

GUNTUR BRANCH, NEAR SIVALAYAM, KOTHAPET, GUNTUR-522001

PHONE : 0863-2220063 MOB : 6304906633 EMAIL : [bmvija0835@centralbank.co.in](mailto:bmvija0835@centralbank.co.in)

REGD. POST WITH ACK. DUE

Place : Vijayawada

Date : 14.10.2020

**APPENDIX : IV-A****[See provision to Rule 8 (6)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 16.11.2020**

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

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to Central Bank of India (Secured Creditor), the physical possession of which has been taken by the Authorized Officer of Central Bank of India, Guntur Branch, Andhra Pradesh, will be sold "As is where is", "As is what is", and "Whatever there is" on **16.11.2020** for recovery of Rs. 1,92,06,150/- (Rupees : One Crore Ninety two lakhs Six thousand One hundred Fifty only) due as on 07.09.2019 with interest & cost thereon due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s) :

Name and address of the Account/ Borrower/ Guarantor/Mortgagor	Particulars of the mortgaged property to be sold
<b>Borrower:</b> <b>1) Sri Devi Prasad Babu Cotton Agencies</b> Proprietor : Mr.Mandadi Sivaram Kali Babu S/O Mukunda Rao, Dno 2-14-359, C/O Mohd Fayaz Ahmad, 5th Line, Syamala Nagar, Guntur, AP, 522003.  <b>2) Mr.Mandadi Sivaram Kali Babu</b> S/O Mukunda Rao, Proprietor Of Sri Devi Prasad Babu Cotton Agencies, DNO 2-14-359, C/O Mohd Fayaz Ahmad, 5th Line, Syamala Nagar, Guntur, AP, 522003.  Guarantor : <b>1). Mandadi Nagavardhini,</b> W/O Mr. M.Sivaram Kali Babu, D.No 2-14-359, Syamalanagar, 5th Line, Syamala Nagar, Guntur, AP- 522003.	<b>Property 1:</b> All that part and parcel of Non- Agricultural land measuring an extent of 1.37 acres situated at survey no.237-1B/1, Komerapudi Village, Sattenapalli Mandal, Guntur District belonging to Mrs. Mandadi Naga Vardhini (Guarantor) W/o Mr. Mandadi Sivaram Kali Babu <b>Boundaries :</b> North : Sri Sonthineni Vasanthaiah etc, South : Sri Yarra Naga Raju etc, East : Mr. Mandadi Sivaram Kali Babu, West : Polimera. <b>Property 2:</b> All that part and parcel of Non-Agricultural land measuring an extent of 1.29 acres situated at survey no.237-1A, Komerapudi Village, Sattenapalli Mandal, Guntur District belonging to Mr. Mandadi Sivaram Kali Babu S/o Sri Mandadi Mukunda Rao (Borrower) <b>Boundaries :</b> North : Sri Sonthineni Vasanthaiah etc, South : Sri Yarra Naga Raju etc, East : Mr. Mandala Sriramulu etc, West : Mrs. Mandadi Naga Vardhini . <b>Property 3:</b> All that part and parcel of open Plot no :16 with an extent of 361.11 Sq.yards in Sai Balaji Nagar Venture in survey no. R.S. 420/3C, 420/3D,421/2B, 421/2C,422/1B, 421/2D,420/3E Katcha Road, Sai Balaji Nagar, Near Dal Mill Nandigama Village, Sattenpalli Mandal, Guntur District in the Name of Sri Mandadi Sivaram Kali Babu S/o Sri Mandadi Mukunda Rao <b>Boundaries :</b> North : Bazar South : Plot No. 57 East : 40' wide road, West : Plot No. 21

GUNTUR BRANCH, NEAR SIVALAYAM, KOTHAPET, GUNTUR-522001

PHONE : 0863-2220063 MOB : 6304906633 EMAIL : [bmvi0835@centralbank.co.in](mailto:bmvi0835@centralbank.co.in)

<b>Property 4 (Item-i and Item-ii):</b> i) All that part and parcel of open Plot No : 16 with an extent of 195.55 Sq.yards in survey no. R.S No. 338/2, Near Door No. 4-12-39/9 Katcha Road, Sai Balaji Nagar, Sattenpalli Municipal Area, Guntur District, Sattenapalli Sub District, in the Name of Sri Mandadi Sivaram Kali Babu S/o Sri Mandadi Mukunda Rao, bounded by; North : Remaining Property of Venders, South : Item No. I Plot No. 17, East : Sri Tammisetty Ram Babu Plot No. 25, West : 25' wide Bazaar ii) All that part and parcel of open Plot No : 17 with an extent of 201.66 Sq.yards in survey no. R.S No. 338/2, Near Door No. 4-12-39/9 Katcha Road, Sai Balaji Nagar, Sattenpalli Municipal Area, Guntur District, Sattenapalli Sub District, in the Name of Sri Mandadi Sivaram Kali Babu S/o Sri Mandadi Mukunda Rao, bounded by; North : Item No. II Plot No. 16 South : Sri Zinka Ramakrishna Rao, I Plot No. 18, East : Plot No. 24, Sri Gunturu Deva Kumar West : 25' wide Bazaar					
Property Item No	Reserve Price:	EMD	Last date for submission of EMD and documents	Bid incremental amount	Date of inspection of properties
1	Rs. 58,22,500/-	Rs. 5,82,250/-	13.11.2020 before 4.00 PM	Rs. 10,000/-	12.11.2020 between 10.00AM and 04.00 PM
2	Rs. 54,82,500/-	Rs. 5,48,250/-	13.11.2020 before 4.00 PM	Rs. 10,000/-	12.11.2020 between 10.00AM and 04.00 PM
3	Rs. 30,69,350/-	Rs. 3,06,935/-	13.11.2020 before 4.00 PM	Rs. 10,000/-	12.11.2020 between 10.00AM and 04.00 PM
4	Rs. 16,88,100/-	Rs. 1,68,810/-	13.11.2020 before 4.00 PM	Rs. 10,000/-	12.11.2020 between 10.00AM and 04.00 PM
<b>Date &amp; Time of auction</b>	<b>On 16.11.2020</b> <b>From 02:30 PM to 03:30 PM (Property-1)</b> <b>From 03:30 PM to 04:30 PM (Property-2)</b> <b>From 04:30 PM to 05:30 PM (Property-3)</b> <b>From 05:30 PM to 06:30 PM (Property-4)</b> The end time of e-auction will be extended by 5 minutes each time if bid is made within the last five minutes before closure of auction.				
<b>Mode of Payment</b>	1) EMD amount to be paid to wallet provided by M/S IBAPI.in/mstcecommerce 2) H1 bidder to make payment of BID amount (excluding EMD amount) by way of RTGS/NEFT /Funds transfer to the credit of A/c No.3434218221 A/c Name: BANK AUCTIONS GUNTUR, IFSC code: CBIN0280835 or By Demand Draft / Pay Order in favour of "Authorized Officer, Central Bank of India, Guntur Region" payable at Guntur.				

GUNTUR BRANCH, NEAR SIVALAYAM, KOTHAPET, GUNTUR-522001

PHONE : 0863-2220063 MOB : 6304906633 EMAIL : [bmvija0835@centralbank.co.in](mailto:bmvija0835@centralbank.co.in)**TERMS AND CONDITIONS OF SALE**

1. The property is being sold on “As is where is”, “As is what is”, and “Whatever there is” basis.
2. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective properties to their satisfaction before submission of bid. No claim shall be entertained by Authorised Officer or Secured Creditor Bank at any later date.
3. Auction / bidding shall only be through “online electronic mode” through the website of the Service Provider i.e., <https://ibapi.in>
4. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
5. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider through website <https://ibapi.in> or [www.ibapi.in](http://www.ibapi.in) and see the guidelines
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider’s website i.e. <https://ibapi.in> or [www.ibapi.in](http://www.ibapi.in)
7. Intending bidders shall hold a valid email address and should register their name/account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For further details, please contact the service provider at their website <https://ibapi.in> or [www.ibapi.in](http://www.ibapi.in) (the user id and password can be obtained free of cost by registering name with website <https://ibapi.in> or [www.ibapi.in](http://www.ibapi.in) through login id and password).
8. For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any interest.
9. Bids in the prescribed formats shall be submitted “online” through the portal along with the EMD & scanned copy of KYC documents including Photo, PAN card & address proof to the service provider and the Authorised Officer before **4:00 PM on 13.11.2020**.
10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bidding will initially be for a period of 60 minutes with auto extension of 5 minutes each till the sale is concluded.
11. The property “SHALL NOT BE SOLD” below the Reserve Price.
12. The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.
13. The successful bidder should deposit 25% of the bid amount (including EMD) within 24 hours on declaring him as successful bidder and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
14. EMD of unsuccessful bidders will be returned through NEFT/RTGS by the service provider [www.ibapi.in](http://www.ibapi.in) to the bank accounts details provided by them at the time of registration.
15. 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.
16. In case of default in payment at any stage by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale.
17. The Encumbrances on the properties known to the Bank is **NIL**.
18. The purchaser has to bear the cess, sales tax (if applicable) and any other statutory dues or other dues like municipal tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the property, all other incidental costs, charges including all taxes and rates outgoings relating to the property.

Note: The intending bidders may contact Senior Manager, Guntur Branch, Guntur on Mobile No. 6304906633, Ph. No. 0863 – 2220063 for ascertaining the details of the properties and also for Inspection of the properties.

PLACE: Vijayawada  
Date : 14.10.2020

AUTHORISED OFFICER  
CENTRAL BANK OF INDIA