cost thereon)</p>	<p>Rs.1,18,50,000/- & Rs.11,85,000/- & Rs.50,000/-</p>
---	---	---	---	--

KHAMMAM Branch, KHAMMAM, TELANGANA, Tel : 08742-224298 & Mob : 6304903780

3	<p><u>Borrowers:</u> 1.Smt Manisha Kapil Garg W/o Mr. Kapil Garg 104, Solitaires Residency, Near Shanthy College By Pass Road, Bank Colony, Khammam -507002 2.Sri Harishankar Garg, S/o Sri Vedprakash Garg, 104, Solitaires Residency, Bank Colony, Near Shanthy College By Pass Road, Khammam -507002 <u>Guarantors :</u> 1. Mr. Kapil Garg S/o Mr. Harishankar Garg 104, Solitaires Residency, Near Shanthy College By Pass Road, Bank Colony, Khammam -507002 2.Sri Kapil Garg, S/o Mr. Harishankar Garg Plot No.76, Amaravati Road, Bathilayout, Nagpur 440023, Maharashtra</p>	<p>All that Piece and Parcel of the R.C.C.Roof Framed Structure Residential Flat No.102 in the Ground Floor with a Plinth area of 1150-00 Sq. Ft. (including common area) along with rights of one car parking area 6X9=54 Sq.Fts earmarked in the stilt on the premises of “SESHADRI” Block in G.R.R.Srinivasam together with proportionate undivided share of land 39.79 Sq.Yds. out of total land admeasuring 875.46 Sq. Yds. OR 731.99 Sq.Mts. , Plot Nos.1, 2, 13 & 14, Survey No.156/A, situated at Velugumatla revenue Village, under the Municipal Corporation limits of Khammam (Urban) Mandal, Khammam Dist, under the territorial jurisdiction of the Registration District and Sub-District of Khammam, which within the limits of the following boundaries: <u>Boundaries for Flat :</u> NORTH: Corridor SOUTH: Open to Sky EAST : Open to Sky WEST : Open to Sky <u>Boundaries for Entire Land :</u> North : Open Land in Sy.No.143 South : Plot No. 3 & 12 East : 40' wide D.T.C.P. Layout Road West : 40' wide D.T.C.P. Layout Road</p>	<p>09.07.2018 & Rs.20,92,119/- (with interest & cost thereon)</p>	<p>Rs.23,10,000/- & Rs.2,31,000/- & Rs.10,000/-</p>
---	--	--	---	---

4	<p><u>Borrowers:</u> 1.M/s Sree Balaji Aqua Proprietor: Sri Malothu Balaji S/o Mr. Bheemudu, H No 8-1-171/1, Prashanthi Nagar Khanapuram Haveli, KHAMMAM - 507001 2.Mr.Malothu Balaji S/o Mr. Bheemudu H.No.4-27, Hatya Thanda, Upparagudem Grampanchayat, Kuravi Mandal, WARANGAL Dist</p> <p><u>Guarantor :</u> Sri Mokka Ramana S/o Sri Veeraswamy, H.No.8-1-171/1, Prasanthi Nagar, Khanapuram Haveli Khammam Urban Mandal, KHAMMAM</p>	<p>All that the property of Residential Plot No.3 in Survey No.182 & 183, vacant land North to H.No.8-1-171/1, admeasuring 320 Sq. Yds. or 267.56 Sq. Mts, situated at Khanapuram Haveli, Khammam Urban Mandal, Khammam Town & Dist. in the name of Mr. Mokka Ramana (Guarantor) under EM to the Bank and bounded by :</p> <p>NORTH : Plot Nos.1 & 2 SOUTH : House of M. Sujatha in Plot No.4 (H.No.8-1-171/1) EAST : Land of B. Gopaiah WEST : 30' Wide Proposed Road</p>	<p>06.11.2017 & Rs.24,92,153/- (with interest & cost thereon)</p>	<p>Rs.13,60,000/- & Rs.1,36,000/- & Rs.10,000/-</p>
NIZAMBAD Branch, NIZAMABAD, Tel : 08462-220308 & Mob :6304903799				
5	<p><u>Borrowers:</u> 1. Mr.Sherla Laxman Goud S/o Mr. S Rama Swamy Goud H.No.3-3, Vill:Manchippa, Mandal & Dist - Nizamabad. - 503 230 2. Mr. Sherla AshokGoud S/o Mr. S Rama Swamy Goud H.No:3-3, Vill:Manchippa, Mandal& Dist-Nizamabad - 503 230 3. Mrs. Sherla Sayavva W/o Mr. S Rama Swamy Goud H.No:3-3, Vill:Manchippa, Mandal&Dist-Nizamabad. - 503 230</p> <p><u>Guarantor</u> 1. Mr. Thaalla Narsa Goud S/o Mr. T Saya Goud H No:1-100, Amruthapur, DichpallyMandal Nizamabad-503175.</p>	<p>ITEM 1 All that the residential house bearing GP No.3-3, Block-3, situated at Manchippa Village, Mandal and District Nizamabad, admeasuring 60.44 sq. yards within the grampanchayat limit of Manchippa Village , Regn.Sub Dist and Regn Dist.Nizamabad and bounded by:</p> <p>North : Gram Panchayath Road. South : House of Induru Sailoo. East : PWD Road. West : House of Govuru Ramulu</p> <p>ITEM 2 The Existing open place bearing part of G.P No.4-84/2 admeasuring 305.77 Sq Yards Or 255.65 Sq meters situated at Manchippa village Mandal and district Nizamabad within the gram panchayat limit of Manchippa village , Registration Sub-District Nizamabad Rural and Registration district Nizamabad and bounded by :</p> <p>North : House of Gothrala Sujatha. South : Open place of SairamGoud. East : Gram Panchayath road. West : Land of G.Gangaram</p>	<p>06.02.2018 & Rs.9,84,048/- (with interest & cost thereon)</p>	<p>Rs.6,80,000/- & Rs.68,000/- & Rs.10,000/- Rs.4,00,000/- & Rs.40,000/- & Rs.10,000/-</p>

		<p>ITEM 3</p> <p>The Existing open place bearing part of G.P No.4-86/1 admeasuring 305.77 Sq Yards Or 255.65 Sq meters situated at Manchippa village Shivar, Mandal and district Nizamabad within the gram panchayat limit of Manchippa village ,Registration Sub-District Nizamabad Rural and Registration district Nizamabad and bounded by :</p> <p>North : House of Gothrala Sujatha. South : Open place of Sayamma East : Gram Panchayath road. West : Land of G.Gangaram.</p>		<p>Rs.4,00,000/-</p> <p>&</p> <p>Rs.40,000/-</p> <p>&</p> <p>Rs.10,000/-</p>
6	<p><u>Borrowers:</u></p> <p>1.Mr Sayyed Sajjad S/O Mr Syed Ibrahim. H.No-9-18-402 Malapally, Near Govt Peela School Nizamabad-503 001</p> <p>2.Mrs. Aliya Begum W/O Mr. Syed Ibrahim. H.No-9-18-402. Malapally, Near Govt Peela School Nizamabad-503 001</p> <p><u>Guarantor : NIL</u></p>	<p>All that the property of Residential building bearing Mpl No: 9-18-230/1(old), 9-18-402(New), admeasuring 262.50 Sq.Yds. Ward No. 9, Block No- 18, Lane Opp: Govt Peela High School, Malapally, Quila Road, Nizamabad in the name of Mrs. Aliya Begum under EM to the Bank and bounded as follows:</p> <p>North By : Plot of Neighbours South By : House of Sri Abdul Ali East By : House of Sri Abdul Majeed, West By : 8' Wide Road. (Prop 12' Wide line)</p>	<p>03.03.2018</p> <p>&</p> <p>Rs.11,00,963/- (with interest & cost thereon)</p>	<p>Rs.24,50,000/-</p> <p>&</p> <p>Rs.2,45,000/-</p> <p>&</p> <p>Rs.10,000/-</p>
7	<p><u>Borrowers:</u></p> <p>1. Mr. DONTULA CHANDRA SHEKAR, S/o Mr. DONTULA VITTAL, H.No. 6-12-5, Gurbabadi Road, Nizamabad.</p> <p>2.Mr. DONTULA CHANDRA SHEKAR, S/o Mr. DONTULA VITTAL, H.No. 37&39, Navodaya Colony, Road No-2, Banjara Hills Hyderabad- 500 024</p> <p><u>Guarantor :</u> Mr.MOTURI VINOD KUMAR, H NO:6-11-1004, Gurbabadi road, Namdewada, Nizamabad-503002</p>	<p>All that the property of Residential building bearing Mpl No: 6-12-7(New), 6-13-1263 & 1264(old), admeasuring 103.12 Sq. Yds., Ward No.6, Block No: 12, Near Lalithamahal, Gurbabadi Road, Nizamabad, in the name of Mr. Donthula Chandra Shekar and bounded by :</p> <p>North By : Neighbour's House South By : Open plot of Molugul Narayana East By : Neighbour's House West By : 70' Wide Road</p>	<p>06.02.2018</p> <p>&</p> <p>Rs.4,35,707/- (with interest & cost thereon)</p>	<p>Rs.18,75,000/-</p> <p>&</p> <p>Rs.1,87,500/-</p> <p>&</p> <p>Rs.10,000/-</p>

WARANGAL Branch, WARANGAL, Tel : 0870-2565944 & Mob :6304903810

8	<p><u>Borrower:</u> 1.M/s. AMARNATH INDUSTRIES (Prop : Mr. KOTA RAJ KUMAR) SY. NO. 152/A/1, OPP: ENUMAMULA II GATE, BESIDE HYNDAVI COLD STORAGE, ENUMAMULA VILLAGE, HANAMKONDA MANDAL, WARANGAL – 506002</p> <p>2. Mr. KOTA RAJ KUMAR S/o Mr. KOTA VENKATAIAH H NO 11-20-345/4, KASHIBUGGA, NEAR GRAIN MARKET ROAD, WARANGAL – 506002</p> <p><u>Guarantor :</u> Mrs. KOTA VIJAYA W/O Mr. KOTA RAJ KUMAR, H NO 11-20-345/4, KASHIBUGGA, NEAR GRAIN MARKET ROAD, WARANGAL – 506002</p>	<p>ITEM 1 All that part and parcel House Property at H NO. 11-20-345/4(New), 11-20- 345(Part), 11/1233/2(Old) admeasuring 44.57 Sq. Yards, situated at Kashibugga, Warangal, in the name of Mr. KOTA RAJ KUMAR S/o LATE VENKATAIAH, under EM to the Bank and bounded by: East : 8’ Wide Common Passage. West :Property allotted to K. Sarangam. North : Property allotted to K. Suryam. South : 37’ CC Road.</p> <p>ITEM 2 All that part and parcel House Property at H NO. 11-20-345/4(New), 11-20- 345(Part), 11/1233/2(Old) admeasuring 108.00 Sq. Yards, situated at Kashibugga, Warangal, in the name of Mr. KOTA RAJ KUMAR S/O LATE VENKATAIAH, under EM to the Bank and bounded by: East : 8’ Wide Common Passage. West : House of K Sagar. North : Open place of G. Shekaraih. South :Open place allotted to K. Sarangam</p>	<p>31.10.2018 & Rs.13,12,193/- (with interest & cost thereon)</p>	<p>Rs.15,57,000/- & Rs.1,55,700/- & Rs.10,000/- (For Items 1 & 2)</p>
9	<p><u>Borrower:</u> Mr. LANDE SRINIVAS RAO, S/O Mr. HAMSAIAH, H.NO. 1-191 GOPALAPURAM, MALLAMPALLY VILLAGE , DUGGONDI MANDAL, WARANGAL RURAL DISTRICT</p> <p><u>Guarantor :</u> Mr. POLOJU AMARENDER, S/O Mr. RASIAH, H.NO.2-124/1, RUDRAGUDEM VILLAGE, NALLABELLI MANDAL, WARANGAL RURAL DISTRICT</p>	<p>All that part and parcel of House with open place at H.No.1-191 admeasuring Acre 0- 09 Guntas in Sy.No. 530/A/2 situated at Mallampally Village, Duggondi Mandal, Warangal Rural District in the name of Mr. LANDE SRINIVAS RAO S/O Mr. HAMSAIAH, under EM to the Bank and bounded by :</p> <p>North : Duggondi to Nallabelli Main Road South : Land of Chinthala Srinivas East : Land of Cherukupalli Thirupathamma West : Land of Lande Ravi</p>	<p>05.01.2018 & Rs.9,54,624/- (with interest & cost thereon)</p>	<p>Rs.2,53,000/- & Rs.25,300/- & Rs.10,000/-</p>

Known Encumbrances : NIL

Last Date for submission of EMD & Documents	07.06.2019 before 4:00 PM
Date of Inspection of Properties	06.06.2019 between 11:00 AM and 03:00 PM
Date & Time of auction	<p>On 10.06.2019 From 12:00 NOON to 01:00 PM (for Properties at Sl.Nos.1 to 4) On 10.06.2019 From 01:00 PM to 02:00 PM (for Properties at Sl.Nos. 5 to 9) The end time of e-auction will be extended by 5 minutes each time if bid is made within the last five minutes before closure of auction.</p>
Mode of Payment	By RTGS/NEFT /Funds transfer to the credit of A/c No.3695243724 A/c Name: Authorised Officer, CBI, Hyderabad Region, IFSC code: CBIN0280808 or By Demand Draft / Pay Order in favour of “Authorized Officer, Central Bank of India, Hyderabad Region” payable at Hyderabad

TERMS AND CONDITIONS OF SALE

1. The property is being sold on “As is where is”, “As is what is”, and “Whatever there is” basis.
2. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective of the properties to their satisfaction before submission of bid. No claim shall be entertained by Authorised Officer or Secured Creditor Bank at any later date.
3. Auction / bidding shall only be through “online electronic mode” through the website of the Service Provider i.e., <https://centralbank.auctiontiger.net>
4. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
5. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider M/s E-Procurement Technologies Ltd (Auction Tiger), Ahmadabad, For Support : 079-61200587/54/94/98/59, E-Mail ID : telangana@auctiontiger.net and support@auctiontiger.net Mr. Bhaskar Dubbaka (Hyderabad) Contact No. 8341410158 and Mr. Janardhan Contact No.7989449311.
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider’s website i.e. centralbank.auctiontiger.net
7. Intending bidders shall hold a valid email address and should register their name/account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details with regard to digital signature, please contact the service provider at the above mentioned

address/phone no./mail.

8. For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any interest.
9. Bids in the prescribed formats shall be submitted “online” through the portal along with the EMD & scanned copy of KYC documents including photo, PAN card & address proof to the service provider and the Authorised Officer before 4:00 PM on 07.06.2019.
10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bidding will initially be for a period of 60 minutes with auto extension of 5 minutes each till the sale is concluded.
11. The property “SHALL NOT BE SOLD” below the Reserve Price.
12. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.
13. The successful bidder should deposit 25% of the bid amount (including EMD) immediately on declaring him as successful bidder and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
14. EMD of unsuccessful bidders will be returned through NEFT/RTGS to the bank accounts details provided by them in the bid form and intimated via their e-mail ID.
15. The E-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
16. In case of default in payment at any stage by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale.
17. The Encumbrances on the properties known to the Bank is **NIL**.
18. The purchaser has to bear the cess, sales tax (if applicable) and any other statutory dues or other dues like municipal tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the property.

PLACE: HYDERABAD
Date : 04.05.2019

SD/ X X X
AUTHORISED OFFICER
CENTRAL BANK OF INDIA