



HYDERABAD MAIN BRANCH, BANKS' STREET, KOTI, HYDERABAD – 500 095

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Place : HYDERABAD

Date : 08.02.2021

**APPENDIX : IV-A****[See proviso to Rule 8 (6)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 25.02.2021**

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 property mortgaged/charged to Central Bank of India (Secured Creditor), the Symbolic possession of which has been taken by the Authorised Officer of Central Bank of India, Hyderabad Main Branch, Hyderabad, Telangana, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 25.02.2021 for recovery of Rs.3,08,78,163/- (Rupees Three Crore Eight Lakhs Seventy eight thousand one hundred and sixty three only) due as on 02.03.2020 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s) :

Name and address of the Account/ Borrower/ Guarantor/Mortgagor	Particulars of the mortgaged property to be sold
<p><b><u>Borrowers:</u></b>  1.M/s Venkateswara Avenues Pvt Ltd  Plot No. 592, Flat No 305, N S Mountain View Apts Arora Colony , Road No 3, Banjara Hills  Hyderabad - 500 034</p> <p>2.M/s Venkateswara Avenues Pvt Ltd  Reg Office: H.No. 8-2-293/82/a/727,  Plot No 727, Road No 36, Jubilee hills  Hyderabad -500 033, Telangana</p> <p><b><u>Directors/Guarantors :</u></b>  1.Mr. Suresh Reddy Maram (Director &amp; Guarantor)  S/o Mr. Bhupal Reddy  H.No. 8-2-317/A, G4, Amrutha Enclave  Road No.14, Near Police Station  Banjara Hills, Hyderabad – 500 033.</p> <p>2.Mr. Suresh Reddy Maram (Director &amp; Guarantor)  S/o Mr. Bhupal Reddy  H. No: 54, B. N Reddy Colony  Banjara Hills, Hyderabad – 500034.</p> <p>3.Mrs. Pattela Saileja (Director &amp; Guarantor)  W/o Mr. Pattela Venkata Narasimha Rao  8-2-269/2/F/58 and 11/305  Mountain View apartments,  Road No:3, Banjara Hills, Hyderabad-500034.</p> <p>4.Mr. P V Narasimha Rao (Guarantor)  S/o Mr. Krishna Murthy Pattela  8-2-269/2/F/58 and 11/305  Mountain View apartments, Road No:3,  Banjara Hills, Hyderabad-500034</p>	<p><b>ITEM 1:</b></p> <p>All that the property of entire ground floor bearing separate Municipal No.2-2-1109/7, 8 and 9, with a built up area of 5244 Sq Feet inclusive of common areas and 2 car parking together with an undivided share of land admeasuring 115 Sq yards out of 691.00 Sq Yards in complex constructed in premises bearing Municipal Nos.2-2-1109/A/7 2-2-1109/A/8 and 2-2-1109/A/9 situated at Shivam Road, Bagh Amberpet, Hyderabad in the name of Mr Suresh Reddy Maram under EM to the Bank and bounded by :</p> <p>North: Open to sky towards electricity office  South: Open to sky  East: Open to sky  West: Open to sky / In from Shivam Road</p>

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Property Item No	Reserve Price:	EMD	Last date for submission of EMD and documents	Bid incremental amount	Date of inspection of properties
1	Rs.258.00/-Lakhs	Rs.25,80,000/-	23.02.2021 before 4.00 PM	Rs. 50,000/-	24.02.2021 between 11.00AM and 03.00 PM

<b>Date &amp; Time of auction</b>	<b>On 25.02.2021 From 01:00 PM to 02:00 PM</b> 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.
<b>Mode of Payment</b>	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](mailto:telangana@auctiontiger.net) and [support@auctiontiger.net](mailto:support@auctiontiger.net) Mr. M Ravi, Mob Nos. 09265562821 & 09265562818.
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](https://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 further details, 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 23.02.2021.

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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, all other incidental costs, charges including all taxes and rates outgoings relating to the property.

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Note: The intending bidders may contact Chief Manager, Hyderabad Main Branch, Hyderabad on Mobile No. 6304903700, Ph. No. 040 – 23468938 for ascertaining the details of the properties and also for Inspection of the properties.

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PLACE : HYDERABAD  
DATE : 09.02.2021

AUTHORISED OFFICER  
CENTRAL BANK OF INDIA