

QR/1684/23-24



Asset Recovery management Branch

Plot No. 50, 1st Floor, Srinagar Colony
Banjara Hills, Road No.3, Hyderabad – 500073
Telangana State

Phone : 040-23755686, 040-23745686
E-mail : hyd.arm@ktkbank.com
Website : www.karnatakabank.com
CIN : L85110M1924PLC001128

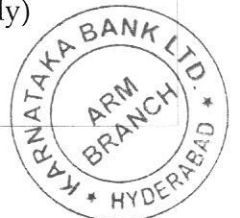
SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is here by given to public in general and in particular to Borrower (s) and Guarantor (s) that the below described immovable property mortgaged /charged to the secured Creditor, the constructive Possession of which has been taken by the Authorised Officer of Karnataka Bank Ltd, the Secured Creditor on 28/11/2023,29/11/2023 will be sold on "As is Where is ", "As is What is" and "Whatever there is" on **21.03.2024** for recovery of **Rs.2,18,27,460.71** (Rupees Two Crore Eighteen Lakh Twenty Seven Thousand Four Hundred and Sixty and Paise Seventy One Only) along with interest from 08.02.2024, plus costs under PSTL A/c. **0257001800058501**, due to the **Karnataka Bank Ltd, Ananthapur Branch** (08554-277515 (G),244226(BM), 9573764578 (BM), 9573765187 (ABM)) from 1)M/s. S. S. V. Waradhi Blocks Pvt. Ltd. Represented by its Directors: a) Mr. Banda Balaswamy, b) Mrs. Gajula Padmaja, c) Mr. Gooty Siazuddin, No. 9-202, Gulzarpet, Ananthapur District, Andhra Pradesh – 515001, 2) Mr. Banda Balaswamy, S/o Mr. Banda Lourdaiah, No. 3-296/1/A/3, Kammam X Road, Tilak Nagar, Kodad, Telangana – 500035, 3) Mrs. Gajula Padmaja, W/o Gajula Venkatesulu, H. No. 11-13-1381, Flat No. 202, Swarna Nivas Apartment, Road No. 1, Saroor Nagar, Hyderabad, Telangana – 500035, 4)Mr. Gooty Siazuddin S/o Mr. T. G. Meera Mohinuddin, No. 12-2-389/A/72/A, Gudimalkapur, Mahaveer Nagar, Hyderabad, Telangana – 500028, 5) Mr. Haji Shabeer Ahammed S/o K. Khaja Hussain, No. 12-4-938-15, Adarsha Nagar, Anantapur – 515001, Andhra Pradesh and 6)Mr. Haji Shamshad S/o Meera Mohiddin, No. 12-675-121/A, Adarsha Nagar, P. No. 23, Anantapur – 515001, Andhra Pradesh being borrowers/ guarantors/ co – obligants.

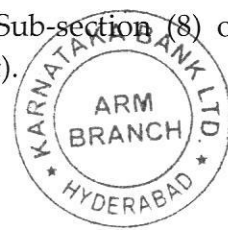
DESCRIPTION OF THE IMMOVABLE PROPERTIES

Description of Properties	Reserve Price	Earnest Money Deposit
1): All that part and parcel of Industrial property measuring 5.94 Acres, bearing Sy. No. 232-F2, 232 H3B, 232E2B, 232F1A, Veligonda Village and Panchayath, Sy. No. 356-2, Cheekalaguriki Village Panchayath Area, Vidapanakal Mandal, Ananthapur District, along with under constructions Building thereon. Property belonging	Rs. 100.00Lakh(Rupees Inclusive of TDS of 1%)	Rs. 10.00Lakh(Rupees Ten Lakh Only)



<p>to M/S S S V Waradhi Blocks Pvt. Ltd., and bounded by, 1)Doc.No. 2315. North : Land sold from A Devendra to B. Manjula & Others in the same Sy.NO. East: Sy.No.233 of K Pamanna's land & Others land. South: S.No. 232 F1A land sold from K Sankutalamma to M/S SSV Waradhi Blocks Pvt. Ltd., West: V. Yerriswamy land in Cheekalaguriki Polam, 2)Doc No. 2308.North: S Nazneens remaining Land in same Number. East: Veligonda Polam Sy.Nos. 232 I2B & 232 F2 sold from A. Devendra to B. Manjula & Others. South: Land of V. Yerriswamy Reddy and West: Rastha. 3)Doc.No. 2311.North: S Bhasheers Ahemad's Land, East: Sy.No. 233 of K Pamanna's Land & Ohters land, south: Land in Sy.No. 232F2 M/S SSV Waradhi Blocks Pvt. Ltd., West: Land of Shaik Nazneen. 4)Doc.No. 2313. North: Land in Sy.No. 232 F2 sold from A. Devendra to M/S SSV Waradhi Blocks Pvt. Ltd., East: Land of Mohemad Sab's South: Land of Yerriswamy Reddy, West: Land of V Yerriswamy Reddy. Latitude: 14.984803 N and Longitude : 77.223034 E</p>		
<p>2): All that part and parcel of Residential property, admeasuring 641.18 Sq. Feet, bearing D. No. 12-4-938-15, Sy. No. 333 & 339, Plot No 10, Ward No 12, situated Near Maremma Temple, Ananthapur Gram Polam, Ananthapur Municipal Corporation, Ananthapur, along with Building constructed thereon. Property belonging to Mr. Haji Shabeer Ahammed and bounded by. As per Deed/ Actual: South: Plot.No. 11/ Building in Plot.No. 11, East: Road/Road and West: Plot No. 3/Plot.No. 3 and North: Remaining piece of plot in the same number/ Remaining piece of plot in the same number. Latitude: N 14.656874 and Longitude: E 77.598724</p>	<p>Rs.30.00(rupees Thirty Lakh Only)</p>	<p>Rs.3.00Lakh(Rupees Three Lakh Only)</p>
<p>3)All that part and parcel of Residential Vacant Site, admeasuring 266.66 Sq. Yards, bearing Sy. No. 333 & 339, Plot No. 24, L. P. No. 299/83, situated at Adarsh Nagar, Anantapur Municipal Corporation, Ananthapur belonging to Mrs.Haji Shamshad and bounded by North: 33ft.Road, East: Plot.No.25 South: Plot.No.29 and West: House in Plot.No. 23 of H Shabbeer Ahmad. Latitude: 14.656526 and Longitude: 77.59858</p>	<p>Rs. 45.00 (Rupees Forty Five Lakh Only)</p>	<p>Rs. 4.50(Rupees Four Lakh Fifty Thousand Only)</p>

(The borrower's / mortgagor's attention is invited to the provisions of Sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured asset).



(This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors)

For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie., www.karnatakabank.com under the head "mortgaged assets for sale".

The E-auction will be conducted through portal www.auctionbazaar.com on 21.03.2024 from 11:00 A.M to 11:20 A.M with unlimited extension of 5 minutes. The intending bidder is required to register their name at M/S. ARCA EMART PVT. LTD through the website www.auctionbazaar.com and get the user Id and password free of cost and get training online training on E-auction (tentatively on or before 20.03.2024) from M/s. ARCA EMART PVT LTD, 7-1-28/1/A/1, PARK AVENUE 1, AMEERPET, Secunderabad Telangana 500016. Website at www.auctionbazaar.com. contact mobile.No's 9603716999(Shravan G), 9581498999 (Harshini.A), 8370969696 (B. Shivarama Krishna) Email-ID :- contact@auctionbazaar.com, support@auctionbazaar.com.

TERMS AND CONDITIONS OF SALE:

1) For participating in E-auction, intending bidders have to deposit a refundable EMD of 10% (EMD mentioned in Description) of Reserve price by way of RTGS/NEFT/ fund transfer to the credit of account number 0253500300002401,, **Karnataka Bank Ltd, Ananthapur Branch** IFSC code KARB0000025 or by DD/ pay order favouring "Karnataka Bank Ltd., A/c of " 1)M/s. S. S. V. Waradhi Blocks Pvt. Ltd." payable at Ananthapuram.

2) After Online Registration, the intending bidder should submit the duly filled in bid form (format available in the above website) along with DD/ quoting the UTR number or NEFT /RTGS remittance towards EMD in a sealed cover as "**Tender for property purchase Item No.1) pertaining to " 1)M/s. S. S. V. Waradhi Blocks Pvt. Ltd.**" (as the case may be) & duly mentioning the amount offered for purchase shall be submitted to The Authorised Officer, Karnataka Bank Ltd, Asset Recovery Management Branch, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad – 500073 before 5.00 PM on 20.03.2024

3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs.20,000=00**. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter se bidding, there will be unlimited extension of "5 minutes" that is the end time of E-auction shall be automatically extended by 5 minutes, each time if bid is made within 5 minutes from the last extension.

4) The Authorised Officer is at liberty to accept the highest bid amount and confirm the sale in favor of the highest bidder or reject the same without assigning any reason.

5) Successful tenderer/bidder should deposit **25%** of the bid amount (including the EMD amount) immediately on the sale being knocked down in his/her favour and the balance sale price has to be remitted within **15 days** from the date of confirmation of the sale or any other date specified by the Authorised Officer. The successful bidder/tenderer shall bear all the legal/incidental expenses like stamp duty, registration fees, local taxes, and any other statutory dues, water and electricity dues, etc.



- 6) Bids once made shall not be canceled or withdrawn. All bids made from the user ID given to the bidder will be deemed to be have been made by him alone.
- 7) Immediately upon closer of E-auction proceedings, the highest bidder shall confirm the final amount of the bid quoted by him/ her by scan & email both to the authorized officer of the Karnataka Bank i.e hyd.arm@ktkbank.com/992@ktkbank.com and the service provider contact@auctionbazaar.com for getting declared as successful bidder in the auction sale proceeding.
- 8) The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale or within 24 hours, being knocked down in his favour and balance 75% of the bid amount within 15 days from the date of sale by RTGS /NEFT/fund transfer credit of account number 0253500200003701, **Karnataka Bank Ltd, Ananthapur Branch** IFSC code KARB0000025 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c –" 1)M/s. S. S. V. Waradhi Blocks Pvt. Ltd." Payable** at Ananthapur. EMD of unsuccessful bidders will be returned.
- 9) Sale certificate will be issued by the authorized officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and Furnishing the necessary proof in the respect of payment of all taxes/charges.
- 10) If the successful bidder/tenderer fails to remit the balance of **75%** of the bid amount within **15 days** from the date of confirmation of sale or any other date as specified by the Authorized Officer, the amount deposited by him / her shall be forfeited and the Bank will be at liberty to sell the property once again and the defaulting purchaser shall forfeit all claims to the property.
- 11) The Authorised Officer is holding only the symbolic possession of the property and is not having the physical possession of the property. Thus the successful bidder will be handed over the property on '**as is where is condition**'.
- 12) The Authorised Officer reserves his right to vary any of the terms and conditions of this notice of sale without prior notice at his discretion.
- 13) For inspection of the property and verification of the copies of the documents/title deeds available with the secured creditor or any further details, the intending bidders or tenderer may contact The Branch Head, Karnataka Bank Ltd., D. No. 13-3-304, 1st Floor, Thakai towers, Railway Feeder Road, Ananthapur – 515001, Dist. Ananthapur, Andhra Pradesh. 08554-277515 (G), 244226(BM), 9573764578 (BM), 9573765187 (ABM) during office hours on any working day.
- 14) The bidders may participate in E-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by the bidder himself. Bank/service provider shall not be held responsible for internet connectivity, network problems, system crash down, power failure etc.



15) All bidders who submitted the bids, shall be deemed to have read the understood the terms and condition of E-auction sale and be bound by them.


16) If the sale price is more than Rs.50,00,000=00 (Rupees Fifty Lakh Only) then the auction purchaser/successful bidder has to deduct 1.00% of the Sale Price as TDS in the name of owner of the property & remit to Income Tax Department as per Section 194 IA of Income Tax Act and only 99.00% of the Sale Price has to be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.

Date: 16.02.2024

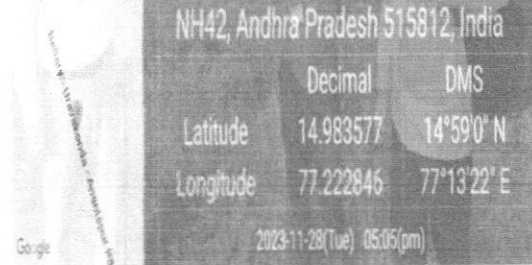
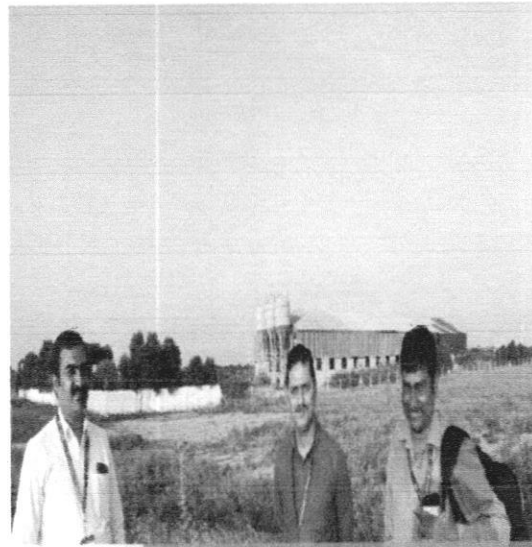
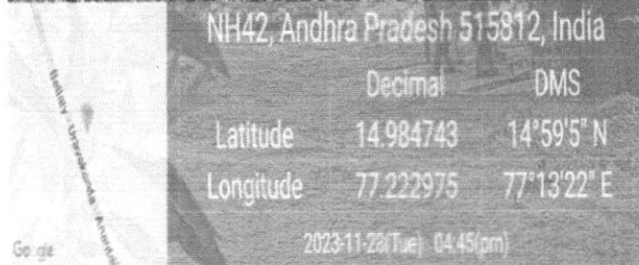
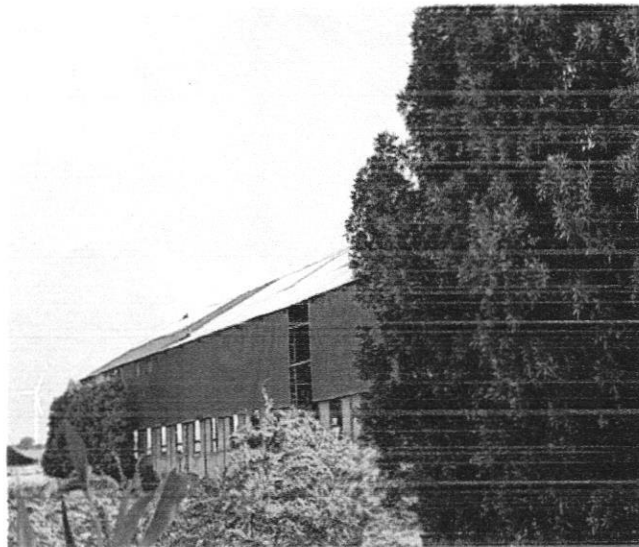
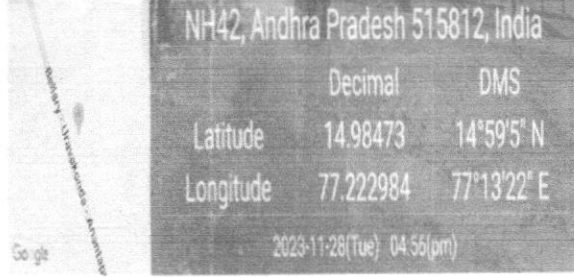
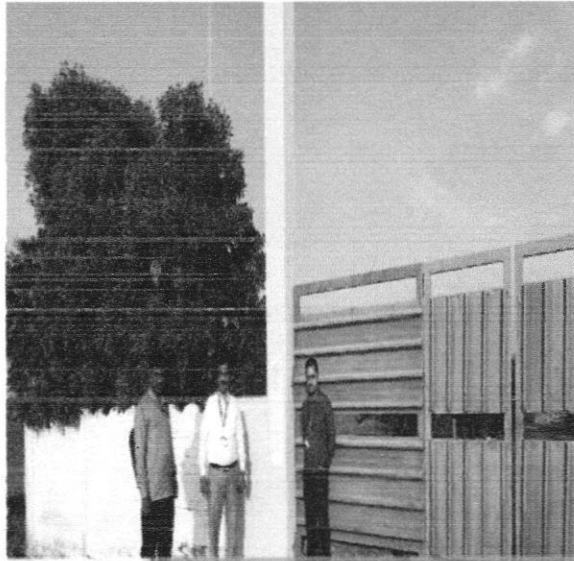
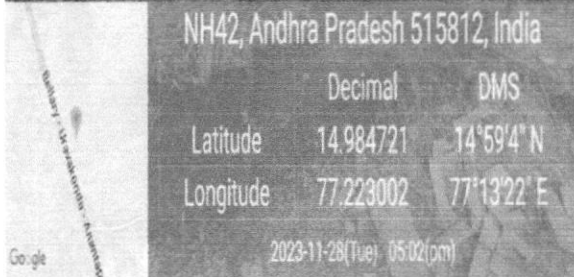
Place: Hyderabad.



For KARNATAKA BANK LTD.

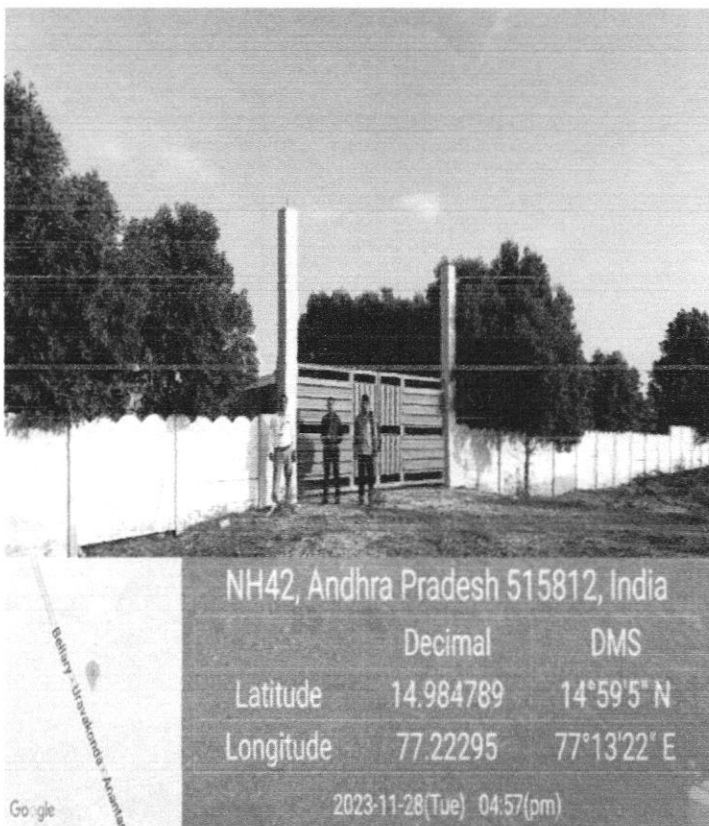
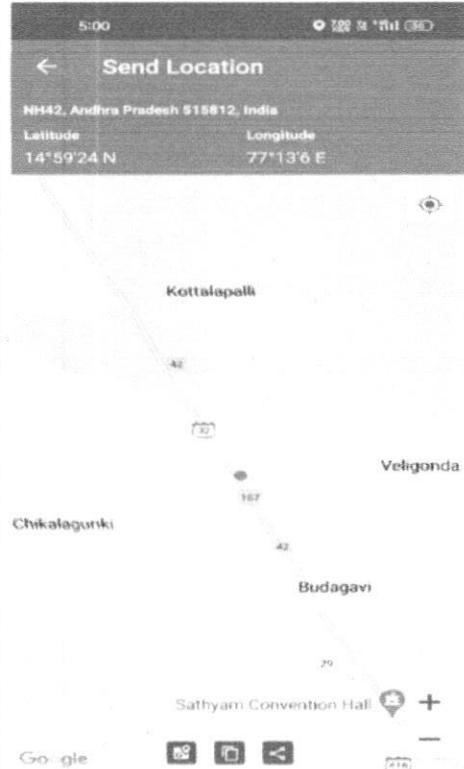
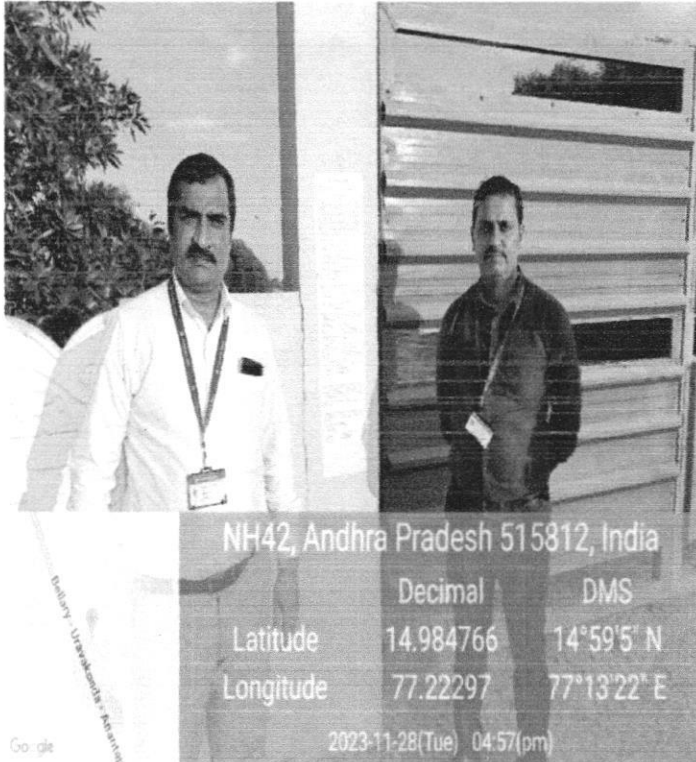

Chief Manager & Authorised Officer
ARM BRANCH

SSV waradhi Blocks



SSV Waradhi Blocks.

Photo at Site



Sav Woadly Blocks.

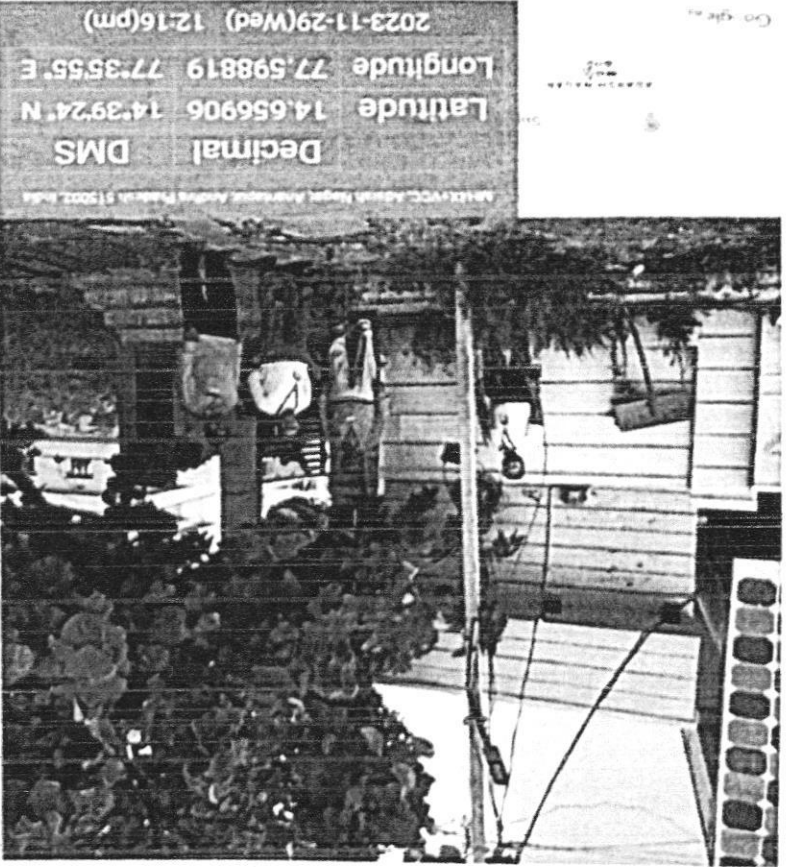
Photo at Site



Decimal DMS
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Longitude 77.59879 77.3555°E
2023-11-29(Wed) 12:16(pm)



Decimal DMS
Latitude 14.656916 14.3924°N
Longitude 77.59879 77.3555°E
2023-11-29(Wed) 12:16(pm)



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2023-11-29(Wed) 12:16(pm)

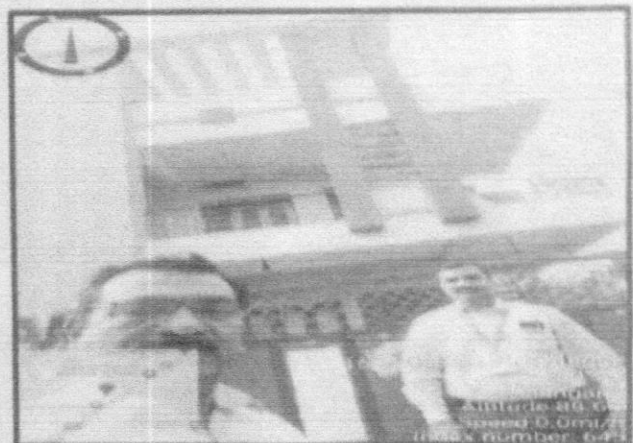
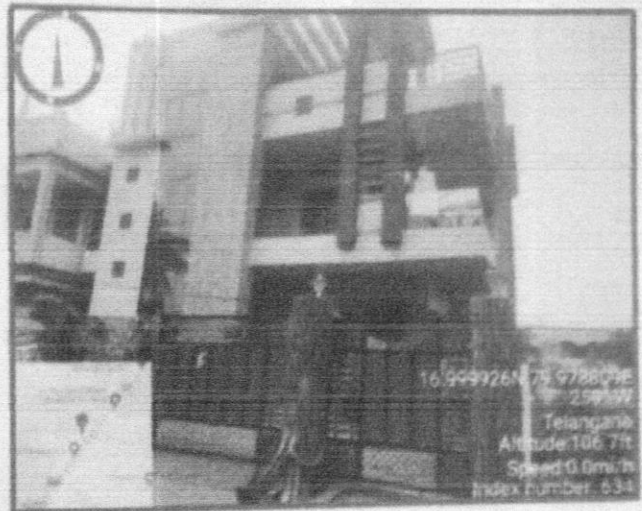


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Longitude 77.598819 77.3555°E
2023-11-29(Wed) 12:16(pm)



73-DEC-23-KAR-ANANTHAPUR

15 790918N 79 978796E
315° NW
Telangana
Altitude 85 4ft
Speed 0.0mi/h
Index number: 641



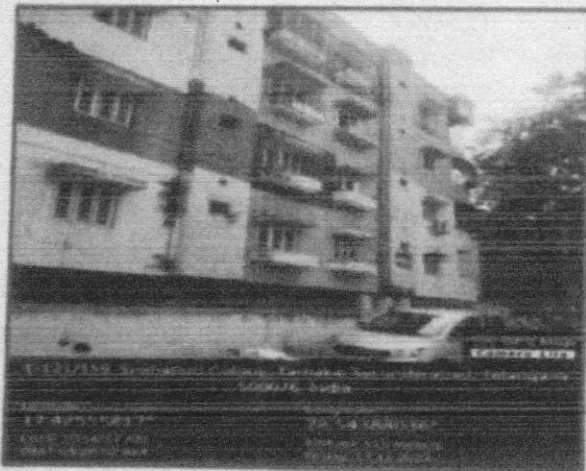
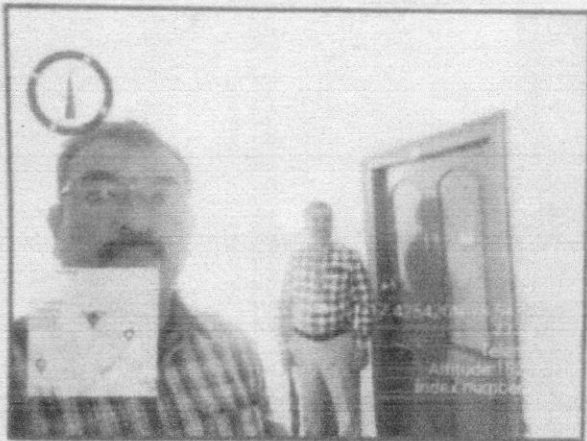
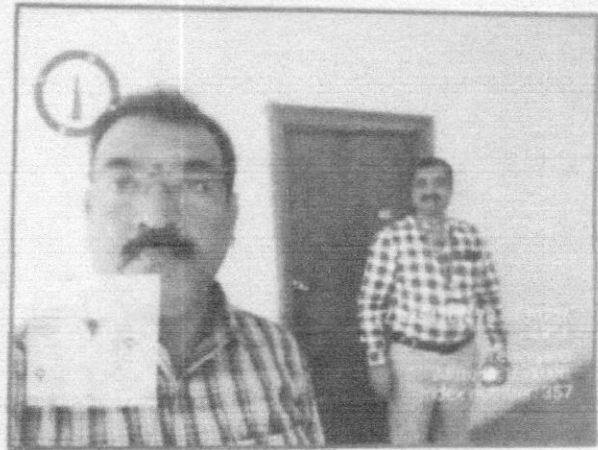
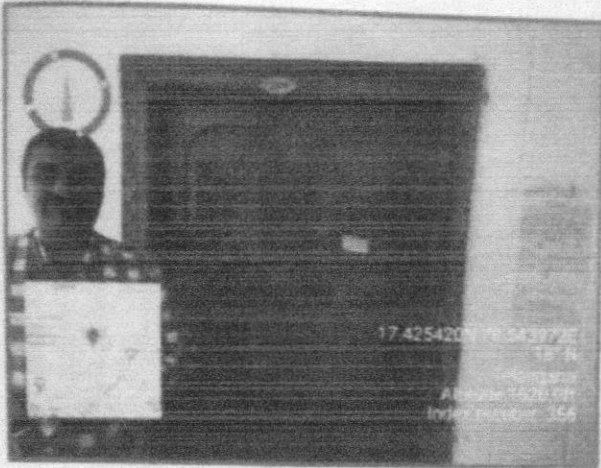
SIGNATURE OF THE VALUER



CSV waradhi Blocks,

86-NOV-23-DPSE-RJ-KAR

PHOTOGRAPHS THE PROPERTY



Date 18.11.2023
Place Hyderabad

SIGNATURE OF THE VALUER



SSV waradhi Blocks

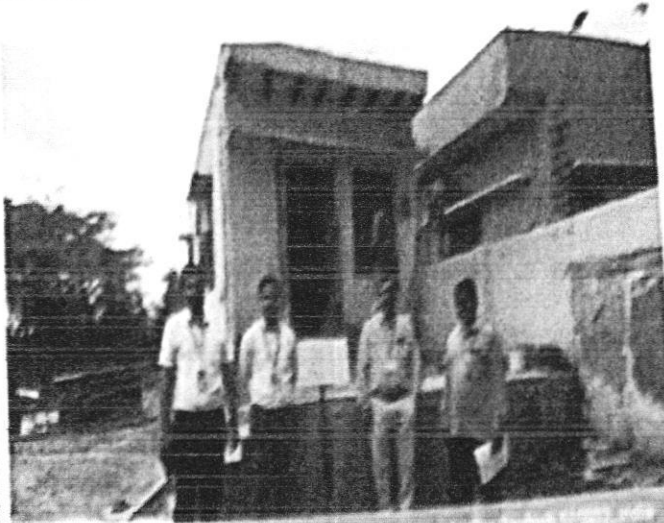
Photo at Site



MPH&VCC, Adarsh Nagar, Anantapur, Andhra Pradesh 515002, India

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Latitude	14.656472	14°39'23" N
Longitude	77.598512	77°35'54" E

2023-11-29 (Wed) 12:06 (pm)



MPH&VCC, Adarsh Nagar, Anantapur, Andhra Pradesh 515002, India

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Longitude	77.598512	77°35'54" E

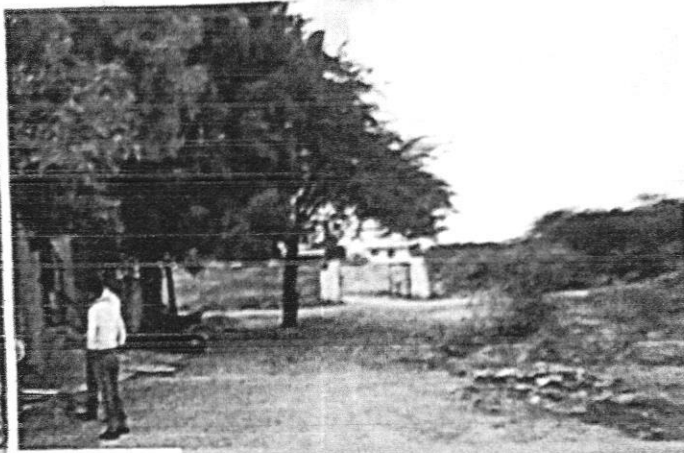
2023-11-29 (Wed) 12:08 (pm)



MPH&VCC, Adarsh Nagar, Anantapur, Andhra Pradesh 515002, India

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Longitude	77.598512	77°35'54" E

2023-11-29 (Wed) 12:09 (pm)



MPH&VCC, Adarsh Nagar, Anantapur, Andhra Pradesh 515002, India

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2023-11-29 (Wed) 12:00 (pm)

