

STATE BANK OF INDIA
STRESSED ASSETS RECOVERY BRANCH, VISAKHAPATNAM (10077)

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	<p>Shri Chigilipalli Paidi Naidu S/o Pothi Naidu D No. 5-9-29, Behind Andhra Bank Street, Taravanipeta, Mandapeta- 533308.</p> <p>Smt Chigilipalli Kalyani W/o Shri Chigilipalli Paidi Naid D No. 5-9-29, Behind Andhra Bank Street, Taravanipeta, Mandapeta- 533308.</p>
2	Name and address of Branch, the secured creditor	<p>State Bank of India, Stressed Assets Recovery Branch, Administrative Office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003.</p>
3	Complete Description of the immovable secured assets to be sold with identification marks or number, if any, on them.	<p><u>Property No.1</u></p> <p><u>Immovable property mortgaged by Sri Chigilipalli Paidi Naidu</u></p> <p>All that piece and parcel of land measuring an extent of Gramakantam 235-68 sq yards out of southern side Ac 0.05cts out of Ac 0.20cts out of full extent of middle ac 4-62cts in Z. Dry R.S. No. 462 together with R.C.C Building bearing D.No.5-9-29 situated at Mandapeta Mandal East Godavari District and bounded by:</p> <p>East : House of Yarlagadda Baburao 12.88 mts</p> <p>South : Road. 15.30 mts</p> <p>West : House of Palacherla Atchamma. 12.88 mts</p> <p>North: Building & Compound Wall of</p>

		<p style="text-align: center;">Addepalli Manikyala rao 15.30 mts</p>
		<p><u>Property No.2</u></p> <p><u>Schedule A</u></p> <p>East Godavari Dist, Rajahmundry Rural, Gandhi Rrakash Nagar Panchayat, Presently Municipal Corporation Area at Syamala Nagar, Rajahmundry Urban Manadal in nearest Door No.78-25-18/1 in R.S.No.278/1&2, Present R.S.No.278/1A & 278/1B and 278/2 of Land which was layout into House site in which layout Plot No.35 of an extent of 775 sq. yards in which towards east and west sides part left for road development by Rajahmundry municipal corporation and remaining extent of 709.00 sq. Yards 592.79 sq.mts of vacant site and bounded by:-</p> <p>East : 30ft wide layout road. 60.00ft.</p> <p>South : Vacant site layout plot no.36 99.60ft.</p> <p>West : 30ft wide layout road. 60.00ft.</p> <p>North : Vacant site layout plot No.34 113.00ft.</p> <p>Total extent of 709.00 sq. yards or 592.79 sq.mts of vacant site in which un-divided, un-specified and joint share to an extent of 45.20 Sq.Yrds i.e 37.79 Sq.Mts of vacant site with all easementary rights, water sources etc. belongs to Sri Chigilipalli Paidi Naidu.</p>

		<p><u>Schedule B</u></p> <p>Two bedroom flat No.401. in 3 rd floor plinth area to an extent of 1062 sq.ft situated in “Golden Heights” Apartment Boundary by.</p> <p>East : Common Corridor, stair case and duct.</p> <p>South: Open to sky.</p> <p>West: Open to sky.</p>
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.50,38,321/- as on 05.11.2018 and are also liable to pay future interest w.e.f. 06.11.2018 together with all incidental expenses, cost, charges, etc
6	Deposit of earnest money	EMD for Property – 1 : Rs.575200/- EMD for Property – 2 : Rs.276300/- EMD shall be payable through RTGS/NEFT Cheques/Demand Drafts shall not be accepted as EMD amount.
7	Reserve Price of the immovable secured assets:	Reserve Price for Property – 1 Rs.5752000/- (Rupees fifty seven lakhs fifty two thousand only) Reserve Price for Property – 2 Rs.2763000/- (Rupees twenty seven lakhs sixty three 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	15.07.2019 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 th 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 AM to 12: Noon
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:	Property – 1 : Rs.10,000/- Property – 2 : Rs.10,000/-
	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 from 10.07.2019 to 15.07.2019 and from 10:00 AM to 5:00 PM (1)9885801125 Mobile (2)8008456500 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

	<p>the Authorised Officer of State Bank of India, Stressed Assets Resolution Branch, Administrative Office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003 by 15.07.2019 and 5:00 P.M.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Recovery 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.</p> <p>(d) On completion of e-auction the Authorised Officer will communicate the successful bidder about the acceptance of the highest bid submitted by him.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and</p>
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		<p>binding on all the bidders.</p> <p>(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.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(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.</p> <p>(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).</p> <p>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.</p> <p>(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> <p>(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.)</p> <p>(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.</p>
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Date :- 11.07.2019
Place: - Visakhapatnam

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Authorised Officer
State Bank of India