

STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH-II, HYDERABAD

Authorised Officer's Details:

Name: Mr.A.Srinivas
E-mail ID: sbi.18359@sbi.co.in
Mobile No: 9573898811

Address:

H.No.3-4-1013/A, 1st Floor,
TSRTC Kachiguda Community Amenity
Centre, Kachiguda, Hyderabad -500 027

E-AUCTION SALE NOTICE

SALE OF MOVABLE AND IMMOVABLE assets charged TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

The undersigned as Authorised Officer of State Bank Of India has taken over possession of the following properties u/s 13(4) of the SARFAESI Act.

Public at large is informed that e-Auction (under SARFAESI Act, 2002) of the charged properties in the below mentioned cases for realisation of Bank's dues will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS", and on the Terms and Conditions specified here under. The Properties are yet to take Physical Possession of the same.

M/s.Vinirrrmaa Projects Private Limited., (A/c.Nos.10187983479-CC, 30458765818 – BG)

Rep by its Managing Director,

H.No.8-3-961/A, Srinagar Colony, Near SBI, Yellareddy guda Branch Hyd – 500073

Guarantor:

1) Sri. Katari Venkata Rayapu Raju, S/o. Sri. Venkata Satyanarayana Raju,
Plot No. 55, Huda Heights, MLA colony, Road No. 12, Banjarahills, Hyderabad - 500 034.

2) Smt. K. Lakshmi Prameela W/o. Sri. K.V.Rayapu Raju,
Plot No. 55, Huda Heights, MLA Colony, Road No. 12, Banjarahills, Hyderabad 500034.

3) Sri. A.L.Ananda Rao, S/o. Sri A. Linga Rao,
H.No.8-2-293/82/J/III/263, Phase - II Jubilee Hills, Hyderabad - 500 034
& Office: H.No.6-3-66/1/b/a, Sangeetnagar, Somajiguda, Hyderabad - 500 082.

**Outstanding Dues for Recovery of which Properties are Being Sold: Rs.16,70,31,566.00 Rupees
Sixteen Crores Seventy Lakhs Thirty One Thousand Five hundred Sixty Six only) as on 30.06.2018 +
interest from 01.07.2018 + incidental expenses, costs, charges,etc.,**

Date of NPA: 27.06.2018

Demand Notice Date: 18.07.2018



DESCRIPTION OF IMMOVABLE PROPERTIES

1) All that house property bearing MCH No. 8-2-293/82/J-III/263 along with fixtures, fittings, electrical fittings, furniture, wardrobes etc., constructed on Plot bearing No. 263 in Phase -III admeasuring 717 Sq.yards or 600 Sq.meters of the layout of Jubilee hills co- op house building society limited, Hyderabad belonging to **Sri. A.L.Anand Rao S/o. Late A.Lingaiah, vide Doc No. 525/2005, Dated 24.02.2005**, registered at office of **The Sub Registrar, Banjarahills** and bounded by-

North: 20 feet wide Road No. 78,

South:: Plot No.260 & 261,

East: Plot No. 264,

West: Plot No.262

Reserve Price Rs.7,66,00,000/-; EMD:Rs.76,60,000/-; Auction Time: 12:00 Noon to 01:00P.M

2) a) All that the Open land in sy. No. 130, A (part) admeasuring Ac.1-10 gts or 0.50 hectores situated in Gopanpally (V), Serilingumpally (M) and Municipality, Ranga Reddy District belonging to **Sri. K.V.Rayapu Raju S/o. Sri. K.V.Satyanarayana Raju, vide Doc. No. 2197/2002, Dated 16.03.2002**, registered at office of **The Dist Registrar, Ranga Reddy Dist.** and bounded by -

North: Land of Bhavani & Others,

South: Land of Masid Shankaraiah,

East: Neighbours land,

West: Land of G.Hanumanthu & Others

b) All that the Open land in Sy.No.130/A (part) admeasuring Ac.3-12 gts or 1-32 hectores situated at Gopanpally (V) Serilingampally (M) and Municipality, Ranga Reddy Dist belonging to **Sri. K.V. Rayapu Raju S/o. Sri K.V. Satyanarayana Raju, vide Doc No. 10210/2001, Dated 28.12.2001**, registered at office of **The Dist Registrar, Ranga Reddy Dist** and bounded by –

North: Land belongs to Mr. Vittal Rao in Sy.No. 130/A,

South : Land belongs to Mrs. P. Uma Malini & P.Jyothi in Sy.NO.131/AA,

East : Land belongs to Smt. G.Jayaprada Reddy & tohers in Sy.No.130/A,

West: Land belongs to Smt. G.Mallamma in Sy.No. 130/AA

c) All that the part of Open Plot NO 3 in Sy.No.130/A (part) admeasuring 467.00 Sq.yds(or) 390.41 Sq.mts out of 1067 Sq.yds (or) 892.00 Sq.mts situated at Gopanapally(V), Serilingampally (M) and Municipality, Ranga Reddy Dist belonging to **Sri. K.V.Rayapu Raju S/o. Sri.K.V.Satyanarayana Raju, vide Doc. No. 703/2015, Dated: 05.02.2015**, registered at office of **The Joint Sub Registrar, Serilingampalli** and bounded by –

North: 20 feet Road,

South: Neighbours land,

East: Plot No. 2,

West: Plot No.3 North West part.

Reserve Price Rs.15,12,00,000/-; EMD:Rs.1,51,20,000/-; Auction Time: 01:00 P.M to 02:00P.M

Date of E-Auction: 30.03.2019	Inspection of Properties: On any working day with prior appointment.
Last Date for submission of application for bid with EMD along with KYC Documents:	29.03.2019 upto 5.00 p.m
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "SBI, Stressed Assets Management, Hyderabad Branch to the credit of A/c.No.35754829917with SBI, SAM Branch-II, Kachiguda, Hyderabad, Branch Code 18359, IFSC Code –SBIN0018359
Bid Multiplier	Rs.1,00,000/- (Rupees One Lakh Only) With auto time extension of five minutes each till sale is completed.



THE TERMS AND CONDITIONS OF THE E-AUCTIONARE UNDER:-

1). E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. C1 India Pvt. Ltd., at the web portal www.bankeauctions.com. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in www.bankeauctions.com & www.sbi.co.in of State Bank of India.,

2) To the best of knowledge and information of the Authorised Officer, there are no encumbrances on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims/rights/ dues/affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

3) The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

4) **The Properties will not be sold below the Reserve Price. The Highest bidder shall deposit 25% of the sale price including EMD immediately on the day or not later than next working day of sale or next working day and balance of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount.**

5) **The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest.**

6) The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd., prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd., will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc. In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.

7) **The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc., and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc., owing to anybody.**

8) The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for and to modify any terms and conditions of the sale without any prior notice, if need be.

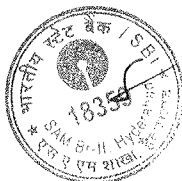
9) The Sale Certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).

10) **This sale will attract the provisions of Sec 194-1A of the Income Tax Act.**

11) For any clarifications or further details regarding other conditions of sale, the intending bidders may contact the Authorised Officer, State Bank of India, Stressed Assets Management Branch-II, 1st Floor, Community Amenity Centre, TSRTC Bus Station , Kachiguda, Hyderabad-500 027, T.S. Phone No. 040-29807763 and also may contact the Bank's Approved Resolution Agent, M/s Tirumala Financial Services and Recovery Agency, Hyd. Tel No. 040-24062345, Cell No.9951243449, 9347544200 & also may contact the Bank's approved service provider M/s. C1 India Pvt.Ltd., Building 301, Udyog Vihar, Phase-2, Gulf Petrochem Building, Gurgaon, Haryana-122015. Help Line No. +91-120-4302020/ 21/ 22/ 23/ 24, +91-9700333933, email ID: support@bankeauctions.com and bikkina.gandhi@c1india.com for any information on procedure of e-auction.

Note: This is also a notice to the Borrower/Guarantors of the said loan about holding of e-auction sale of the properties on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction.

Date : 20.02.2019
Place : Hyderabad.




Authorised Officer,
STATE BANK OF INDIA