

Appendix – IV-A
[See Provison to rule 8 (6)]

SALE NOTICE FOR SALE 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 provision to Rule 8(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 property mortgaged / charged to the Secured Creditor, the **Physical** possession of which has been taken by the Authorised Officer of Telangana Grameena Bank, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" on **21/05/2025** for recovery of Rs. **18,97,922/-** due to the secured creditor from **KOMMAWAR NANDA KUMAR (Borrower)** and **BATTU SRIDHAR BABU (Guarantor)**. The reserve price will be Rs. **18,00,000/-** and the earnest money deposit will be Rs. **1,80,000/-**.

(Give short description of the immovable property with known encumbrances, if any)

House Bearing Flat No : 202, MANI SAI RESIDENCY in Second Floor having Buildup Area – Admeasuring 850 Sq feet = 94.4 Sq yards = 78.96 Sq Meters undivided share in Land 33.33 Sq yards inclusive of Common & Parking Area on Plot No : 136 & 137 in Sys No :14 Situated at Dasnapur ,Mavala Mandal , Adilabad District .

This notice shall also serve as notice under sub rule (6) of the rule (8) of Security Interest Enforcement Rules -2002 to the Borrower / Guarantors.

For detailed terms and conditions of the sale, please refer to the link provided in Telangana Grameena Bank, the secured Creditor website www.tgbhyd.in *

(*) specific link created for the particular auction can be mentioned in the Blank.

Dated: 16.04.2025
Place: ADILABAD


Authorised Officer,
TELANGANA GRAMEENA BANK



(Annexure-15 A)

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower(s)	KOMMAWAR NANDA KUMAR FLAT NO : 202, MANI SAI RESIDENCY in 2 nd Floor ,Plot No 136 &137 in Syno : 14 Situated at Dasnapur, Mavala Mandal , Adilabad
2	Name and address of Branch, the secured creditor	Telangana Grameena Bank, Adilabad Main Branch, H.No : 4-3-67/2/1 & 4-3-67/2/2, Ward No 21, Dwaraka nagar, Adilabad
3	Description of the immovable secured assets to be sold.	FLAT NO : 202, MANI SAI RESIDENCY in 2 nd Floor ,Plot No 136 &137 in Syno : 14 Situated at Dasnapur, Mavala Mandal , Adilabad
4.	Details of the encumbrances known to the secured creditor.	NA
5.	The secured debt for recovery of which the property is to be sold	HOUSING LOAN ACCOUNT NO : 79021986070
6	Deposit of earnest money	EMD: Rs1,80,000/- being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft drawn in favour of TELANGANA GRAMEENA BANK Account E AUCTIONS – EARNEST MONEY DEPOSIT ACCOUNT, CA : 79073063538 , (unit name) Name of the Branch drawn on NALLAKUNTA any Nationalised or Scheduled Bank
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted: Rs	E AUCTIONS – EARNEST MONEY DEPOSIT ACCOUNT CA : 79073063538 , TELANGANA GRAMEENA BANK , NALLAKUNTA BRANCH, HYDERABAD IFSC CODE : TGRB0000224 20/05/2025- BEFORE 4 PM
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the amount deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction.



9	Time and place of public auction or time after which sale by any other mode shall be completed.	CONDUCTING E- AUCTION FROM 12.00 (NOON) TO 1.00 PM ON 21/05/2025
10	The e-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above	M/S <u>E- Procurement Technologies Limited (Auctiontiger)</u> at the web portal https://auctiontiger.net , https://sarfaesi.auctiontiger.net and https://drt.auctiontiger.net (http: address of website)
11	(i) Bid increment amount: (ii) Auto extension: times. _____ (limited /unlimited) (iii) Bid currency & unit of measurement	i. Rs.20,000/- ii. Un-Limited iii. Rupees (INR)
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number	Last date for inspection 20/05/2025 before 4.00 pm K.RAJESH KHANNA - 9704040708
13	Other conditions	(a) Bidders shall hold a valid email ID(e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s <u>E- Procurement Technologies Limited (Auctiontiger)</u> (vendor name) may be conveyed through e-mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the E-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving License / Passport etc., (ii) Current Address - proof of communication, (iii) PAN card of the bidder (iv) Valid e- mail ID (v) Contact number (mobile / Land line) of the bidder etc., to the Authorised Officer of Telangana Grameena Bank, Adilabad Main Branch,H.No : 4-3-67/2/1 & 4-3-67/2/2, Ward No 21,Dwaraka nagar, Adilabad (Branch Name and address) by <u>20/05/2025</u> date and <u>4.00 PM</u> time. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.



(c) Names of Eligible Bidders will be identified by the Telangana Grameena Bank, Main Branch, Adilabad(Branch Name) to participate in online e-auction on the portal <https://auctiontiger.net>, (name of the portal) E- Procurement Technologies Limited (Auction tiger) (name of the vendor) will provide User ID and Password after due verification of PAN of the Eligible Bidders

(d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

(e) During e-auction, if no bid is received within the specified time, Telangana Grameena Bank at its discretion may decide to revise opening price / scrap the e-auction process / proceed with conventional mode of tendering.

(f) The Bank / service provider for e-auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.

(g) The bidders are required to submit acceptance of the terms & conditions and modalities of e-auction adopted by the service provider before participating in the e-auction.

The bid once submitted by the bidder, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e- auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.

(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

(i) The Authorised Officer shall be at liberty to cancel the e-auction process / tender at any time, before declaring the successful bidder, without assigning any reason.

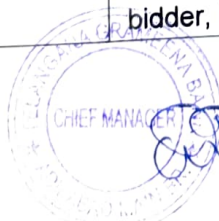
(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

(l) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(m) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of



		the sum for which may it be subsequently sold. (o) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his / her name. (p) The payment of all statutory / non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable secured assets including the size / area of the immovable secured assets in question. They shall independently ascertain anyother dues / liabilities / encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size / area, defect in title, encumbrances or any other ground whatsoever. (r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall befinal. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only. (s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the auction will be entertained.
14	Details of pending litigation, if any, in respect of property proposed to be sold	No Litigation Pending

Dated: 16.04.2025

Place: ADILABAD


Authorized Officer ,
TELANAGANA GRAMEENA BANK
