



Indian Overseas Bank

Kalyan Nagar Branch कल्याण नगर शाखा

दूरभाष Phone: 040-23421518

(Branch code: 1275) (शाखा क्रमांक: 1275)

ईमेल email: iob1275@iob.in

कल्याणनगर वेपार- III, मोतीनगर समुनिटी हॉल के सामने, रानतनगर पोस्ट, हैदराबाद - 500018 (तेलंगाना)

Kalyan Nagar Venture - III, Opp. Molinagar Community Hall, Sanathnagar Post, Hyderabad 500018 (T.S.)

Date: 05.03.2024

E-AUCTION SALE NOTICE

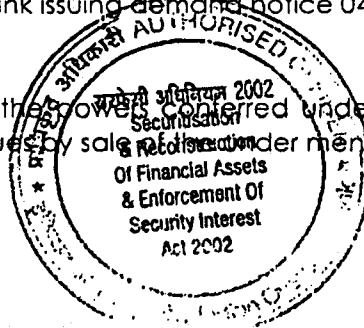
SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas Mr P ADI NARAYANA, S/o Mr P Pedda Ramaiah and Mrs Polhula Silpa ,W/o Mr P Adi Narayana (Borrowers) have borrowed monies by way of Housing loan from Indian Overseas Bank , Kalyan Nagar Branch against the mortgage of the immovable property more fully described in the schedule hereunder and on 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 04.07.2022 calling upon the borrowers: Mr P ADI NARAYANA, S/o Mr P Pedda Ramaiah and Mrs Pothula Silpa ,W/o Mr P Adi Narayana to pay amount due to the Bank , Rs. 42,47,417.99/- (Rupees Forty two lakh forty seven thousand four hundred seventeen and paisa ninety nine only) as on 30.06.2022 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 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 04.11.2022 under Section 13 (4) of the Act with the right to sell the same in "As is where is" and "As is what is" "Whatever there is" and "without Recourse" basis under Section 13(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 as Rs. 43,57,858.99 (Rupees Forty Three lakh Fifty Seven thousand Eight hundred Fifty Eight and paisa Ninety nine only) as on 04.11.2022 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 29.02.2024 is Rs 46,77,712.99 (Rupees Forty six Lakh seventy seven thousand seven Hundred twelve and paisa ninety nine only) along with further interest at contractual rate and rests, besides costs/charges till the date of repayment in full, after reckoning repayments, amounting to Rs.2,00,000/- as on 29.02.2024 subsequent to the Bank issuing demand notice 04.07.2022.

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



Signature MA

SCHEDULE OF PROPERTY ALONG WITH BOUNDARIES.

All the part and parcel of Residential property of Flat No-302 ,Third Floor bearing Municipal Door No.2-3 /124/SH/302 in the building Suchanva's Sumadh Heights, Admeasuring 1030 SQ FT along with undivided share of land admeasuring 30 sq yds,out of 840.44 Sq Yds in sy no 86,Situated at Miyapur village ,Serilingampally, Ranga Reddy District standing in the name of Mr P ADINARAYANA

Boundaries are as under

For flat

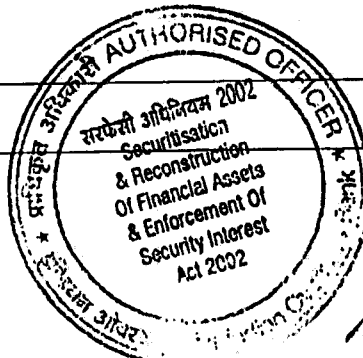
North :open to Duct
South :open to duct
East :open to sky
land
West :Corridor

For plot

North :40 feet wide road
South:Open land
East :Plot No-122,123 & open
West:T N Nagar

Reserve Price: Rs.34,72,200/- and Earnest Money Deposit :Rs.3,47,220/-

Date and time of e-auction	26.03.2024 between 11:00 AM to 01.00 PM with auto extension of five minutes each till sale is completed.
Reserve Price	Rs.34,72,200/-
Earnest Money Deposit	Rs. 3,47,220/-
Bid Multiplier	Rs.1,00,000/-(the amount in multiples of which the bid is to be increased)
EMD Remittance	<p>Deposit through NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/C No. 12750113035001, Indian Overseas Bank, Kalyan nagar Branch, Kalyan Nagar Venture III,Opp Motinagar community Hall ,Sanath nagar post, Hyderabad - 500 018, Telangana State, Branch Code: 1275 IFSC Code: IOBA0001275.</p> <p>Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from https://www.mstcecommerce.com/auctionhome/ibapi which will provide account details) in bidders Global EMD Wallet account.</p>
Inspection of property	Any working day , Please contact the Branch till 25.03.2024 in working hours
Submission of Online application for bid with EMD starts from	06.03.2024 onwards
Last date for submission of online application for BID with EMD	25.03.2024
Known Encumbrance if any	NIL



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Outstanding bills of local-self government	NO claim had been received by Bank
Status of suit if any	NIL

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

1. The property will be sold by e-auction through the service provider <https://www.mscecommerce.com/auctionhome/ibapi> 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 www.mscecommerce.com/auctionhome/ibapi

3. The intending Bidders /Purchasers are requested to register on portal <https://www.mscecommerce.com/auctionhome/ibapi> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet account by **25.03.2024 by 5.00 pm**. Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

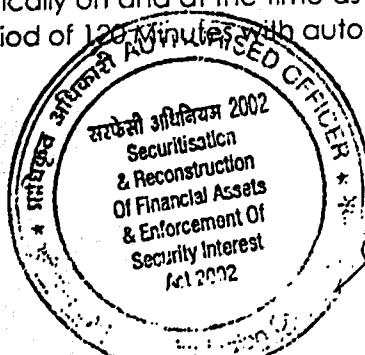
4. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (After generation of Challan from <https://www.mscecommerce.com/auctionhome/ibapi> which will provide account details) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

5. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from e-बुक - IBAPI portal (<https://www.ibapi.in>).

6. The submission of online application for bid with EMD shall start from

7. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.

8. 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.



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9. During the e-auction bidders will be allowed to offer higher bid in inter so bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 100000/- to the last higher bid of the bidders. 5 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 5 minutes to the last highest bid, the e-auction shall be closed.

10. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/C No. 12750113035001, Indian Overseas Bank, Kalyan nagar Branch, Kalyan Nagar Ventura III, Opp Molinagar community Hall, Sanath nagar post, Hyderabad - 500 018, Telangana State, Branch Code: 1275 IFSC Code: IOBA0001275.

11. The balance amount of sale price to be paid within 15 days from the date of confirmation of auction sale. 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.

12. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

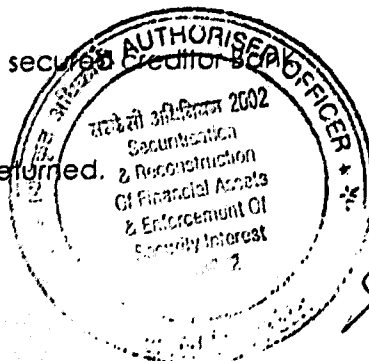
14. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

15. The property is being sold on "As Is where Is", "As Is what Is" and "Whatever there 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.

16. 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.

17. Sale is subject to confirmation by the secured creditor Bank.

18. EMD of unsuccessful bidders will be returned.



19. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

20. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax as applicable on the Reserve Price shall be deducted and paid under the PAN of the Purchaser. The bidder shall bear the applicable income tax on the entire sale consideration including the bid multiplier amount and the Bank shall not take any responsibility towards the same.

AS per section 194(O) of Income Tax Act 1961, the purchaser is liable to pay TDS to e-commerce participant in respect of sale of goods or provision of services facilitated by the Operator through its Digital or electronic facility or platform at applicable rates.

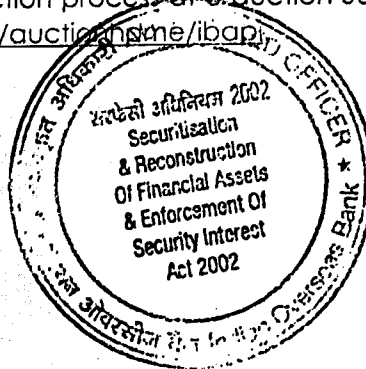
21. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Kalyan nagar Branch, Kalyan Nagar Venture III, Opp Motinagar community Hall, Sanath nagar post, Hyderabad - 500 018, Telangana. Ph: 040-23421518 during working hours till 25.03.2024, 5.00 PM.

22. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistance is required before or during e-auction process, the bidder may contact authorised representative of e-auction service provider (<https://www.mstcecommerce.com/auctionhome/ibapi>), details of which are available on the e-Auction portal.

23. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

24. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>

Place: Hyderabad
Date:



Sirurama
Authorised Officer
Indian Overseas Bank