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आस्ति पुनर्निर्माण प्रबंधन शाखा : तीसरी मंजिल, आइओबी प्लैटिनम प्लाजा, 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**

Whereas M/S. RAM LAXMAN PARABOILED RICE PVT. LTD and M/S. Anjaneya Traders have 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 19.12.2016 calling upon the **borrower & Guarantors**: : 1. M/S. Ramlaxman Paraboiled Rice Pvt.Ltd., Sy. No.1136 & 1137, Pangal Addanki Bypass Road, Nalgonda (Mandal & District) Pin-508001, Telangana State

2. Mr. Konda Laxmaiah S/O. Gopaiah (Managing Director & Guarantor), 6-3-92/D, Ramagiri, Nalgonda District-508001, Telangana State
3. Mrs. Konda Padma W/o Konda Laxmaiah (Director & Guarantor), 6-3-92/D, Ramagiri, Nalgonda District-508001, Telangana State
4. Mrs. Gattu Sowjanya D/O. Konda Laxmaiah, (Guarantor), 6-3-92/D, Ramagiri, Nalgonda District-508001, Telangana State

#### **M/S. Anjaneya Traders (Borrower/s and Guarantor/s)**

5. M/S. Anjaneya Traders, Proprietor Shri. Konda Laxmaiah S/O Gopaiah, 15-145/9, Gaddi Annaram, Hyderabad-500 060, Telangana State
6. Mr. Konda Laxmaiah S/o Gopaiah (Proprietor), 6-3-92/D, Ramagiri, Nalgonda District-508001, Telangana State
7. Mr. Vidiyala Ramamurthy (Guarantor), S/O. V. Mallaiah, H No. 6-17 Nayudupalem Village, Haliya Mandal, Nalgonda District-508377. Telangana State
8. Mrs. Chargagondla Kamalamma (Gurantor), W/O. Ch. Mallesham, H No. 2-32/1, Bollepally Village, Kattangoor Mandal, Nalgonda District-508285 Telangana State
9. Mr. Sreenivasulu Pola (Guarantor), Kopalle Village Gurrampode Mandal, Nalgonda District-508256 Telangana State
10. Mrs. Gattu Swrajyam (Guarantor), Marpaka Village Nidamanuru Mandal, Nalgonda- District-508278 Telangana State
11. Mrs. Vadiyala Chandrakala (Gurantor) W/O V. Rammurthy, H.No. 6-17, Nayudupalem Village, Haliya Mandal Nalgonda District-508377 Telangana State
12. Mrs. Vasa Vijayamma (Guarantor) W/O. Venkanna, Dandampally Village, Nalgonda Mandal & District-508001 Telangana State

to pay the amount due to the Bank, being Rs. 57,54,92,527/- (Rupees fifty-seven Crores Fifty-four Lakhs ninety-two thousand five hundred twenty-seven only) as on 19.12.2016 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt 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 symbolic possession of the secured assets more fully described in the schedule hereunder on 19.12.2016 and 18.10.2017 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" "Whatever there 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 to the bank as on the date of taking symbolic possession Rs. 67,16,85,488.94 (Rs. Sixty Seven crores sixteen Lakhs eighty five thousand four eighty eight and ninety four Ps) on 18.10.2017 and published on 24.10.2017 payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 30.01.2019 works out to Rs. 87,83,12,042/- (Rupees Eighty-Seven crores Eighty Three Lakhs Twelve Thousand Forty Two only) in respect of **Ms Ram Laxman Paraboiled rice Pvt. Ltd.** and Rs.7,22,18,882/- (Rs Seven crores Twenty Two Lakhs eighteen Thousand Eight Hundred Eighty Two only) as on 30.01.2019 in respect of **Ms Anjaneya Traders.**

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 properties
Lot 1	<p>All the Land and building &amp; Plant and machineries in Sy No 1136: Ac 2-27 gts &amp; Ac 2-27 gts, Sy No. 1137: Ac 0-31 gts, &amp; Ac 0-31 gts, Sy No. 1120: Ac 1-05 gts, total 8.01 Guntas situated at Panagal Revenue village, Mandal and District Nalgonda and within the gram panchayat sheshammaguda Mandal parishad and Zilla parishad Nalgonda and within the Resitration district and Sub-district Nalgonda standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10749/06 dated 21.11.2006 and bounded as :</p> <p>Sy No 1136 &amp; 1137 (Ac 03-18 Gts)</p> <p style="padding-left: 40px;">North: Sy No 1121 of A Venkulu South: Sy No 1135 and 1137 of N. Kiran Kumar East: Sy No 1134 of A. Rama Chandru West: Sy No 1121 of T. Kala Bai</p> <p>Sy No 1136 &amp; 1137 (Ac 03-18 Gts)</p> <p style="padding-left: 40px;">North: Sy No 1136 and 1137 of B Ravi Kumar South: Sy No 1135 and 1137 of Y. Sathi Kumar East: Sy No 1134 of A. Rama Chandru West: Sy No 1121 of T. Kala Bai</p> <p>Sy No 1120 (Ac 01-05 Gts)</p> <p style="padding-left: 40px;">North: Land of Dasoju Lingaiah &amp; I. Venkulu</p>

	<p>South: Land of B. Narsimha  East: Kalva  West: Land of Nookala Kondamma  Reserve Price: Rs 19,45,26,000/- EMD: Rs 1,94,52,600/-</p>
Lot 2	<p>3/4<sup>th</sup> share of open House plot with building Within ward No 6, Block No 3, Inside Residential Building Zone, comprising total area as per Plan 779.00 Sq yards =651.36 Sq. mtrs., situated at Ramagiri Locality of Nalgonda Standing in the name of K. Laxmaiah S/o Gopaiah Regd vide release deed 1969/2002, dated 22.03.2002 and bounded as  North: Plot of others, South: Plot of others,  East: House of others, West: House of others,  3/4<sup>th</sup> share of the open House plot with building Within ward No 6, Block No 3, Comprising total area as per plan 106.66 Sq yards = 89.18 Sq mtrs, situated at Ramagiri Locality of Nalgonda town Standing in the name of K. Laxmaiah S/o Gopaiah Regd vide release deed 4358/2005, dated 07.07.2005 and bounded as  North: Plot of others, South: Shivajinagar Road,  East: House of G Arun Kumar, West: Open land of K. Rangaiiah  Reserve Price: Rs 1,95,94,000/- EMD: Rs 19,59,400/-</p>
Lot 3	<p>Non Agricultural Land admeasuring 97.35 acres consisting of  Part I: All that land in Sy No 105: AC 02-29 gts &amp; Ac 2-04 gts, Sy No. 106: Ac 4-12 gts, total area Ac 9-05 gts, situated at Pothinenipally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 9656/06 dated 10.11.2006 and bounded as:  North: Land of Jampala Venkaiah &amp; Lingaiah,  South: Land of V. Rama Krishna Reddy &amp; others,  East: Land of Jampala Lingaiah &amp; Venkaiah,  West: M. Yadavally Shivar,  Part II: All that land in Sy No 33 admeasuring AC 8-11 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10613/2006 dated 17.11.2006 and bounded as:  North: Land of B. Simhadri  South: Land of A. Anjaiah  East: Land of B. Simhadri  West: Land of A. Lingaiah &amp; B. Simhadri  Part III: All that land in Sy No 74,107,109,110,111,112,113,118 admeasuring Ac 37-28 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10627/2006 dated 17.11.2006 and bounded as:  North: Land of Gajji Sathaiah, Kamalapally Anjaiah &amp; A. Buchamma  South: Land of Alugubelly Madhusudhan Reddy, A. Narsi Reddy and Govt. Land</p>

East: Land of Chalamalla Shekhar Reddy

West: Land of Alugubelly Jayamma 33 feet way, same sathi Reddy and Mekala Sugunamma and A. China Gopal Reddy

Part IV: All that land in Sy No 98 admeasuring Ac 3-09 gts situated at Pothinenipally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Mada Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10069/2006 dated 17.11.2006 and bounded as:

North: Land of P. Kanakaiah

South: Land of M. Venkanna & J. Lingaiah

East: Land of A. Yadaiah

West: Land of J. Venkaiah

Part V: All that land in Sy No 114 admeasuring Ac 0-28 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda standing in the name of Ram Laxman Para boiled rice Pvt. Ltd. Regd vide sale deed 10079/06 dated 17/11/2006 and bounded as:

North: Land of P Alugubelly Madhusudhan Reddy

South: Govt. Land

East: Land of Chalamalla Chalapathi Reddy

West: Land of Alugubelly Narsi Reddy

Part VI: All that land in Sy No 105, Ac 0-25 and sy no 106, Ac 4-11 gts total admeasuring Ac 4-36 gts situated at Pothinenipally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Mada Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10310/2006 dated 18.11.2006 and bounded as:

North: Land of Mangali Venkaiah & Kanakaiah

South: Madha Yadavally Shivar

East: Land of Pailla Gopal

West: Land of Jampala Lingaiah

Part VII: All that land in Sy No 77 admeasuring Ac 2-14 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda standing in the name of Ram Laxman Paraboiled Rice Pvt. Ltd. Regd vide sale deed 10655/2006 dated 20.11.2006 and bounded as:

North: Land of Alugubelly Ramana Reddy

South: Land of Sama Sathi Reddy

East: Land of Sama Sathi Reddy

West: Land of Koppu Yadamma

Part VIII: All that land in Sy No 77 admeasuring Ac 2-14 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10655/2006 dated 20.11.2006 and bounded as:

North: Land of Alugubelly Ramana Reddy

South: Land of Sama Sathi Reddy

East: Land of Sama Sathi Reddy

West: Land of Koppu Yadamma

	<p>Part IX: All that land in Sy No 77 admeasuring Ac 2-15 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Mada Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10070/2006 dated 17.11.2006 and bounded as:  North: Land of Sama Sathi Reddy &amp; A. Jayamma  South: Land of G. Vikram  East: Land of N. Yadaiah  West: Land of Ashok Reddy &amp; Jayamma</p> <p>Part X: All that land in Sy No 71,72,73,78,105,106,107 admeasuring Ac 19.14 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10628/2006 dated 17.11.2006 and bounded as:  <u>Sy No 73 boundaries:</u>  North: Land of Chakali Kistaiah  South: Land of Purchaser  East: Land of Chakali Kistaiah  West: Land of Adimalla Buchamma</p> <p><u>Sy No 71 &amp; 72 boundaries:</u>  North: Land of Chakali Gopal  South: Land of Devaram Narsi Reddy  East: Land of Ch, Sekhar Reddy  West: Land of Kambalapally Ailaiah</p> <p><u>Sy No 78,105,106,107 boundaries:</u>  North: Land of Sama Sathi Reddy  South: Land of Aligubelly China Hopal Reddy  East: Land of Debaram Narsi Reddy  West: Land of A Ramana Reddy</p> <p>Part XI: All that land in Sy No 71,72,75 admeasuring Ac 9-35 gts situated at Madha Yadavally village, Mandal Narketpally, District Nalgonda and within the grampanchayat Mada Yadavally, Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda, standing in the name of Ram Laxman Parboiled Rice Private Limited, Ramagiri, Nalgonda Regd vide sale deed 10629/2006 dated 18.11.2006 and bounded as:  North: Pothinenipally Shivar  South: Land of E. Kanakaiah  East: Land of E. Kanakaiah  West: Land of Gajji Lingaiah  Reserve Price: Rs 22,22,00,000/- EMD: Rs 2,22,20,000/-</p>
Lot 4	<p>All the properties consisting of land admeasuring Ac 18-16 gts  Part I: land in Sy No 113 area Ac 0-32 gts, Sy No. 114 Ac 0-09 gts and Sy No. 116 Ac 0-17 gts total admeasuring Ac 1-18 gts, situated at Madha Yadavally Village, Mandal Narketpally, District Nalgonda and within Gram panchayat Madha Yadavally Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda standing in the name of Konda Laxmaiah, S/o Gopaiah, Regd vide sale deed 4757/2008 dated 02.05.2008 and bounded as :</p>

	<p>North: Land of Purchaser   South: Land of Purchaser East : Land of Purchaser   West : Land of Purchaser Part II: Dry land in Sy No 127 admeasuring area Ac 3-00 gts, situated at Madha Yadavally Village, Mandal Narketpally, District Nalgonda and within Gram panchayat Madha Yadavally Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda standing in the name of Konda Laxmaiah, S/o Gopaiah, Regd vide sale deed 10285/07 dated 13.09.2007 and bounded as : North: Chervu   South: Land of Sravan Kumar East : Land of A. Swamy Reddy, Sudharshan Reddy &amp; others, West : Land of A. China Gopal Reddy, Part III: Dry land in Sy No 100 Ac 0-26 gts &amp; Ac 0-07gts, Sy No 102, Ac 0-31 gts &amp; Ac 0-08 gts, Sy No 103, AC 1-01gts, Sy No 104, AC 0-25 gts &amp; Ac 0-07 gts, Sy No. 105 Ac 0-01 gts total admeasuring Ac 3-26 gts, situated at Pothinenipally Village, Mandal Narketpally, District Nalgonda and within Gram panchayat Madha Yadavally Mandal Parishad Narketpally, Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda standing in the name of Konda Laxmaiah, S/o Gopaiah, Regd vide sale deed 10495/07 dated 08.05.2007 and bounded as : North: Land of Purchaser   South: Land of Purchaser East : Land of Purchaser   West : Land of Purchaser Part IV: Dry land in Sy No 334 Ac 3-35 gts &amp; Ac 3-35gts, Sy No 336, Ac 1-30 gts, Sy No 337, AC 0-22gts &amp; Ac 0-10 gts total admeasuring Ac 10-12 gts, situated at Akkenapallyvari Lington Village, Mandal Narketpally, District Nalgonda and within Gram panchayat Akkenapallyvari Lington Mandal Parishad Narketpally, and Zila Parishad Nalgonda and within the Registration district and Sub-District Nalgonda standing in the name of Konda Laxmaiah, S/o Gopaiah, Regd vide sale deed 4756/2008 dated 02.05.2008 and bounded as : North: Land of Purchaser   South: Chervu East : Land of Vendor   West : Land of Purchaser Reserve Price: Rs 4,18,14,000/-   EMD: Rs 41,81,400/-</p>
Lot 5	<p>Part I: Land in sy no 125, admeasuring Ac 3-27 Gts and Sy No 127 admeasuring Ac 0-35 Gts, situated at Madha Yadavally Village, Mandal Narketpally, District Nalgonda and within the Grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila parishad Nalgonda and within the Registration District and Sub-District Nalgonda standing in the name of Konda Padma W/o Laxmaiah regd vide sale deed 5365/08, dated 23.01.2008 and bounded as: Sy No 125     North: Chervu                     South: Land of Anugula Anji Reddy &amp; N. Sugunamma,                     East: Land of Anugula Anji Reddy &amp; N. Sugunamma,                     West: Land of Anugula Swamy Reddy &amp; Brothers Sy No 127     North: Land of purchaser &amp; A. Gopal Reddy &amp; brothers                     South: Other Land                     East: Land of purchaser &amp; A. Gopal Reddy &amp; brothers                     West: Land of Anugula China Gopal Reddy Reserve Price: Rs 1,03,02,000/-   EMD: Rs 10,30,200/-</p>
Lot 6	<p>Non Agricultural Land admeasuring 5.11 acres in Sy No 35/AA, 35/E1 at Chertapally village, Nalgonda district Standing in the name of Ram Laxman Parboiled Rice Private Limited, Regd vide sale deed 3617/2011, dated 21.03.2011 &amp; bounded as North: Agriculture land of Narender Reddy South: Agriculture land of Narender Reddy East: Agriculture land of Lenkala Kanthi Reddy</p>

	West: Agriculture land of Jella Bixam. Reserve Price: Rs 1,44,43,000/- EMD: Rs 14,44,300/-
Lot 7	Land in Sy No. 1122: Ac 0-07 gts, & Ac 0-06 gts, Sy No. 1123: Ac 0-13 gts & Ac 0-08 gts, Sy No. 1124: Ac 0-08 gts, & Ac 0-09 gts, Sy No. 1125: Ac 0-09 gts & Ac 0-09 gts, total admeasuring Ac 01-29 gts, at Pangal village, Nalgonda Mandal & district Standing in the name of Ram Laxman Parboiled Rice P Ltd regd vide sale deed 2448/2013 dated 15.02.2013 and bounded by: North: Agriculture land of T. Devakamma, South: Agriculture land of B. Lingaiah & M. Yellaiah, East: Agriculture land of Y. Kanna Reddy West: Kalva. Reserve Price: Rs 78,40,630/- EMD: Rs 7,84,063/-
Lot 8	Non Agricultural Land in Sy No. Sy. Nos 51,52, 81 to 86 & 97 total admeasuring Ac10-10 gts in at dandempally village, Nalgonda Mandal & district Standing in the name of Mrs. Konda Padma w/o Laxmaiah regd vide sale deed 10296/07, dated 10.09.2007 and bounded as North: Agriculture Land of Purchaser South: Agriculture Land of S. Laxmaiah East: Agriculture Land of N. Muthalu & others, West: Kunta Katta Reserve Price: Rs 1,63,11,500/- EMD: Rs 16,31,150/-
Lot 9	Land in in Sy No. 132: Ac 3-27 gts, Sy No. 133: Ac 3-17 gts, Sy No. 134: Ac 1-19 gts, Sy No. 137: Ac 2-20 gts, Sy No 135: Ac 0-10 Gts and Sy No 151: Ac 1-05 gts total admeasuring land Ac 12-18 gts at Pothienipally Village, Mandal Narketpally, District Nalgonda and within the Grampanchayat Madha Yadavally, Mandal Parishad Narketpally, Zila parishad Nalgonda and within the Registration District and Sub-District Nalgonda standing in the name of Gattu Soujanya W/o Sravan Kumar, Regd vide sale deed 13356/2012 dated 18.08.2012 and bounded as Sy No 132 (Ac 1-22 Gts) North: Madigabavi South: Yane East: Agriculture Land of A. Swamy West: Agriculture Land of A. Narasaiah & P. Venkaiah Sy No 132 (Ac2-05 gts) North: Madigabavi South: Yane East: Agriculture Land of A. Mallesha West: Agriculture Land of P. Kanakaiah Sy No 133,134,135,137 (Ac 7-26 gts) North: Agriculture Land of Bheempaka Yadamma South: Yane East: Agriculture Land of P.Venkaiah West: Agriculture Land of Bakkathatla Yadaiah Sy No 151(Ac 1-05 gts) North: Agriculture Land of others South: Agriculture Land of Purchaser East: Agriculture Land of B. Yadaiah West: Agriculture Land of A. Vajramma, Reserve Price: Rs 2,82,80,000/- EMD: Rs 28,28,000/-

Lot 10	<p>All that the house bearing Municipal No. 2-2-24/4/A admeasuring 488.45 square yards equivalent to 408.34 square metres with plinth area of 16000 SFT, situated at Azizbagh, Amberpet, Hyderabad standing in the name of Konda Laxmaiah S/o Gopaiah &amp; K. Padma w/o Laxmaiah Regd. vide sale deed 308/2001 dated 08.02.2001 and bounded as follows:</p> <p>North: Neighbours house  South: Neighbours house  East: Road 30' wide  West: H.No. 2-2-26/4  Reserve Price: Rs 5,30,25,000/-</p>	EMD: Rs 53,02,500/-
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Date and time of e-auction	27.02.2019 between 11.00 am to 01.00 PM with auto extension of 05 minutes each till sale is completed.	
Reserve Price	Lot 1: Rs 19,45,26,000/-	Lot 2 : Rs 1,95,94,000/-
	Lot 3: Rs 22,22,00,000/-	Lot 4 : Rs 4,18,14,000/-
	Lot 5: Rs 1,03,02,000/-	Lot 6 : Rs 1,44,43,000/-
	Lot 7: Rs 78,40,630/-	Lot 8 : Rs 1,63,11,500/-
	Lot 9: Rs 2,82,80,000/-	Lot 10 : Rs 5,30,25,000/-
Earnest Money Deposit	Lot 1: Rs 1,94,52,600/-	Lot 2 : Rs 19,59,400/-
	Lot 3: Rs 2,22,20,000/-	Lot 4 : Rs 41,81,400/-
	Lot 5: Rs 10,30,200/-	Lot 6 : Rs 14,44,300/-
	Lot 7: Rs 7,84,063/-	Lot 8 : Rs 16,31,150/-
	Lot 9: Rs 28,28,000/-	Lot 10 : Rs 53,02,500/-
EMD Remittance	Deposit through EFT/NEFT/ RTGS transfer to the credit of A/C No.258202000002582 in the name of: Authorized officer, Indian overseas bank, Hyderabad ARM Branch Branch Code:2582 IFSC Code IOBA0002582	
Bid Multiplier	Lot: 1, & Lot 3: Rs 5,00,000/- Lot 2,4,5,6,7,8,9 & 10: Rs 1,00,000/- (the amount in multiples of which the bid is to be increased)	
Inspection of property	16.02.2019, 11.00 AM	
Submission of online application for bid with EMD	31.01.2019 onwards	
Last date for submission of online application for BID with EMD	25.02.2019	
Known Encumbrance if any	In respect of lot no. 1,3,6 & 7, W.P. No 45514/2018, filed by Telangana state Civil supply corporation, Nalgonda is pending before High court, Hyderabad. The sale is subject to outcome of writ petition.	
*Outstanding dues of Local Self Government(Property	Not Known	



Tax, Water sewerage, Electricity Bills etc)	
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\*Bank's dues have priority over the statutory dues

### 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.
19. \*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: 30.01.2019**

**Authorised Officer**  
**Indian Overseas Bank**