

**THE TERMS AND CONDITIONS OF THE AUCTION SALE**

Properties will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”

1 Name and address of the Borrower/guarantor

M/S SIVA KALYANI PAPERS LTD  
Sri Manukonda V.V.Satyanarayana Reddy  
Managing Director, S/o. Sattayya, S.No.50/3-3 & 3-1  
Adjacent to GVK Power Project  
JEGURUPADU – 533126, Kadiyam Mandala, E.G Dist.(AP)  
Sri Manukonda V.V.Satyanarayana Reddy  
Managing Director, (M/s. SIVA KALYANI PAPERS LTD)  
S/o. Sattayya, D.No.5-47, JEGURUPADU – 533126  
Kadiyam Mandala, E.G District (AP)  
Sri Manukonda V.V.Satyanarayana Reddy  
Managing Director, (M/s. SIVA KALYANI PAPERS LTD)  
S/o Sattayya, Flat No.401  
Sai Alekhya Apartments, Venkateswara Nagar  
RAJAHMUNDRY – 533103, East Godavari District (AP)  
Sri Manukonda V.V.Satyanarayana Reddy  
Managing Director, (M/s. SIVA KALYANI PAPERS LTD)  
S/o Sattayya, D.No.81-10-3/8, IMA Hall Road, Venkateswara Nagar  
RAJAHMUNDRY – 533106, East Godavari District (AP)  
Sri Manukonda Rajasekhar, S/o M. Suryanarayana Reddy  
D.No.17/20, BICCAVOLU, East Godavari District (AP) - 533343  
Sri Manukonda Vamsi Krishna, S/o.Manukonda V.V.Satyanarayana Reddy, D.No..81-10-3/8, Prakashnagar, IMA Hall Road, Venkateswara Nagar, RAJAHMUNDRY – 533106  
East Godavari District (AP)  
Sri Nimmagadda Ajay Babu, S/o Kutumba Rao Nimmagadda  
D.No. 8-3-968, Flat No.301, Meenakshi Park Side Apartment, Srinagar Colony, Ameerpet, HYDERABAD - 500073  
Sri Nimmagadda Kutumba Rao, S/o. Sitha Ramaiah  
D.No. 8-3-968, Flat No.301, Meenakshi Park Side Apartment, Srinagar Colony, Ameerpet, HYDERABAD - 500073  
Sri Nimmagadda Kutumba Rao, S/o. Sitha Ramaiah  
D.No.40-14-5-1, Mouli Towers,  
Chandra Mouli Puram, VIJAYAWADA – 520010  
Sri Manukonda Srinivasa Reddy, S/o Kasulu Aliyas Venkata Reddy, D.No.6-174, ANAPARTHY, East Godavari Dist (AP) - 533342  
Sri Manukonda Srinivasa Reddy  
S/o Kasulu Aliyas Venkata Reddy, D.No.16-4,  
Ambati Vaari Veedhi, BICCAVOLU, 16&17 Blakulu  
Biccavolu Mandalam, East Godavari Dist (AP) – 533343  
Sri Manukonda Srinivasa Reddy, S/o Kasulu Aliyas Venkata Reddy, D.No.16-4, BICCAVOLU, 16&17 Blakulu, Biccavolu Mandalam, East Godavari Dist (AP) – 533343  
  
Smt Manukonda Vijaya Lakshmi, W/o. Sri Manukonda V.V.Satyanarayana Reddy, D/o Venkata Krishnaiah Ramineni, D.No.81-10-3/8, IMA Hall Road, Venkateswara Nagar, RAJAHMUNDRY – 533106, East Godavari District (AP)  
Smt Manukonda Vijaya Lakshmi, W/o. Sri Manukonda V.V.Satyanarayana Reddy, D/o Venkata Krishnaiah Ramineni, Flat

No.201, R.S. Residency, Opp. Water Tank Pappula Street, Stone house pet, NELLORE – 524002, Potti Sreeramulu Nellore Dist (AP)

Sri Burugupalli Sri Niranjana, S/o Venkateswarara Rao Burugupalli, D.No.5-110/9, Sri Sai Ganesh Gardens, THIMMAPURAM, KAKINADA – 533005, East Godavari District (AP)  
Sri M.V.V. Satyanarayana Reddy S/o Satayya, H.No.14-67, Yedida Kothuru, Mandapeta Mandalam, East Godavari Dist (AP) – 533234, Ph : 7337287387 / 8886869644

2 Name and address of Branch, the secured creditor

State Bank of India, Stressed Assets Resolution Branch, Administrative Office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003.

3 Complete Description of the movable secured assets to be sold with identification marks or number, if any, on them.

Description of the immovable property (**Part I**)

Entire fixed assets (movable and immovable) acquired with bank finance including factory land, building, structures and machinery:

**Part II**

**Schedule Property: 1**

**Item-1** All that piece and parcel of land admeasuring Ac.4.41 cents covered by R.S.No.50/3-3 & 50/3-1 situated Jegurupadu village, Kadiyam Mandalam, EG Dist. Property covered by Regd.Sale Deed Doc.No.3753/2006 dated 01.11.2006 of SRO Kadiyam favoring M/s. Siva Kalyani Papers Ltd., bounded by

East : Dry land pertaining to R.S.No.50/3-3 belonging to R. Butchi Ramachandra Raju

West : G.V.K. Power Plant

North : G.V.K. Power Plant

South : Dry land pertaining to R.S.No.50/3-4 belonging to Yelamala Kotaiah

**Item-2** All that piece and parcel of land admeasuring Ac.0.03 cents covered by R.S.No.50/3-1, situated Jegurupadu village, Kadiyam Mandalam, EG Dist. Property covered by Regd.Sale Deed Doc.No.3753/2006 dated 01.11.2006 of SRO Kadiyam favoring M/s. Siva Kalyani Papers Ltd., bounded by

East : Jegurupadu Panchaya Raod

West : Neighbour's land

North : Neighbour's land

South : Neighbour's land together with all the building, godown sheds with machinery situated in the above land.

**The above item Nos. 1 & 2 comes to Ac. 4.44 cents**

**Item-3** All the piece and parcel of land admeasuring Ac.1.21 cents out of full extent of Ac.2.42 cents covered by R.S.No.51/3 vacant industrial land in northern side situated Jegurupadu village Jegurupadu village, Kadiyam Mandalam, EG Dist. Property covered by Regd.Sale Deed Doc.No.3700/2008 dated 29.11.2008 of SRO Kadiyam favoring Sri Manukonda Srinivasa Reddy, bounded by

East : Land of G.V.K. People

West : Road

North : R.S.No.51/2 of G.V.K. People

South : R.S.No.51/3 of G.V.K. People

**Item-4** All the piece and parcel of land admeasuring Ac.0.79 cents out of full extent of Ac.6.58 cents covered by R.S.No.50/3-3 vacant industrial land in Southern side situated Jegurupadu village Jegurupadu village, Kadiyam Mandalam, EG Dist. Property covered by Regd.Sale Deed Doc.No.3700/2008 dated 29.11.2008 of SRO Kadiyam favoring Sri Manukonda Srinivasa Reddy, bounded by

East : Land in R.S.NO.51/6 of G.V.K. People

West : Land in R.S.No.50/3-3 of Siva Kalyani Papers Ltd

North : R.S.No.50/3-3 of G.V.K. People

South : Land in R.S.No.50/4 of Yelamala Kotaiah

**The above item Nos. 3 & 4 comes to Ac. 2.00 cents**

**Scheule Property: 2** All the piece and parcel of property covered by Regd. Sale Deed Doc.No.1349/2003 dated 25.04.2003 of SRO Patamata favouring Smt. Manukonda Vijaya Lakshmi, W/o Manukonda V.V. Satyanarayana Reddy Schedule A: Krishna Dist, Vijayawada Registration Dist. Patmata Sub-Registry, Vijawayawada Municipal Corporation area, Patmata Vollage, R.S.No.25/1, Near Municipal

Employees Colony, Acharya Ranga Nagar, Near Benz Circle, Municipal Ward No.28/3, D.No.40-9-19/1, assessment no.26815A/1, site admeasuring 725.32 Sq.Yds bounded by

East : Property of Koneru Badrayya

West : Govt. Property presently Gupta Kalyanamandapam

North : Property of Koneru Ravindra Rao

South : Municipal Raod

Within the above site an undivided and unspecified joint right in 311.08 Sq.Yds in which an undivided and unspecified area of 34.52 Sq.Yds with Flat No.2-D5, 800 sft in 4<sup>th</sup> floor in apartments called KGB Duniya Apartments bounded by

East : Open to Sky

West : Lobby

North : Open to Sky

South : Lift and Open to Sky

**Scheule Property: 3** All the piece and parcel of property covered by Regd. Sale Deed Doc.No.6453/2000 dated 21.08.2000 of SRO, Medchal favouring of Sri Nimmagadda Ajay Babu, S/o Kutumba Rao and Sri Nimmagadda Kutumba Rao S/o Sitha Ramaiah an extent of Ac.0.20 gts = 0.202 Hect = 2420 Sq.Yds in R.s.No.65 situated at Gajularamaram under Minicipality and Mandal, Quthubullapur Regn.Dist. Medchal, Dist. Rangareddy bounded by

East : Land of Pochaiah

West : Cattle Shed

North : Land of Rama Murthy

South: Neighbours land

4 Details of the encumbrances known to the secured creditor

None

5 The secured debt for recovery of which the property is to be sold Rs.3,78,66,642/- (Rupees Three Crores Seventy Eight Lakhs Sixty Six Thousand and Six Hundred Forty Two Only) as on 28.06.2015 plus interest from 29.06.2015 at the contractual rate and incidental charges, etc.,

6 Deposit of earnest money EMD: Rs.94,89,400/- shall be payable through RTGS/NEFT.

Property No.	Reserve Price	Earnest Money Deposit
1	Rs 4,66,23,000/-	Rs 46,62,300/-
2	Rs 25,33,000/-	Rs 2,53,300/-
3	Rs 4,57,38,000/-	Rs 45,73,800/-

Cheques/Demand Drafts shall not be accepted as EMD amount.

7 Reserve Price of the immovable secured assets: Rs.9,48,94,000/- (Rupees Ninety Crores Forty Eight Lakhs Ninety Four Thousand Only)  
Bank account in which EMD to be remitted Account No :31313605026  
Name of the Account : SARB Collection A/c  
Name of the Beneficiary : State Bank of India  
IFS Code : SBIN0006846  
Bank: State Bank of India, Siripuram Branch, Visakhapatnam

Last Date and Time within which EMD to be remitted 07.05.2019 by 5:00 PM

8 Time and manner of payment The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15<sup>th</sup> day of confirmation of sale by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months.

9 Time and place of public e-Auction 11:00 A.M to 12:00 Noon  
12:00 Noon to 1:00 P.M.  
1:00 P.M. to 2:00 P.M.

10 The e-Auction will be conducted through the Bank's approved service provider M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal <https://www.bankeauctions.com>

e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above

11 Bid increment amount: Rs.50,000/-

- Rs.10000/-  
Rs.50,000/-
- Auto extension: With auto time extension of five minutes for each incremental bid
- Bid currency & unit of measurement Indian Rupees
- 12 Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.  
Contact person with mobile number
- Any working day with prior appointment before 07.05.2019 and 4:00 P.M  
(1) 9885801125 Mobile  
(2) 9441479068 Mobile
- 13 Other conditions
- (a) Valid email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s C1 India Pvt Ltd may be conveyed through e mail.
- (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving Licence/ Passport etc., (ii) Current Address –proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number to the Authorised Officer of State Bank of India, Stressed Assets Resolution Branch, Administrative Office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003 by 08.04.2019 and 5:00 P.M.
- (c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Resolution Branch, Visakhapatnam to participate in online e-Auction on the portal <https://www.bankeauctions.com> of M/s C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders.
- (d) On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.
- (e) During e-Auction, if no bid is received within the specified time, Authorised Officer at his discretion may decide to revise opening price/ scrap the e-

Auction process/ proceed with conventional mode of tendering.

(f) The Bank/ Authorised Officer/ service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

(g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.

(h) 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 the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(j) The Authorised Officer shall be at liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(l) 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.

(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

n) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without

assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty/ transfer charges, Registration expenses, fees etc. for transfer of the property in his/ her name.)

(q) The payment of all statutory/ non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.

(r) 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 Authorised Officer 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 such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.

(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder only.

Date:- 28.03.2019  
Place :- Visakhapatnam

SD/-  
Authorised Officer  
State Bank of India