



Karur Vysya Bank Ltd, ARMB,
5-8-356 To 362 (Third Floor)
Chiragali Lane, Abids
Hyderabad - 500001
PHONE: 040 - 23206065

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-AUCTION NOTICE

In exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of secured assets of the borrower taken by Authorised Officer for recovery of the secured debts of The Karur Vysya Bank Limited, S R Nagar Branch Hyderabad for an amount of **Rs.16,35,12,783.61 (Rs Sixteen Crores Thirty Five Lakhs Twelve Thousand Seven Hundred Eighty Three and paise Sixty One only)** as on the date of Demand Notice dated 20.10.2016 and subsequent interest and costs thereon amounting to Rs 13,67,65,477.61 (Rupees Thirteen Crores Sixty Seven Lakhs Sixty Five Thousand Four Hundred Seventy Seven and paise Sixty One only) as on 28.02.2019 from the Borrower **M/s Sri Lakshmikantha Enterprises Limited** rep by its **Managing Director Sri Ch Swami Reddy** having its Registered Office at Villa No 186, Indu Fortune Fields, 13th Phase, KPHB Colony, Hyderabad 500 072, and also at **Plot No 69 and 70, Chandapur Village, Sadasivapet – 502 291** and its **Directors namely 1) Sri C Rameswara Reddy, Villa No 186, Indu Fortune Fields, 13th Phase, KPHB, Hyderabad – 500 072., 2) Smt C Hima Bindu, W/o Sri C Rameswara Reddy, Villa No 186, Indu Fortune, 13th Phase, KPHB, Hyderabad – 500 072 and its Guarantors namely 1) Sri C Swami Reddy, Villa No 186, Indu Fortune Fields, 13th Phase, KPHB, Hyderabad – 500 072 and also at Plot No 69 & 70, Chandapur Village, Sadasivapet – 502 291, 2) C Rameswara Reddy, Villa No 186, Indu Fortune Fields, 13th Phase, KPHB, Hyderabad – 500 072, 3) Smt C Hima Bindu, W/o Sri C Rameswara Reddy, Villa No 186, Indu Fortune Fields, 13th Phase, KPHB, Hyderabad – 500 072 4) Late Smt C Lakshmi Kantamma rep by her Legal Heirs 1) Sri C Swami Reddy, Villa No 186, Indu Fortune Fields, 13th Phase, KPHB, Hyderabad – 500 072 and 2) Sri C Rameswara Reddy, Villa No 186, Indu Fortune Fields, 13th Phase, KPHB, Hyderabad – 500 072.**

Whereas the undersigned has decided to put up for e-Auction of the mortgaged properties on **'AS IS WHERE IS & WHAT IS WHERE IS' BASIS**. The details of the secured asset / immovable properties mortgaged to the bank for the recovery of secured debts are as under:

DESCRIPTION OF THE IMMOVABLE PROPERTIES, RESERVE PRICE AND EMD

Property Details	Reserve Price	E M D Amount - 10%	Incremental Bid Amount
<p align="center"><u>Property No-1</u></p> <p>1) Fresh EM charge on residential plot admeasuring 600 sq.yards situated at plot no 565,566,567, DNo 361,arjuna 1, janachaitanya housing pvt ltd lay out, venigandla gram panchayat, peddakakani mandal, Guntur dt. standing in the name of Sri Ch Swamy Reddy. Boundaries : North - 33 ft wide road left for passage 99.00 ft South - site of plot nos 578,579 & 580 99 ft West - plot no 564 of Swamy Lakshmi Sambasiva Rao 54.06 ft East - Site of plot no 568 54.06 ft</p>	2640000	264000	10000
<p align="center"><u>Property No-2</u></p> <p>2) Fresh EM charge on residential plot admeasuring 600 sq.yards situated at plot no 568,569 and 570 DNo 361,360/c, arjuna 1, janachaitanya housing pvt ltd lay out, venigandla gram panchayat, peddakakani mandal, Guntur dt. standing in the name of Sri Ch Swamy Reddy. Boundaries : North - 33 ft wide road 99 ft South - plots 575,576 & 577 99 ft West - plot 567 54.06 ft East - plot 571 54.06 ft</p>	2640000	264000	10000
<p align="center"><u>Property No-3</u></p> <p>5) Fresh EM charge on residential plot admeasuring 263 sq. yards situated at plot no 1&2 d no 400 back side of bhashyam residential school, gorantla, Guntur dt standing in the name of Sri Ch Swamy Reddy. Boundaries : North - 25 ft wide road 40 ft South - land of Nallagorla Veera Swamy 40 ft West - 20 ft wide road 59.2 ft East - plotno 3 59.2 ft</p>	3156000	315600	10000
<p align="center"><u>Property No-4</u></p> <p>3) Fresh EM charge on residential plot admeasuring 240 sq.yards situated at plot no 15 layout file no. e1/158/97 d no 378/6 arjuna 1 janachaitanya housing pvt ltd layout, venigandla gram panchayat ,peddakakani mandal, Guntur dt standing in the name of Sri Ch Swamy Reddy Boundaries : North - plot 16 57 ft South - plot 14 57 ft West - vacant site for community development 17 ft and plot 13 20 ft East - 33 ft road</p>	1056000	105600	10000
<p><u>Item (i)</u></p> <p>Fresh EM charge on non-agricultural land admeasuring 1 acre situated at s no 109/e, shakapur village, addakal mandal, mahaboobnagar standing in the name of Sri C Rameswara Reddy and Smt C Hima Bindu. Boundaries : North - vendor's remaining land South - land of palle ramulu and others West - nh 7 East - land of shankaraiah and others</p>			

Item ii

Fresh EM charge on non-agricultural land admeasuring 3.17 acre situated at sno 110/a, shakapur village, addakal mandal, mahaboobnagar standing in the name of Sri C Rameswara Reddy and Smt C Hima Bindu. **Boundaries : North - s no 110/A and s no 107 South - s no 117 West - land in s no 109 belongs to vendees East - s no 110/AA**

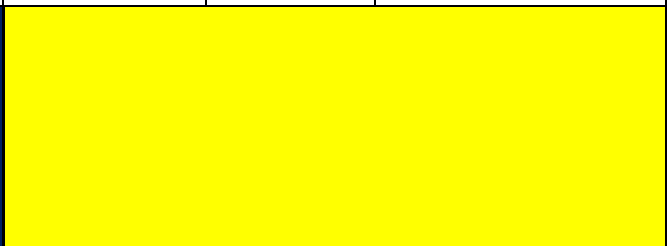
Item iii

Fresh EM charge on non-agricultural land admeasuring 2.2 acre situated at sno 110/AA, shakapur village, addakal mandal, Mahaboobnagar standing in the name of Sri C Rameswara Reddy and Smt C Hima Bindu. **Boundaries : North - part of land in s no 110/AA South - part of land in s no 117 West - part of land in s no 110/A belongs to vendor East - part of land in s no 111**

1,73,12,500/-

17,31,250/-

50000/-



Reserve Price FOR ALL PROPERTIES	Rs 2,68,04,500/-
Earnest Money Deposit (10% of the Reserve Price)	26,80,450/-
Bid Amount : Incremental	Mentioned against each property
Inspection of the Asset	On all working days between 05/03/2019 to 25.03.2019 between 10 am and 5 pm.
Contact Details	THE KARUR VYSYA BANK LTD, Asset Recovery Branch, 5-8-356 To 362, III Floor Chiragali Lane, Abids Hyderabad – 500 001 PHONE: 040- 23206065, Contact: 1) Sri.NTR Rajasekhar DGM Mobile No 9100072161 Sri. L. B. Srinivas, Manager Mobile No 8885581120
Last Date for Bid Forms Submission:	25.03.2019 - Till 5.00 pm
Date, Place and Time of E –Auction	Date: 26.03.2019 Tuesday Asset Recovery Branch 3rd Floor, 5-8-356 To 362, Chiragali Lane, Abids Hyderabad – 500 001 Time- 12.00 PM TO 1.00 PM (with unlimited auto extension of 3 Minutes each, till sale is completed).Web Portal: <u>https://bankauctions.in</u>

The E-tenders should be accompanied with EMD remittance details. EMD should be remitted through RTGS / NEFT to Nodal Bank Account without time lag, failing which the tender becomes disqualified or The EMD of 10% of the Reserve Price can also be paid by way of a Demand Draft/Pay Order drawn in favour of The Karur Vysya Bank Ltd, Payable at Hyderabad along with Bid Form.

The Nodal Bank Account No, IFSC Code etc for online money transfer is as under:

S.No	Nodal Bank A/c No	IFSC Code
1	The Karur Vysya Bank Ltd, Central Office No.1101351000000973 - Account of M/s Sri Lakshmikanta Enterprises, A R Branch, Hyderabad	KVBL0001101

TERMS AND CONDITIONS OF THE E-AUCTION ARE AS UNDER:

1. E – Auction is being held on AS IS WHERE IS, WHATEVER THERE IS basis.
2. The E-auction will take place through portal <https://bankauctions.in> on **26.03.2019 from 12.00 pm to 1.00 pm with unlimited auto extention of time of 3 minutes each, till sale is completed.**
3. For detailed procedure and terms and conditions of E-Auction, interested bidders may visit portal: <https://bankauctions.in> and download relevant documents. Interested bidders may also get in touch with service provider on below mentioned contact numbers.
4. No Encumbrances exist on the properties to the best of the knowledge and information of the Authorised Officer. Bank is not responsible or liable for any unknown and future encumbrances.
5. It shall be in the discretion of the Authorised Officer to cancel the auction proceedings for any reason and return the EMD submitted and Bank would not entertain any claim or representations in that regard from the bidders.

6. Particulars specified in respect of the said properties in the above schedule have been stated to the best of the information of the Authorized Officer / Bank but Authorized Officer and or / Bank will not be answerable for any error, mis-statement or omissions in this public notice.
7. The intending purchaser / bidder is required to submit amount of EMD in the above mentioned account and register their name at <https://bankauctions.in> and get user ID and Password free of cost and get training on E-Auction from M/s.4Closure (Bankauctions.in) Hyderabad, Help Line Numbers: Mrs. Prathyusha : 040-23836405 and Cell No.+91-8142000066 / 62, E-Mail Id: info@bankauctions.in and subbarao@bankauctions.in or **and Mr. U.Subbarao (Hyderabad) Contact Number: +91-8142000061**. Cheques will not be accepted for EMD.
8. The said EMD shall be adjusted in the case of highest bid, otherwise it will be refunded. The earnest money deposit will not carry any interest. Brokers / Middlemen shall not be entertained.
9. The sale shall be confirmed in favour of the purchaser who has offered the highest sale price in his bid to the Authorised Officer and shall be subject to confirmation by the Bank.
10. The purchaser shall deposit 25% of the amount of sale price after adjusting the Earnest Money Deposit within 24 hours (Banking Days) of acceptance of highest bid by the Authorized Officer in respect of sale, failing which the Earnest Money Deposit shall be forfeited. The highest bidder shall be declared to be the purchaser of the property mentioned herein provided he should be legally qualified to bid at all stage.

11. The balance 75% of the sale price shall be paid by the purchaser within 15 days (during banking hours) from the date of confirmation of sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer.

12. In default of payment of sale price or any part thereof within the period(s) mentioned hereinabove, the deposit(s)/ Part payment shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or any of the sum for which it may be subsequently sold.

13. On confirmation of the sale by the Bank and or compliance of the terms of payment the Authorized Officer shall issue a certificate of sale of the said property in favour of the purchaser in the form given in Appendix V to Enforcement of Security Interest Rules.

14. 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 without assigning any reason thereof and his decision will be final binding on all the parties attending the auction.

15. Participation by any person in the sale shall be treated as conclusive evidence of the fact that the party has inspected the property/ies offered for sale and satisfied himself about the title of the property. It shall also imply and be taken for granted that the party has carefully gone through and understood the terms and conditions of auction including the amendments if any, prevailing at the time of auction bid. No objection shall be entertained by the Bank and or the Authority after the bid is accepted.

16. The successful purchaser would bear all the charges / fees payable for conveyance such as stamp duty, registration fee, all taxes etc, as applicable as per law of Government of India, State of Andhra Pradesh, State of Telangana and other Authorities.

17. Delivery / possession should be taken by the purchaser or his authorized representative against proper authorization letter only and it should be completed within the time schedule at their own risk, cost and arrangement and they will not be entitled to claim any facility or assistance or cost on this account from the Bank.

18. Any other conditions / changes / amendments to the auction terms and conditions, if made, and which are not incorporated in these terms and conditions will be announced at the time of auction which will be binding on the bidders.

19. The Bank reserves its right to accept / reject any bid, withdraw any property at any stage from auction sale after acceptance of the deposit amount for full value by the buyer, without assigning any reason thereof and value of such properties if paid for, shall be refunded.

20. The Bank shall not be responsible for any damage or loss, whatsoever, to purchaser on account of such withdrawal.

21. The property/ies will be put for auction as per the convenience of Bank and it is not obligatory to go serially if the properties are more in number.

22. The properties shall remain in every respect at the risk of the purchaser from the date of acceptance of their offer and the Bank shall have no liability for the safe custody or preservation thereof till the date of delivery / taking possession by the purchaser.

23. All persons participating in the E-Auction should upload and submit his/their sufficient and acceptable proof of his/their identity, residence, and authority and also PAN/TAN cards etc.

24. Participation by anyone in this sale shall be treated as conclusive evidence of the fact that the party has inspected the assets offered for sale and satisfied himself/herself in all respects and the principle "Caveat Emptor" (let the buyer beware) will apply.

25. As per the Section 194 -1A of the Income Tax Act 1961, TDS @1% will be applicable on the sale proceeds where the sale transaction is Rs.50,00,000/- (Rupees Fifty Lakhs) and above. The successful bidder /purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the income tax department in Form No.16 B, containing the Bank's Name and the PAN No. as a seller and submit the original receipt of the TDS Certificate to the Bank.

26. The sale is subject to the conditions prescribed in the SARFAESI Act, Rules 2002, amended from time to time and the conditions mentioned above.

27. The Bidders have liberty to verify details of area, nature of land, title documents from the records of concerned Authorities and may also take actual measurements at their cost before submitting the Bid.

Special Instructions:

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither The Karur Vysya Bank Ltd nor Service Provider will be held responsible for any lapses / failure (Internet Failure, Power Failure etc.,) on the part of the vendor, in such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date : 05.03.2019

Authorized Officer,

Place: Hyderabad

The Karur Vysya Bank