



इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

दूरभाष Phone : 040-23468807/836

ईमेल email : iob2582@iob.in

आस्ति पुनर्निर्माण प्रबंधन शाखा: तीसरी मंज़िल, आइओबी प्लैटिनम प्लाज़ा, चंदना ब्रदर्स के सामने वाली गली, चिक्कडपल्लि, हैदराबाद - 500020
ARM Branch (ARMB): Third Floor, IOB Platinum Plaza, Lane Opp: Chandana Bros., Chikkadpally, Hyderabad - 500 020.

e-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (In respect of Smt. Kaparathi Jaya)

Whereas **Smt. Kaparathi Jaya** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 19.11.2015 calling upon the borrower **Smt. Kaparathi Jaya** and Guarantor Smt. Kaparathi Sandhya Rani W/o Kaparathi Balaram, Smt. Gudumani Renuka W/o Gudumani Murali, Smt. Earva Saradha W/o Mr. Earva Chandra Sekhar, Mr. Poosa Nanda Kumar S/o Lakshmaiah, Mr. Poosa Pramod Kumar S/o Mr. Poosaa Nanda Kumar to pay the amount due to the Bank, being Rs. **11,10,58,775/- on 19.11.2015**, costs and expenses within 60 days from the date of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 16.02.2016 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section 13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues.

The dues of the borrower is **Rs 15,17,85,798/- (Rupees Fifteen Crores Seventeen Lakhs Eighty Five Thousands Seven Hundred Ninety Eight Only)** as on 25.01.2019 as per DRT order.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.

(In Respect of Kaparathi Sandhya Rani)

Whereas **Smt. Kaparathi Sandhya Rani** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 19.11.2015 calling upon the borrower **Smt. Kaparathi Sandhya Rani** and Guarantor Smt. Kaparathi Jaya W/o K Krishana, Smt. Gudumani Renuka W/o Gudumani Murali, Smt. Earva Saradha W/o Mr. Earva Chandra Sekhar, Mr. Poosa Nanda Kumar S/o Lakshmaiah, Mr. Poosa Pramod Kumar S/o Mr. Poosaa Nanda Kumar to pay the amount due to the Bank, being **Rs. 11,10,60,215/- on 19.11.2015**, costs and expenses within 60 days from the date of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **16.02.2016** under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" basis under Section 13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues.

The dues of the borrower is **Rs 15,32,30,752/- (Rupees Fifteen Crores Thirty Two Lakhs Thirty Thousand Seven Hundred Fifty Two Only)** as on 25.01.2019 as per DRT order.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties

Description of the immovable properties
Common Properties Mortgaged for
Smt. Kaparathi Jaya and Smt. Kaparathi Sandhya Rani

Lot1:

- a. All that part and parcel land and building Godown constructed in Syno 576/EE, 574/A, 575/AA, 580/AA, 743, 580, 575/AA, 580/AA, 574/AA, 580/A2, 576/E, 576, All together at one place extent of Acre 17-33 guntas, equivalent to 7.219 Hectares, situated at Mellacheruvu village, Mellacheruvu mandal, Kodada Sub Registrar, Nalgonda District standing in the name of Sri Poosa Nanda Kumar, S/O Laxmaiah and bounded as:
North: L. Reddy Narayana Reddy, Marishetty Venkata Narsaiha, Somireddy Gopireddy lands.
South: Somireddy Venkatreddy, Saidireddy, Somulasambhireddy, Pichireddy, Karnati Venkatreddy lands.
East : Bachu Anasuryamma, Bachu Srinivas reddy lands
West: Tavva Pullaiah, Irigella Nagiireddy lands.
- b. All that part and parcel of land and Rural Godown constructed in survey No 743, admeasuring Acre 0-05 ½ guntas, situated at Mellacheruvu village, Mellacheruvu mandal, Kodada Sub Registrar, Nalgonda District standing in the name of Sri Poosa Nanda Kumar, S/O Laxmaiah and bounded as:
North : Railway track
South : Irigela Nagireddy lands,
East : Munuga Yellamma lands and Poosa Nanda Kumar' own land
West : Railway Track
- c. All that part and parcel of land and Rural Godown constructed in survey No 580, admeasuring Acre 2-12 guntas, situated at Mellacheruvu village, Mellacheruvu mandal, Kodada Sub Registrar, Nalgonda District standing in the name of Poosa Nand Kumar S/O Sri P. Laxmaiah and bounded as:
North : Kunreddy Shamibhi reddy land
South : Somireddy Chandra Reddy lands,
East : Poosa Nanda Kumar' own land and Somireddy Gopireddy land
West : Poosa Nanda Kumar' own land, L Reddy Narayanareddy land

Lot:2:

- a. All that part and parcel of land (presently multipurpose zone) admeasuring Ac. 3.17 gts situated in Sy No. 12/A, 12/EE, 15/A, 15/AA (Acre 0-18 guntas + Acre 2-06 Gunats + Acre 0-06 guntas + Acre 0-27 guntas) situated at Chengicharla Village, Ghatkesar Mandal, Ranga Reddy District standing in the name of Mr. P Nanda Kumar S/O Sri P Laxmaiah and bounded as:
East : Sy no 15 (Part)
West : Sy no 12(Part)
North : Sy no 12(Part)
South : Sy no 15 (Part) and Syno 12 (part)
- b. All that part and parcel of land (presently multipurpose zone) admeasuring Acre 2.21 guntas situated in Sy No. 11/RU (Acre 0-18 guntas), 12/A, (Acre 0-26 guntas) , 12/EE(Acre 1-10 guntas), 15/A(Acre 0-07 guntas) situated at Chengicharla Village, Ghatkesar Mandal, Ranga Reddy District standing in the name of Mr. P Pramod Kumar S/o Sri P Nanda Kumar and bounded as:
East : Sy no 15 (Part)
West : Sy no 15 (Part)
North : Sy no 12 (Part)
South : Sy no 11 and Syno 15 and Sy no 12 (part)

- c. All that part and parcel of land (presently multipurpose zone) Ac 0-31 gts out of 3 Acres 04 gunts of land situated, in survey no15, Chengicharla Village, Ghatkesar Mandal, Ranga Reddy District standing in the name of Mr. P Pramod Kumar S/o Sri P Nanda Kumar and bounded as :
- East : Part of Sy no 15
West : part of Sy no :15
North : Part of sy NO 15
South : part of sy NO 15

Date and time of e-auction	27.02.2019 between 11:00 AM to 01:00 PM with auto extension of five minutes each till sale is completed.
Reserve Price	Lot 1: Rs 16,16,00,000/- (Rupees Sixteen Crores Sixteen Lakhs Only) Lot 2 : Rs Rs 19,19,00,000/-(Rupees Nineteen Crores Nineteen Lakhs Only)
Earnest Money Deposit	Lot 1: Rs 1,61,60,000/- Lot 2: Rs 1,91,90,000/-
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "Authorised Officer, IOB ARM Branch" to the credit of A/c No.258202000002582, Indian Overseas Bank, ARM Branch, Third Floor, IOB Platinum Plaza, 1-8-522/27/2, 3, 4, Lane Opp: Chandana Bros., Chikkadpally, Hyderabad - 500 020, Telangana State, Branch Code: 2582 IFSC Code: IOBA0002582.
Bid Multiplier	Lot 1 & Lot 2: Rs. 5,00,000/- (the amount in multiples of which the bid is to be increased for all the three Lots)
Inspection of property	15.02.2019 (Contact branch for time)
Submission of online application for bid with EMD starts from	30.01.2019
Last date for submission of online application for BID with EMD	25.02.2019
Known Encumbrance if any	NIL
Outstanding dues of Local Self Govt.	Not Known

Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider M/s 4CLOSURE, under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in <https://www.iob.in/e-Auctions.aspx>; <https://www.publishtenders.gov.in> and <https://iob.foreclosureindia.com>

3. Intending bidders shall hold a valid digital signature certificate and 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 below mentioned address/phone no/email.
4. Bids in the prescribed formats shall be submitted "online" through the portal <https://iob.foreclosureindia.com> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer on or before-25.02.2019
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 minutes each till the sale is concluded.
8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. In case of default in payment of the 25% (less the EMD) of the bid amount immediately to the Authorised Officer, the EMD amount deposited will be forfeited and the secured asset will be sold again.
9. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale or such extended period, as may be permitted by the Authorised Officer at his sole discretion (as may be agreed upon in writing between the secured creditor and proposed purchaser in any case not exceeding three months). Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
10. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
11. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
12. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
13. The property is being sold on "as is where is" and "as is what is" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
14. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
15. Sale is subject to confirmation by the secured creditor.
16. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
17. 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.**
18. * In compliance with Section 194 IA of the Income tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

*In case of any sale / transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax.

For further details regarding inspection of property / e-auction, the intending bidders may contact **Indian Overseas bank, ARM Branch, Third Floor, IOB Platinum Plaza, 1-8-522/27/2, 3, 4,** Lane Opp: Chandana Bros., Chikkadpally, Hyderabad - 500 020 Telangana State, Ph: 040-23468807/23468836 during office hours or the Bank's approved service provider M/s 4CLOSURE., Flat No.102, Amrutha Apartments, Plot-20, Motinagar, Hyderabad - 500018, Telangana email: info@foreclosureindia.com Helpline: 040-23836405, Mr. U. Subbarao, subbarao@bankauctions.in Ph: 8142000061 / 66.

Place: Hyderabad
Date: 29.01.2019

Authorised Officer
Indian Overseas bank