



Retail Assets Centre, VIP Road, Siripuram, Visakhapatnam-530003.
Ph: 0891-2871949/41/40

TENDER DOCUMENT FOR E- AUCTION

Whereas the Bank acting through its Authorized Officer, in exercise of its power under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the Act) has decided to sale through **E-auction**. the properties mentioned in [ANNEXURE-I](#) for realization of the secured debts due to **IDBI Bank Ltd**, under the Act. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

1. Name & Address of the Borrowers/Mortgagors:

- a) Shri Venkateswara Rao Dumanthu,
S/o Shri Sarveswara Rao,
D.No.4-207, Rampachodavaram,
East Godavari District - 533288.
- b) Smt. K.A. Victoria Rani,
W/o Shri Venkateswara Rao Dumanthu,
D. No. 4-207, Rampachodavaram,
East Godavari District - 533288.

Outstanding Amount: Rs. 12,62,882.43 Ps (Rupees Twelve Lakh Sixty Two Thousand Eight Hundred Eighty Two and Paise Forty Three Only) as on 10.05.2014 plus applicable Interest thereon w.e.f. 11.05.2014 plus Incidental Expenses and charges thereon

Demand Notice Date: 23.05.2014

Possession Date: 19.05.2015

SCHEDULE OF MORTGAGED PROPERTY

All that part and parcel of site admeasuring 126.66 Sq.yds or 105.905 Sq.mts out of the total extent of 252.20 Sq.yds along with constructed building therein in the western part of Plot No. A-12, in the layout made in the area of Ac. 25-62 cents by The RCS Mill Staff & Workers Co-operative Building Society Ltd, covered by R.S. No.489/2 and R.S. No.476/1 and 2 of Palacharla village, Lalacheruvu Gram Panchayat, Rajanagaram Mandal, East Godavari District, Rajanagaram Sub-Registry, belonging to Sri Venkateswara Rao Dumanthu and Smt. K.A. Victoria Rani vide Regd. Doc. No.4081/2011 and bounded by:

East: Site of K.Satyanarayana **South:** 24 feet Road **West:** House site of Robbi Venkata Lakshmi in Plot No.11 **North:** Plot No.10 **Measurements:** East : 47.6 ft **South:** 24 ft **West:** 47.6ft **North :**24 ft

Date & Time of Auction : 14th September, 2017, 10:30 am to 11:30 am

Reserve Price : Rs. 25,00,000/- (Rupees Twenty Five Lakh Only)

EMD : Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only)

Bid Increase Amount : Rs. 10,000/- (Rupees Ten Thousand Only)

Last Date & Time for Bids : 13.09.2017 upto 4:00 pm

2. Name & Address of the Borrowers/Mortgagors:

- a) Shri Naresh Babu Goriparthi,
S/o Shri Venkataswamy,
D.No.56-8-5/1, Vidya Nagar, Vaka Koti Reddy Veedhi,
Rajahmundry, East Godavari District-533 103.
- b) Smt. Anita Goriparthi,
W/o Shri Naresh Babu Goriparthi,
D. No. 56-8-5/1, Vidya Nagar, Vaka Koti Reddy Veedhi,
Rajahmundry, East Godavari District-533 103.

Outstanding Amount: Rs. 33,08,619/- (Rupees Thirty Three Lakhs Eight Thousand Six Hundred and Nineteen Only) as on 10.05.2014 plus applicable Interest thereon w.e.f. 11.05.2014 plus Incidental Expenses and charges thereon.

Demand Notice Date: 23.05.2014

Possession Date: 18.05.2015

SCHEDULE OF MORTGAGED PROPERTY

All that piece and parcel of site measuring 37 Sq.yds or 30.93 Sq.mts being undivided and unspecified share out of the total extent of 555.60 Sq.yds or 464.53 Sq.mts together with flat bearing Flat No.302 with a plinth area of 1050 Sft (including common areas, balconies and car parking) in Third floor of 'Aishwarya Residency', bearing Plot No.51, D.No.23-12-5, situated in L.P.No.31/58, approved by DTCP, Hyderabad, covered by T.S.No.811 of Lalithanagar, within the limits of Rajahmundry Municipal Corporation, Rajahmundry District Registrar office limits, belonging to Shri Naresh Babu Goriparthi by Regd. Sale Deed No. 4747/2008 total property is bounded and measured as follows : **East** : Plot No.52 of Athili Satyanarayana-100 feet, **South** : Plot No.59 of Dhani Ramulu- 50 feet, **West** : Plot No.50 of MVV Mahalakshmi -100 feet, **North** : Road- 50 feet.

Boundaries of Flat No.302in 3rd Floor in Aishwarya Residency :

East : Open to sky, **South** : Flat No.301, **West** : Open to sky, **North** : Flat No.303.

<u>Date & Time of Auction</u>	: 14th September, 2017, 11:00 am to 12:00 pm
<u>Reserve Price</u>	: Rs. 20,50,000/- (Rupees Twenty Lakh Fifty Thousand Only)
<u>EMD</u>	: Rs. 2,05,000/- (Rupees Two Lakh Five Thousand Only)
<u>Bid Increase Amount</u>	: Rs. 10,000/- (Rupees Ten Thousand Only)
<u>Last Date & Time for Bids</u>	: 13.09.2017 upto 4:00 pm

E-AUCTION / ANNEXURE DETAILS

Auctioneer Name	IDBI Bank Ltd.
E-auction service provider Address & Contact Details	<p>M/s. 4 Closure (https://bankauctions.in) Plot No. 20, Amrutha Apartments, Mothinagar, Hyderabad – 500 018. Help Line No: 040 23836405, +91-8142 0000 62 / 63. e-mail ID: info@bankauctions.in & subbarao@bankauctions.in</p>
Auction Schedule	<p>Auction website : https://bankauctions.in Date of Auction : As per Sale Notice Timings : As per Sale Notice <u>Note: Sale Notice was published in Businessline & Prajasakthi East Godavari Editions on 25.08.2017</u></p>
Annexures	<p>1. <u>Terms & conditions of e-auction (Annexure – I)</u> 2. <u>Soft Copy of Auction Notice published in newspapers</u> 3. <u>Details of Bidder (Annexure – II)</u> <u>Instruction:</u> During the time of submission of the bid, this document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://bankauctions.in or alternatively hard copy of the same can be submitted at IDBI Bank, RAC, Visakhapatnam on or before 13.09.2017 before 4.00 pm. DD for EMD Amount payable at Visakhapatnam to be submitted at IDBI Bank, RAC, Visakhapatnam on or before 13.09.2017 before 4.00 pm. 4. <u>Declaration by Bidder(Annexure – III)</u> <u>Instruction:</u> During the time of submission of the bid, this document is required to be duly filled in and signed by the bidder and thereafter uploaded in the website https://bankauctions.in or alternatively hard copy of the same can be submitted at IDBI Bank, RAC, Visakhapatnam on or before 13.09.2017 before 4.00 pm. 5. <u>Confirmation by Bidder Regarding Receipt of Training (Annexure – IV)</u> <u>Instruction:</u> This document is required to be duly filled in and signed by the bidder and thereafter e-mail the scanned copy of that to the Authorized Officer, IDBI Bank at all the following mail ids: (abi.francis@idbi.co.in, saumya.pattanaik@idbi.co.in, jvn.murthy@idbi.co.in and kurma.kondala@idbi.co.in) just after availing training on e-Auction with a copy to info@bankauctions.in & subbarao@bankauctions.in. 6. <u>Price Confirmation Letter by CHB Bidder (Annexure – V)</u> <u>Instruction:</u> Immediately on completion of the bidding, this document is required to be duly filled in and signed by the CHB bidder and thereafter e-mail scanned letter to the Authorized Officer, IDBI Bank at all the following mail ids: (abi.francis@idbi.co.in, saumya.pattanaik@idbi.co.in, jvn.murthy@idbi.co.in and kurma.kondala@idbi.co.in) and copy to info@bankauctions.in & subbarao@bankauctions.in.</p>
Special Instructions	<p>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses / failure on the part of the Bidder, in such cases.</p>

Annexure - I

(A) E-Auction-Bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider **M/s. 4Closure**, at their E-auction website, <https://bankauctions.in>, on behalf of IDBI Bank, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither Bank nor **M/s. 4Closure**. shall be responsible for these unforeseen circumstances. *In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. **M/s. 4Closure** shall arrange to train the bidder(s), without any cost. **M/s. 4Closure** shall acquaint bidder regarding the bidding process, functions and e-auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of Properties by IDBI Bank under SARFAESI Act, 2002.
4. **Type of Auction:** E-auction (Online Auction).
5. **Bidding Currency & Unit of Measurement:** Indian Rupees (INR)
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
7. **Bid Price:** The Bidder has to quote the total price.
8. **For other terms and conditions, please see the E-auction notice published by IDBI Bank Limited 25.08.2017 in "Business line" and "Prajasakthi" Newspapers.**
9. **E-auction Procedure:**
 - i. **E-form Submission:**

All interested bidder need to fill online form available on e-Auction domain with necessary details.
 - ii. **Online E-auction:**
 - Reserve Price (RP) shall be visible to the all Bidders during the start of the e-Auction. Inter-se Bidding is permitted over and above the highest bid quoted amongst the bidders. Hence, the first online bid that comes in the system during the online e-Auction can be equal to the auction's start price, or higher than the auction's start price. The second online bid and onwards will have to be higher than the Current Highest Bidder (CHB) rate by a minimum of one increment value.
 - The "**Bid Increase Amount**" has been fixed in respect of property which the bidders can view on their bidding screen and the bidders will have to increase the bid amount at a minimum of the "**Bid Increase Amount**" fixed.
 - Online Auction shall be for a **period of 1 hour**. If a bidder places a valid bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for another 5 minutes. Please note that the auto- extension shall be for **unlimited times** and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e- Auction, the auction

shall get closed automatically without any extension. *However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.*

10. Successful Bidder shall be required to submit the final prices, quoted during the e-Auction as per **Annexure – V** after the completion of Auction, duly signed as token of acceptance without any new condition other than those already agreed to before start of auction.

During e-Auction, if no bid is received within the specified time, IDBI Bank at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.

11. The bid once submitted by the bidder, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting bidder.**
12. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
- a. Leading Bidder in the Auction (CHB – Current Highest Bidder)
 - b. Bid Placed by bidder
 - c. Opening Price & Minimum Increment value.
 - d. The next acceptable minimum bid.
 - e. Time left of auction to end.
13. The decision of the Bank regarding declaration of successful bidder shall be final and binding on all the Bidders.
14. The Bank shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
15. Either the Bank or **M/s. 4Closure** shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
16. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
17. **Duration of Auction:** The auction of property is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and soft copy enclosed as Annexure - I below. The closing time will automatically get extended for **5 minutes for unlimited times till the E-auction is closed / concluded**. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
18. **Successful bidder:** At the end of the E-auction, Bank will evaluate all the bids submitted and will decide upon the successful bidder. Bank's decision will be final & binding on all the bidders.
19. Bidder must have valid e-mail for participating in E-Auction. All the correspondence made by the bidder to the Bank through his e-mail is binding on him / her.

(B) E-Auction Sale-Terms and Conditions

- i) The E-Auction is being held on “**AS IS WHERE IS**”, “**AS IS WHAT IS BASIS**”, “**NO RECOURSE BASIS**” and “**NO COMPLAINT BASIS**”.
- ii) Sale will be subject to Confirmation by the Bank.
- iii) On receipt of entire Auction Sale proceeds from the Successful Bidder, the Authorized Officer will be issuing Sale Certificate as per the provisions of the Act. On issuance of Sale Certificate, the Auction Sale Process will be completed and the Authorised Officer is not responsible for registration of Sale Certificate. It is the responsibility of the Successful Bidder to get the Sale Certificate registered, if required by the successful bidder.
- iv) The successful bidder shall bear all Stamp Duty, Registration Fee, incidental expenses etc., for getting the Sale certificate Registered, if required by him / her. The successful bidder shall also bear all Statutory Dues/Taxes/Charges/fees, if any, applicable as per Law and Income Tax Laws and also all dues pending like Electricity Charges, Water Charges, Maintenance Charges and for other services provided, if any. The bidders are hereby advised to make their own enquiries as regards to property and any pending statutory dues/taxes, charges, fees, electricity charges, maintenance charges, etc. in respect of the above properties.
- v) The Authorized Officer has absolute Right to accept or reject tender or bid, any or all the offers and has right to cancel or adjourn or postpone the auction without assigning any reason and also to modify any terms and conditions of this sale, without any prior notice.
- vi) The Intending bidders are at liberty to make their own independent assessment /enquiry about the title and encumbrances of the property. By submitting the Bid, the bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not. The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the area of the premises and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abutments of the assets/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her, notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition. Authorized officer shall not assume any responsibility with regard any of the issues mentioned in this para.
- vii) The 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.
- viii) Offers / Bids received for sale and / or accepted are not transferable.
- ix) Any dispute regarding the matter would be under Jurisdiction of Courts at Visakhapatnam only.
- x) The particulars specified in the auction notice published in the newspapers are annexed herewith, have been stated to the best of the information of the undersigned; however undersigned shall not be responsible / liable for any error, misstatement or omission.
- xi) The EMD shall be by way of Demand Draft favouring “**IDBI Bank Limited**” obtained from any Schedule Bank payable at **Visakhapatnam** and shall be submitted on or before **13.09.2017 upto 4.00 pm** at **IDBI Bank Limited, RAC, Visakhapatnam** mentioned in the E-auction advertisement released in the newspaper which is annexed herewith and bidders have to register their name at “<https://bankauctions.in>” and get

user ID and Password free of cost and get training on e-Auction from our service provider, **M/s. 4Closure** by contacting on **Helpline Nos:** 040 23836405, +91-8142 000062/63 and **e-mail IDs:** info@bankauctions.in & subbarao@bankauctions.in.

xii) After Registration of bidders in the web-site as mentioned in para (xi) above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** in the website **before last date of submission of the bid(s)** (as mentioned in the public auction notice published in the newspapers and copy of which is attached.

1. Copy of Demand Draft
2. Copy of PAN card
3. Proofs of Identification and Address (KYC) viz. attested copy of Aadhar/Voter ID Card/ Driving License / Passport etc.

Copies of Proof of Address and Proof of Identity should be submitted; otherwise the bid is liable to be rejected.

xiii) The e-Auction will take place through web portal <https://bankauctions.in> on the time specified in the E-auction notice published in the newspaper which is annexed herewith.

xiv) **Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the auction notice published in the newspapers and copy of which is attached below.**

xv) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the Reserve Price through Demand Draft favouring "IDBI Bank Limited" obtained from any Schedule Bank payable at Visakhapatnam. **DD for EMD Amount payable at Visakhapatnam to be submitted at IDBI Bank, RAC, Visakhapatnam before 04.00 p.m. on or before 13.09.2017.**

xvi) The bids submitted without EMD amount shall be summarily rejected.

xvii) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**

xviii) If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.

xix) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount at a minimum of the "**Bid Increase Amount**" mentioned under column "**Bid Increase Amount**" in Public Notice / Newspapers. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice/ newspapers.

xx) The EMD of unsuccessful bidders will be refunded without any interest, costs, expenses and any other charges (if any).

xxi) The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. **The sale is subject to confirmation by the secured creditor.**

xxii) The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, on the same day of the acceptance of offer by the Authorized officer, failing which the earnest money deposit by the bidder shall be forfeited. The balance 75% of the sale price is payable on or before 15th day of confirmation of the sale by the Authorized officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized officer. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold.

- xxiii) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. **The exclusive jurisdiction for any disputes shall be Visakhapatnam only.**
- xxiv) In case all the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the properties by way of private treaty.

Other Terms & Conditions for Auction Sale of Properties

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of **Bank** or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- **M/s. 4Closure** or the Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- **M/s. 4Closure** or the Bank is not responsible for any damages, including damages that result from, but are not limited to negligence. **M/s. 4Closure** will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

**Sd/-
Authorized Officer
IDBI BANK LTD**

N.B: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal <https://bankauctions.in>.

Annexure – II: All the Prospective Bidder(s) will have to –

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid
- Submit DD favoring “**IDBI Bank Limited**” payable at **Visakhapatnam** to IDBI Bank, RAC, Visakhapatnam towards EMD.
- Hard Copy of Annexure – II can also be submitted at IDBI Bank, RAC, Visakhapatnam on or before 13.09.2017 before 4.00 p.m.

Annexure –III: All the Prospective Bidder(s) will have to -

- get the printout
- fill it up and sign
- upload the scanned copy while submitting the bid
- Hard copy of the same can also be submitted at IDBI Bank, RAC, Vishakapatnam.

Annexure – IV: Just after receiving Training on e-Auction, Bidder(s) will have to –

- get the printout
- fill it up and sign
- e-mail the scanned copy to the Authorized Officer (at all the following mail ids: abi.francis@idbi.co.in, saumya.pattanaik@idbi.co.in, jvn.murthy@idbi.co.in and kurma.kondala@idbi.co.in) with a copy to info@bankauctions.in & subbarao@bankauctions.in.

Annexure – V: Just after the completion of e-Bidding Process, the CHB Bidder will have to

- get the printout
- fill it up and sign

E-mail the scanned copy to the Authorized Officer (at all the following mail ids: abi.francis@idbi.co.in, saumya.pattanaik@idbi.co.in, jvn.murthy@idbi.co.in and kurma.kondala@idbi.co.in) with a copy to info@bankauctions.in & subbarao@bankauctions.in.