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OR/61/24-25



**Asset Recovery Management Branch**  
Plot No. 50, 1<sup>st</sup> Floor, Srinagar Colony  
Banjara Hills, Road No.3, Hyderabad – 500073  
Telangana State

Phone : 040-23755686, 040-23745686  
E-mail : [hyd.arm@ktnkbank.com](mailto:hyd.arm@ktnkbank.com)  
Website : [www.karnatakabank.com](http://www.karnatakabank.com)  
CIN : L85110M1924PLC001128

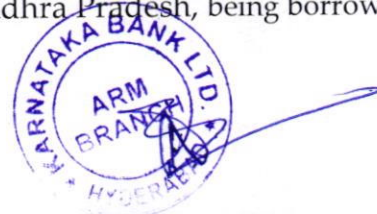
**SALE NOTICE OF IMMOVABLE PROPERTY**

**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 02.11.2022,03.11.2022 and 04.11.2022 will be sold on "As is Where is ", "As is What is" and "Whatever there is" on 29.05.2024 for recovery of **Rs.14,67,69,613.91 [Rupees Fourteen Crore Sixty Seven Lakh Sixty Nine Thousand Six Hundred Thirteen and Paise Ninety One Only) under**

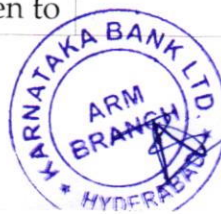
Nature & Account No	Balance Outstanding	Interest to be added from
PSTL A/c No. 3347001800019201	Rs.2,89,99,347.82	01.04.2024
PSTL A/c No. 3347001800019301	Rs. 10,95,94,843.09	17.04,2024
PSTL A/c No. 3347001800019401	Rs. 64,35,739.00	17.04.2024
OD A/c No. 8127000100000201	Rs.17,39,684.00	01.04.2024
<b>Total</b>	<b>Rs.14,67,69,613.91</b>	

plus costs, due to the **Karnataka Bank Limited, Hyderabad – Rajbhavan Road Branch** [(040-23300548(G)/040-23320642(BM)/ 9849998635(BM)/ 9676411180(ABM)] from No.(1)M/s **Suyati Impex Private Limited Represented by its Directors: i) Mrs Vydehi Telapolu (Director) ii) Mr. Pavan Charith Akhil Telapolu (Director) addressed at No. 6-3-688/10/23, II Floor, Durganagar Colony, Panjagutta, Hyderabad – 500082, Telangana. Also at : Flat No.302, MCH No 8-3-977/2, Creative Sadan, Yellareddyguda, Hyderabad – 500073, Telangana. (2)Mrs Vydehi Telapolu W/o Mr. Telapolu Ramprasad, Director : M/s Suyati Impex Private Limited (3)Mr. Pavan Charith Akhil Telapolu S/o Mr. Telapolu Ramprasad Director : M/s Suyati Impex Private Limited. No. (4) Mr. Telapolu Nihar S/o Mr. Telapolu Ramprasad, No.(2), No.(3) and No (4) addressed at: No. 76-8-2-2, Manava Mandir Road, Bhavanipuram, Kamakotinagar, Vijayawada – 520012, Andhra Pradesh (5)Mr. Dhavala Madhusudhana Rao S/o Mr. Dhavala Rama Somayajulu addressed at No. 36-99-37/5, Kancharapalem, Visakhapatnam – 530008 Andhra Pradesh, being borrowers/ guarantors/ co – obligants.**



**DESCRIPTION OF THE IMMOVABLE PROPERTY**

Description of Property	Reserve Price	Earnest Money Deposit
<p>Item No. 1. All that part and parcel of residential Flat bearing No. B-604 bearing Municipal No.1-61/MTLB/B-604, (PTIN NO.1119989624) on Sixth Floor (Ground + 5 Floors) of FOUNTAINHEAD having a built up area of 2385 Sq ft (including two car parking/s of 240 square feet) along with undivided share of land admeasuring 76 Square yards, equivalent to 63.53 Square meters out of total land admeasuring 6192.22 Square yards, Constructed on Plot Nos A to G &amp; 7, in survey Nos. 1, 131/1 &amp; 131/2 situated at Khajaguda Village, Serilingampally Mandal, Ranga Reddy District, belonging to I)Mr. Telapolu Ramprasad (since deceased) represented by legal heirs 1)Mr. Pavan Charith Akhil Telapolu, 2)Mrs. Vydehi Telapolu and 3)Mr Telapolu Nihar and II) Mrs. Telapolu Vydehi, bounded by North: Open to Sky, South: Open to Sky, East: Open to Sky and West: Corridor. Boundaries to the Plot. North: 120 feet wide Road, South: Village Settlement, East: Village Settlement and West: Chaitanya Enclave Development.</p> <p><b>Latitude: 17.417526N, Longitude : 78.366203E</b></p>	<p>Rs. 1,55,00,000.00(Rup ees One Crore Fifty Five Lakh Only) (Inclusive of TDS)</p>	<p>Rs. 15,50,000(Rupee s Fifteen Lakh Fifty Thousand Only)</p>
<p>Item No. 2. All that part and parcel of residential flat No. 2-D on Second Floor, JAINS PCH ROCK GARDEN, Phase III admeasuring 1960 sq ft of built up area, including common area and two car Parking Space of 280 sq ft along with undivided area of land of 75.95 sq yards, out of total extent of land admeasuring 2226 Square yards, Constructed on Plot Nos 86 and 86/A in Survey Nos 4,5,6,8,9 part and 10 Part, Situated at Gafoornagar Village, Serilingampally, RR District, belonging to Mr. Telapolu Ramprasad (since deceased) represented by legal heirs 1)Mr. Pavan Charith Akhil Telapolu, 2)Mrs. Vydehi Telapolu and 3)Mr Telapolu Nihar, bounded by Boundaries of the Plot: North: 40' Wide Road, East: Private Road of Plot. No. 86, South: Plot.No. 86 and West: Plot No. 85/A. Boundaries to the Flat: North: Open to Sky, East: Corridor, South: Open to</p>	<p>Rs. 1,15,00,000(Rupee s One Crore Fifteen Lakh Only) (Inclusive of TDS)</p>	<p>Rs. 11,50,000(Rupee s Eleven Lakh Fifty Thousand Only)</p>



<p>Sky and West: Open to Sky.  <b>Latitude : 17.439157N, Longitude: 78.383792E</b></p>		
<p>Item No. 3. All that part and parcel of residential plot bearing Plot no.41 admeasuring 304 sq yds or 254.22 sq mts at SAMPADA Layout bearing Survey No.379/2, 379/4A, 379-5, 379-12A, 379-13A, 379-17, 379-18 &amp; 379/21A situated at Bhogapuram (EAST) Revenue Village, Bhogapuram Mandal, Vizianagaram District, belonging to Dhavala Madhusudhana Rao, bounded by North: Other Land, South: Plot No. 40, East: Plot No. 42 and West: 40 Feet Wide Layout Road.  <b>Latitude: 18.009380 and Longitude: 83.484520</b></p>	<p>Rs.31,00,000.00  (Rupees Thirty One Lakh)</p>	<p>Rs.3,10,000.00  (Rupees Three Lakh Ten Thousand Only)</p>
<p>Item No. 4. All that part and parcel of residential plot bearing Plot No.36 &amp; 37, admeasuring 160 sq yds or 133.80 sq mts situated at SAMAPADA Layout, Survey No.379/4-B, Bhogapuram (EAST) Revenue Village, Bhogapuram Mandal, Vizianagaram District. Belonging to Sri Dhavala Madhusudhana Rao.  Boundaries for Plot No. 36.  North: 24 ft Wide Layout road, South: Others Land, East :Plot No.35 and West: Plot No.37  Boundaries for Plot No. 37.  North: 24 ft Wide Layout road, South: Others Land, East: Plot No.36 and West: Others Land.  <b>Latitude: 18.008941 and Longitude: 83.483752.</b></p>	<p>Rs.17,00,000.00  (Rupees Seventeen Lakh Only)</p>	<p>Rs.1,70,000.00  (Rupees One Lakh Seventy Thousand Only)</p>
<p>Item No. 5. All that part and parcel of residential property measuring 10 Acre 33 cents bearing R.S No. 52/2A, 52/2B, near D.No. 5-73 situated at Thotapalli village &amp; Panchayat, Gannavaram, Vijayawada East, Krishna District, belonging to Mr. Telapolu Ramprasad (since deceased) represented by legal heirs 1)Mr. Pavan Charith Akhil Telapolu, 2)Mrs. Vydehi Telapolu and 3)Mr Telapolu Nihar, bounded by East: Road, South: Road, West: Lands of Mokkapati Nirmala Kumari etc., and North: Land Sold to N Lakshmi Kumari etc.,  <b>Latitude: 16.648763 and Longitude: 80.778136</b></p>	<p>Rs. 3,25,00,000/-  (Rupees Three Crore Twenty Five Lakh only)</p>	<p>Rs. 32,50,000.00(Rupees Thirty Two Lakh Fifty Thousand Only)</p>
<p>Item.No. 6. All that part and parcel of residential property measuring 266.67 sq yds bearing R S No.23 &amp; 24, situated at Plot No.82, near D.No. 40-9/12-6, Near A Plus convention Center, 3<sup>rd</sup> Road, K.J. Guptha Municipal Employees Colony, Acharya Ranga Nagar, L P No.117/77, Patamata, Vijayawada Municipal Corporation. Belonging to Mrs. Vydehi Telapolu bounded by East: Plot. No. 83 of K.A.N Mruthy, South:</p>	<p>Rs.2,00,00,000.00( Rupees Two Crore Only)  (Inclusive of TDS)</p>	<p>Rs. 20,00,000(Rupee Twenty Lakh Only)</p>



Municipal Road, West: Plot. No. 81 of M. V Basavaiah  
and North: Plot No. 75 of A Kalyana Rao  
Place: Patamata, Vijayawada

**Latitude and Longitude: 16.5014051& 80.6508765**

(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).

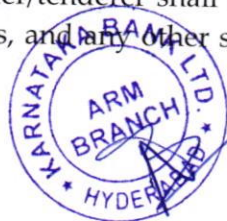
**(This Notice shall also serve as Notice under Sub Rule (6) of Rule (8) of Security Interest Enforcement Rules-2002 to the Borrower/Guarantors)**

**For detailed terms and conditions of sale, please refer to link in Karnataka Bank's Website ie., [www.karnatakabank.com](http://www.karnatakabank.com) under the head "mortgaged assets for sale".**

The E-auction will be conducted through portal [www.auctionbazaar.com](http://www.auctionbazaar.com) on 29.05.2024 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](http://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 28.05.2024) 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](http://www.auctionbazaar.com). contact mobile.No's 9603716999(Shravan G), 9581498999 (Harshini.A), 8370969696 (B. Shivarama Krishna) Email-ID :- [contact@auctionbazaar.com](mailto:contact@auctionbazaar.com), [support@auctionbazaar.com](mailto: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 3343500300002401, **Karnataka Bank Limited, Hyderabad Rajbhavan Road Branch**, IFSC code KARB0000334 or by DD/ pay order favouring "**Karnataka Bank Ltd., A/c - M/s Suyati Impex Private Limited** , payable at Hyderabad.
- 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.) pertaining to M/s Suyati Impex Private Limited** " (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, 1<sup>st</sup> Floor, Plot No. 50, Srinagar Colony, Road No. 3, Banjara Hills, Hyderabad - 500073 / or by email - [hyd.arm@ktkbank.com](mailto:hyd.arm@ktkbank.com) before 5.00 PM on 28.05.2024
- 3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiples of **Rs. 15,000=00**. Inter se 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. If auction date declared to be holiday then next working day would be treated as auction date.
- 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](mailto:hyd.arm@ktkbank.com) / 992@ktkbank.com and the service provider [support@auctionbazaar.com](mailto:support@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 3343500300002401, **Karnataka Bank Limited, Hyderabad- Rajbhavan Road Branch** IFSC code KARB0000334 or by DD/Pay order favoring **Karnataka Bank Ltd., A/c – "M/s Suyati Impex Private Limited "** Payable at Hyderabad. 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 Authorised 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. Withdrawal of bid shall not be allowed after completion of time for submission of bids. Non login in case of e-auction/Non participation in the scheduled auction shall not be considered as withdrawal of bid. On failure of the bidder to pay 25% of bid amount the Bank shall forfeit the amount already paid including EMD amount paid by the bidder.
- 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**'. If the auction date declared to be government holiday, then next working day will be deemed to be the Auction date.
- 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, The Karnataka Bank Ltd, Hyderabad-Rajbhavan Road Branch , Upper Ground Floor, Door No: 6-03-1090/B/3,G1-G4, Ground Floor, Munawar Chambers, Somajiguda, Rajbhavan Road, Hyderabad-500082 Phone: 040-23300548(G), 040-23320642(BM), 9849998635(BM), 9676411180 (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.

Date: 24.04.2024

Place: Hyderabad



For KARNATAKA BANK LTD.

Chief Manager & Authorised Officer  
ARM BRANCH



03 11 2022



02 11 2022



**ഉപയോക്താക്കൾക്ക്**  
പ്രധാന സൂചനകൾ

1. ഈ സൗകര്യം ഉപയോഗിക്കാൻ മുമ്പ്...

2. ഈ സൗകര്യം ഉപയോഗിക്കാൻ...

3. ഈ സൗകര്യം ഉപയോഗിക്കാൻ...

4. ഈ സൗകര്യം ഉപയോഗിക്കാൻ...

5. ഈ സൗകര്യം ഉപയോഗിക്കാൻ...

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9. ഈ സൗകര്യം ഉപയോഗിക്കാൻ...

10. ഈ സൗകര്യം ഉപയോഗിക്കാൻ...

02 11 2022