

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 Prasannanjaneya Raw and Boiled Rice Mill. Partners : Sri Garlapati Subba Rao and others.
- 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.

Immovable property mortgaged by M/s Prasannanjaneya Raw and Boiled Rice Mill and its Partners/ Guarantors.

S. No.	Description of property/assets
1	<p style="text-align: center;"><u>Schedule- A</u></p> <p>All part and parcel of Land and Building with Plant & Machinery situated at Sy. No.131/2A,131/4A, 132/2A, Ele.M. No. 347 in which Rice Mill constructed, Renangivaram Village, Korisapadu Mandal, Prakasam District, admeasuring Ac. 4.12 cents (Item No.1 : Ac.3.67 cents + Item No.2 : Ac.0.45 cents) standing in the name of M/s. Sri Prasannanjaneya Raw and Boiled Rice Mill vide sale deed No 1186/2009 dated 06.04.2009 and 1187/ 2009 dated 07.04.2009 at SRO,Addanki. Boundaries: Item No.1 (Ac.3.67 cents) : East: NH-5 Road, South: Land of L.L.Narayana, West: Land of Punugoti Venkata Reddy, North: Land of Gunturi Satyanarayana. Boundaries: Item No.2 (Ac.0.45 cents) : East: NH-5 Road, South: Item No.1, West: Land of Punugoti Venkata Reddy, North: Land of V. Ranganayakulu.</p>
2	<p>All part and parcel of Residencial Building in Sy No.1027/1, Ground Floor at D.No.30-223, Near Satyanarayana Kalamandir (Theatre)in Addanki Municipality and Mandal of Prakasam District extent of 127 Sq yards standing in the name of Sri Garlapati Venkateswara Rao, S/o Sreeramulu,R/o Addanki, Prakasam District vide regd partition deed No.2798/2009 dated 13.08.2009 at SRO, Addanki.</p>

	<p>Boundaries: East: Joint wall of Garlapati Venkateswara Rao & Garlapati Srinivasa Rao, South: Bazar, West: Belongs to Jayavarupu Venkateswarlu, North: Property of Bathula Anjaiah.</p>
3	<p>All part and parcel of Residential Building in Sy No.1027/1, Ground Floor at D.No.30-223, Near Satyanarayana Kalamandir (Theatre) in Addanki Municipality and Mandal of Prakasam District extent of 127 Sq yards belonging to Sri Garlapati Srinivasa Rao, S/o Sreeramulu, R/o Addanki,Prakasam District vide regd partition deed No.2798/2009 dated 13.08.2009 at SRO, Addanki. Boundaries: East: Property of Kuppala Venkateswarlu,South: Municipal Bazaar, West: Joint wall of Garlapati Srinivasa Rao& Garlapati Venkateswara Rao, North: Property of Bathula Anjaiah.</p>
4	<p>All part and parcel of Residential Flat No.105 in Ground Floor, in Sri Anjaneya Enclave, Sy No.9710/1B, Near D.No.31-112, Back side of C.P.M. office in Abhyudaya Nagar, Addanki, Prakasam District, undivided share of site 27.70 Sq yards out of total extent of 833.5 Sq.yards, built up area of 866 Sq feet standing in the name of Smt Mittinti Venkata Sujatha, W/o Srinivasa Rao, (Registered vide deed no.2005/09 dated 17.06.2009 andrectification deed doc no.2991/09 dated 01.09.2009). Boundaries of the site / Apartment: East: Site of Medarmettala Srinivasa Rao, etc someextent and House of Baddula Rama Seetamma, Etc to some extent, South: Sundarayya Bhavan, West: Panchayati Bazaar, North: Panchayati Bazaar. Flat Boundaries: East: Corridor, South: Flat No.104 of A.Prasanthi, West: Bazaar, North: Stair Case.</p>

5	The secured debt for recovery of which the property is to be sold	<p>Outstanding Amount as per Demand Notice: Rs.3,38,56,670/- as on 31-08-2016 + interest, cost, charges and incidental expenses (less repayments if any) thereon.</p> <p>Present outstanding Amount : Rs.4,44,89,272/- as on 30-03-2019 + interest, cost, charges and incidental expenses (less repayments if any) thereon.</p>
6	Deposit of earnest money	<p>EMD of properties are as under :</p> <ol style="list-style-type: none"> 1. 1st property : Rs 49,37,300/-. 2. 2nd property: Rs 1,62,800/-. 3. 3rd property : Rs 1,62,800/- 4. 4th property : Rs 1,91,100/-
7	Reserve Price of the Immovable secured assets	<p>EMD: shall be payable through RTGS/NEFT, Cheques/Demand Drafts shall not be accepted as EMD amount.</p> <ol style="list-style-type: none"> 1. 1st Property : Rs 4,93,73,000/-. 2. 2nd Property : Rs 16,28,000/-. 3. 3rd Property : Rs 16,28,000/-. 4. 4th Property : Rs 19,11,000/-.
	Bank account in which EMD to be remitted	<p>Account No :31313605026 Name of the Account : SARB Collection A/c Name of the Beneficiary : State Bank of India IFS Code : SBIN006846 Bank: State Bank of India, Siripuram Branch, Visakhapatnam</p>
8	Last Date and Time within which EMD to be remitted Time and manner of payment	<ol style="list-style-type: none"> 1) For 1st property : 26.07.2019 by 5:00 PM 2) For 2nd, 3rd & 4th Property : 20.08.2019 by 5:00 PM <p>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 15th 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.</p>
9	Time and place of public e-Auction	<ol style="list-style-type: none"> 1st Property : 11:00 A.M to 12:00 Noon 2nd Property: 11:00 A.M to 12:00 Noon 3rd Property : 12:00 Noon to 1:00 P.M. 4th Property : 1:00 P.M. to 2:00 P.M.
10	The e-Auction will be conducted through the Bank's approved service provider	<p>M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal https://www.bankeauctions.com</p>
11	Bid increment amount:	<p>e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above</p> <ol style="list-style-type: none"> 1st Property : Rs. 25,000/-. 2nd Property: Rs. 10,000/-. 3rd Property : Rs. 10,000/-. 4th Property : Rs. 10,000/-.
12	Auto extension: Bid currency & unit of measurement Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves	<p>With auto time extension of five minutes for each incremental bid Indian Rupees Any working day with prior appointment before 26.07.2019 and 4:00 P.M for 1st property. Any working day with prior appointment before 20.08.2019 and 4:00 P.M for 2nd, 3rd and 4th properties.</p>

13 about the assets and their specification.
Contact person with mobile number
Other conditions

(1) 7893112202 Mobile

- (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 **26.07.2019 and 5:00 P.M.(For 1st property)**. For all others (2nd, 3rd & 4th Properties), it is **20.08.2019 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:- 22.07.2019
Place :- Visakhapatnam

SD/-
Authorised Officer
State Bank of India