

1. **SAM BRANCH, BANK STREET , KOTI , HYDERABAD, HYDERABAD DISTRICT PIN:500017**
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REGD. POST WITH ACK. DUE

Place : HYDERABAD

Date : 13.02.2024

**APPENDIX : IV-A**

**[See proviso to Rule 8 (6)]**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 05.03.2024**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Physical possession of which has been taken by the Authorised Officer of Central Bank of India, SAM Branch, Hyderabad, Telangana, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 05.03.2024 for recovery of Rs.236463713/-/- (Rupees Twenty Three Crores Sixty Four Lakhs Sixty Three Thousand Seven Hundred and Thirteen Only) demand notice due as on 11.09.2018 and Rs 484241958.90 (Rupees Fourty Eight Crores Fourty TwoLakhs Forty One Thousand and Nine Hundred and Fifty Eight &Paise Ninety only ) due as on 13.02.2024 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s) :

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| **Name and address of the Account/ Borrower/ Guarantor/Mortgagor** | **Particulars of the mortgaged property to be sold** |
| PROPERTY :1  ( A) M/s SRI LAKSHMI GOVARDHANA RICE INDUSTRY  Managing Partners :  1.Vadlamudi Vinod Kumar S/oVadlamudi Venkaiah  2.Mrs.Vadlamudi Sujitha W/o Vadlamudi Vinod Kumar  Resident of H.No 27-7-587, Saraswathi Nagar, Opp.Modern School,Nellore-524002  3.Mr.Kommi Dharmaih S/o Mr.Kommi Penchal Naidu  4.Mrs.Kommi Sunitha W/o Mr.Kommi Dharmaih.  Resident of H.No.27/03/1116-1117, Flat No 203, Sri Srinivasa Tower, opp.Modern School, Nellore.524002  **( B )..VACANT LAND (NON –AGRICULTURAL)**  **Borrowers**:   1. 1 Sri Vadlamudi Vinod Kumar 2. S/o Venkaiah 3. Resident of H.No 27-7-587, Saraswathi Nagar,Opp.Modern School,Nellore-524002.   . **( C ).VACANT LAND (NON –AGRICULTURAL)**  2.Shri V.Madhav Rao S/o Veerapalli Venkateswaralu Residing at 27-7-587, Saraswathi Nagar, Opp. Modern School, Nellore | Factory Land and Building  Sri Potti Sriramulu Nellore Registration District-Buchireddy palem Sub –Registration-Buchireddypalem Revenue Mandal-Nagamamburam Gram Panchayat area- Nagambapuram Village –Land in Patta No 110, Survey No 233/A , consisting an Extent of Ac 8.12 cents of land out of it an Extent of Ac 4.10 cents of Land on measurement Ac 4.03 cents of land out of it an Extent of Ac 2.50 cents or 1.012 hectares of land towards Western side therein ( It is Non-Agricultural land).  Mortage to Bank Bounded by :  East : Land of Kavamkula Vijaya sold by Pyda Lalitha Bharathi  South : Land of Putta Lakshmi Kanthamma   1. West : Bonthapalem Road   North : Land of S.Srinivasalu Reddy.   1. An extent of Ac 2.50 cents or 1.012 hectares of 2. /   land ( It is Non –Agriculture Land) in survey No 233/A of Nagamampuram village within the above referred boundaries with all its easementary rights  Sri Potti Sriramulu Nellore Registration District-Buchireddy palem Sub –Registration-Buchireddypalem Revenue Mandal-Nagamamburam Gram Panchayat area- Nagambapuram Village –Land in Patta No 110, Survey No 233/A , consisting an Extent of Ac 8.12 cents of land out of it an Extent of Ac 4.10 cents of Land on measurement Ac 4.03 cents of land out of it an Extent of 0.75 cents each total Ac 1.50 cents or 0.607 hectares of land- It is Non Agriculture Land (Backside of M/s Sri Lakshmi Govardhana Rice Industry) under Equitable Mortgage to Bank bounded by    East : Ceiling Land  South : Land of Putta Lakshmi Kanthamma  West : Land of Sri Lakshmi Govardhana Rice Industry sold by Pyda Lalitha Bharathi.  North : Land of S.Srinivasalu Reddy |

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| **Property Item No** | **Reserve Price (Rs)** | **EMD** | **Last date for submission of EMD and**  **documents** | **Bid incremental amount** | **Date of inspection of properties** |
| **1 (A,B,C)** | **Rs.36000000/-** | **Rs.3600000/-** | **02.03.2024**  **before**  **4.00 PM** | **Rs. 50,000/-** | **04.03.2024**  **between 11.00AM and**  **04.00 PM** |

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| **Date & Time of auction** | **On 05.03.2024 From 10:00 AM to 02:00 PM**  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. |
| **Mode of Payment** | By RTGS/NEFT /Funds transfer to the credit of A/c No.3774093197 A/c Name: SAM HYDERABAD ADJUSTMENT ACCOUNT, 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 |

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| **Name and address of the Account/ Borrower/ Guarantor/Mortgagor** | **Particulars of the mortgaged property to be sold** |
| PROPERTY :2  Borrower :  .Mrs.Kommi Sunitha W/o Mr.Kommi Dharmaih  Resident of H.No.27/03/1116-1117, Flat No 203, Sri Srinivasa Tower, opp.Modern School, Nellore.524002  and Mrs .Yedlapalli Prameela W/o Seshaiah Naidu Residing at 27-2-1122, Balaji Nagar, Nellore-524002. | Nellore Registration District- Stone housepeta Sub-Registration –At present Sri Potti Sreeramulu Nellore District Registration –Stonehousepeta Sub –Registration-Nellore Municipal Corporation- Nellore Bit-2 area, Kusumaharijianawada, Near Door No.1/606 –Land in Survey No 385-A2 consisting of AC 0.52 Cents of Land and Survey No .385-A3 consisting of Ac 0.29 ½ cents of land in total Ac 0.81 ½ cents of land by converting into house plots under name and style of ‘Hanuman Juction ‘ –as par layout plan plot bearing No 2 consisting an Extent of 21 ankanams and 27 sq.ft or 171 sq.yards of Ground Floor AC Sheet Building is Equitable Mortgage to Bank bounded by  East : Plot bearing no.9 Dimensions in this Direction 40’-00’’  South : Plot bearing no.3 Dimensions in this Direction 41’- 00’’  West : Road. Dimension in this Direction 41’- 00.  North : Plot bearing no 1 of Bollepalle Prasad, Dimensions in this Direction36’-00’’  An Extent of 21 ankanams and 27 sq.ft , or 171 sq.yards of vacant site in plot bearing No.2 within the above referred boundaries with all its easementary rights. |

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| **Property Item No** | **Reserve Price (Rs)** | **EMD** | **Last date for submission of EMD and**  **documents** | **Bid incremental amount** | **Date of inspection of properties** |
| **2** | **Rs.3500000/-** | **Rs.350000/-** | **02.03.2024**  **before**  **4.00 PM** | **Rs. 50,000/-** | **04.03.2024**  **between 11.00AM and**  **04.00 PM** |

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| **Date & Time of auction** | **On 05.03.2024 From 2:00 PM to 04:00 PM**  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. |
| **Mode of Payment** | By RTGS/NEFT /Funds transfer to the credit of A/c No.3774093197 A/c Name: SAM HYDERABAD ADJUSTMENT ACCOUNT, 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 e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS” and “WHATEVER THERE IS” BASIS.
2. The Property 1 E-Auction will take place through portal https://[www.mstcecommerce.com/auctionhome/ibpi/index .jsp](http://www.mstcecommerce.com/auctionhome/ibpi/index.jsp) on 05/03/2024 from 10:00 AM to 2:00 PM and Property 2 from 2.00 pm to 4.00 pm with auto extension of 05 minutes, Date & Time of Inspection 04/03/2024 from 11.00 AM to 4.00 PM and Last date for deposit of EMD 02/03/2024 up to 4 PM.
3. For downloading further details, Process Compliance and Terms & Conditions, Please visit : a. [https://www.centralbankofindia.co.in,](https://www.centralbankofindia.co.in/) b. website address of our E-Auction Service Provider [https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp.](https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp)Bidders may visit https://[www.ibapi.in](http://www.ibapi.in/) or <https://www.mstcecommerce.com/auctionhome/ibpi/index.jsp> where “Guidelines” for bidders are available with educational videos. Bidders have to complete following formalities in advance:

Step 1 : **Bidders /Purchaser Registration** : Bidders to register on e-auction platform (link given above) using his mobile number and email Id.

Step 2 : KYC verification Bidders to upload requisite KYC documents. KYC Documents shall be verified by e- auction service provider may take 2 working days.

Step 3 : Transfer of EMD amount to bidder Global EMD Wallet : online /Off-line transfer of fund using NEFT/Transfer, using challan generated on e-auction Platform.

Step 4 : Bidding Process and Auction Results : Interested Registered bidders can bid online e-auction Platform after completing Step 1, 2 and 3.

Please note that step 1 to step 3 should be completed by bidders well in advance, before e-auction date.

1. Platform (https://www.mstcecommerce.com) for e-Auction will be provided by our E-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider’s website https://[www.mstcecommerce.com.](http://www.mstcecommerce.com/) This Service Provider will also provide online demonstration/ training on e- Auction on the portal. The Sale Notice containing the General Terms and Conditions of Sale is available/published in the Banks websites/webpage portal. [https://www.centralbankofindia.co.in,](https://www.centralbankofindia.co.in/) [https://ibapi.in](https://ibapi.in/) and [http://www.mstcecommerce.com.](http://www.mstcecommerce.com/) The intending participants of e- auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e- Auction from e-Bक्रय –IBAPI portal ([https://www.ibapi.in](https://www.ibapi.in/)). The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact to [www.mstcecommerce.com](http://www.mstcecommerce.com/) on their Central Helpdesk Number 033-22901004.
2. The intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder’s Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from (https:www.mstcecommerce.com) in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e- auction. The Earnest Money Deposited shall not bear any interest. The Earnest Money Deposit (EMD) shall not bear any interest and EMD of the unsuccessful bidders will be returned without interest.
4. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 05 Minutes time will be given in case of receipt of bid in last five minutes. Five minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
5. To the best of knowledge and information of the Authorized Officer, any encumbrance is not known on properties. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
7. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 05 minutes of the closing time of the e- Auction, the closing time will automatically get extended for 05 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorized Officer/ Secured Creditor, after required verification.
8. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, on the same day on not later than next working day after the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the bidder shall be liable forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
9. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
10. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing both existing and future relating to properties. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
12. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
13. The property is being sold on “As is where is”, “As is what is” and “Whatever there is” basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank’s charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
14. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
15. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of MSTC https://[www.mstcecommerce.com](http://www.mstcecommerce.com/) and [www.centralbankofindia.co.in](http://www.centralbankofindia.co.in/) before submitting their bids and taking part in the e-Auction.
16. Bidding in the last moment should be avoided in the bidders own interest as neither the Central Bank of India nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.
17. The sale is subject to confirmation by the Bank.
18. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Central Bank of India Nellore Branch during office hours.

Note: The intending bidders may contact Branch Manager, Chief Manager SAM BRANCH, BANK STREET , KOTI, HYDERABAD , PINCODE 500017, HYDERABAD DISTRICT, Mob : 9909969477.6304903756 E-mail: dgmhyde5133@centralbank.co.in. and samhyde5133 @centralbank.co.in for ascertaining the details of the properties and also for Inspection of the properties.

PLACE: HYDERABAD AUTHORISED OFFICER

Da te : 13.02.2024 CENTRAL BANK OF INDIA