



Indian Overseas Bank
West Marredpally Branch
Plot No. 48, Sarvasuki Society
West Marredpally,
Secunderabad-500026
Ref: IOB/Mrdpally2018-19

E-Mail: iob1033@iob.in
Ph.: 040-23468823

Dt: 31/07/2019

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. Kamadhenu Enterprises registered office Plot No :104,SY no:170,Shop No:2,Dulapally Road, Quthbullapur, Ranga Reddy District,Telangana-500002 has borrowed money from Indian overseas bank against the mortgage of the immovable properties more fully described in the schedule hereunder and 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 20.04.2017 calling upon the said borrowers Mrs. K.N.V.S Chandrakala W/o.KVVS Murthy(Guarantor/Mortgagor) and Mr. Lakkimsetty Naga Visweswara Rao,S/o. Late Mr. Chalapathi Rao(guarantor/mortgagor) to pay the amount due to the Bank, being Rs.5123927.88 (Rupees Fifty one lakhs twenty three thousand nine hundred and twenty seven rupee eighty eight paisa only)as on 20.04.2017 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 issued possession notice of the secured assets more fully described in the schedule hereunder on 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**" basis under Section13(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 possession notice was intimated Rs.5368644.88 (Rupees Fifty three lakh sixty eight thousand six hundred and forty four rupees eighty eight paisa only)as on 18.10.2017 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 **02nd March-2019** works out is **Rs.6691466/- (Rupees Sixty six lakhs ninety one thousand four hundred and sixty six only)** after reckoning repayments/recoveries of Rs.440000/- subsequent to the Bank issuing demand notice.

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

Schedule of Secured Assets

1.All that the Eastern portion of third floor, bearing Municipal No:4-1-586/4, having plinth area admeasuring 865 sq.ft. including common area along with undivided share of land 5.43 sq.yards out of total land measuring 302.sq.yards, situated at Troop Bazar, Hyderabad. Telangana. Standing in the name of Mrs. . K.N.V.S Chandrakala wife of Mr. K.V.V.S.N Murthy, bounded by :

North :Corridor
South :Open to Sky
East :Staircase
West :Western Portion

2.All that the Western portion of third floor, having plinth area admeasuring 865 square feet, including common area along with undivided share of land 5.43 square yards, out of total land admeasuring 302.square yards, in premises bearing Municipal No :4-1-586 situated at Troop Bazar, Hyderabad, Telangana standing in the name of Mr.L N V Rao,S/o. Late Mr. Chalapathi Rao and bounded by

North :Corridor
South :Open to Sky
East :Eastern Portion
West :Open to Sky

Date and time of e-auction	19.08.2019 & Time between 11:00 AM to 01:00 PM with auto extension of five minutes each till sale is completed.
Reserve Price	Rs.4000000/- (Rupees Forty lakhs only)
Earnest Money Deposit	Rs.400000/- (Rupees Four lakhs only)
EMD Remittance	Deposit through EFT/NEFT/ RTGS Transfer in favour of " Authorized Officer A/C Marredpally" to the credit of A/c No- 103302000001359 Branch Code- 1033 IFSC Code- IOBA0001033
Bid Multiplier	Rs.100000/- (Rupees One Lac only) (The amount in multiples of which the bid is to be increased)
Inspection of properties	On 14.08.2019 from 11.00 AM to 2.00 PM
Submission of online application for bid Starts from	16.08.2019 onwards
Last date for submission of online application for BID with EMD	17.08.2019 up to 5 PM
Known Encumbrance if any	Nil
Outstanding dues of Local Self-Government	No claim has been received by bank from any Govt./ Local Agency.

Terms and Conditions

1. The properties will be sold by e-auction through the Bank's approved service provider M/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 <http://iob.foreclosureindia.com>
3. Intending bidders shall hold a valid 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 <http://iob.foreclosureindia.com> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorized Officer on or before 05.02.2019 till 5 PM.
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 properties shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorized 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 Authorized 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 Authorized 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 **Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**

18. In case of any sale/transfer of immovable property of rupees fifty lakhs & 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 For further details regarding inspection of property / e-auction, the intending bidders may contact **Indian Overseas bank, MarredpallyBranch, Plot No :48,Sarva Sukhi colony, West Marredpally,Secunderabad-500026** **Contact No's "040-23468824,23468823,9167229901**during office hours or the Bank's approved service provider M/s,4 closure, Flat No:102.Amrutha Apartments ,Plot No :20,Motinagar,Hyderabad-500018,Telangana email:

info@foreclosureindia.com Helpline: 040-23836405, Mr.U.Subbarao,subbarao@bankauctions.inPh: 8142000061 / 66.

Place: Secunderabad
Date: 31.07.2019

Authorised Officer
Indian Overseas Bank