



**KANDUKUR-2 BRANCH**

NEAR INDANE GAS OFFICE, PAMUR ROAD, KANDUKUR-523105  
Tel No. 08598-223542 E-Mail: ubin0803049@unionbankofindia.bank

**E- AUCTION 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 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 Secured Creditor, the possession of which has been taken by the Authorised Officer of Union Bank of India , **KANDUKUR-2 BRANCH**, Secured Creditor, will be sold on “AS IS WHERE IS”, “ AS IS WHAT IS”, and “WHATEVER THERE IS” on **14.06.2023**, for recovery of **Rs. 21,71,66,616.85 (Rupees TWENTY ONE CRORE SEVENTY ONE LAKH SIXTY SIX THOUSAND SIX HUNDRED SIXTEEN AND EIGHTY FIVE PAISE only)** as on 30.04.2023 due to the Union Bank of India, plus unrecovered interest (if any) and with subsequent interest thereon along with cost and expenses incurred by the Secured Creditor from

**BORROWER(S)/ COOBLIGANT / MORTGAGOR/ GUARANTOR**

**M/S. CSR INFRATECH INDIA PRIVATE LIMITED**  
REP BY ITS MANAGING DIRECTOR  
OPP. MEDICAL HALL, VIKKIRALAPETA ROAD, KANDUKUR, PRAKASAM DT.

**M/S. CSR INFRATECH INDIA PRIVATE LIMITED**  
REP BY ITS MANAGING DIRECTOR  
SRI SAIRAM SWARNALATHA ESTATE, YELLAREDDYGUDA, HYDERABAD-500073.

**GUARANTORS/ COOBLIGANTS/ MORTGAGOR**

**MR. CHALLA SRINIVASA RAO**  
S/o Kondaiah, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MR. CHALLA NAGESWARA RAO**  
S/o Kondaiah, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MRS. CHALLA THULASI ALIAS RAMA THULASAMMA**  
W/o Challa Srinivasa Rao, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MRS. CHALLA RAMADEVI**  
W/o Challa Nageswara Rao, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MR. CHALLA MADHAVA RAO**

S/o Kotaiah, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MRS. CHALLA LAKSHMAMMA**

W/o Challa kondaiah, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MR. MARRIPUDI KONDAIAH**

S/o Venkateswarlu, Oguru Village, Kandukur Mdl, Prakasam Dt.

**MRS. MARRIPUDI KOTESWARAMMA**

W/O MARRIPUDI KONDAIAH, Oguru Village, Kandukur Mdl, Prakasam Dt.

**CORPORATE GUARANTEE:****M/S RK TOWNSHIP PROMOTERS PRIVATE LIMITED**

Represented By its Managing Director

**MR. M M KONDAIAH**, Boyin Chambers, 3<sup>rd</sup> Floor, Yellareddyguda, Hyderabad-500073.

**AUCTION DATE & TIME: 14.06.2023 & 03.00 PM TO 04:00 PM**

PROPERTY NO	RESERVE PRICE (RS)	EMD (RS)
Property -1	₹ 23,80,000	₹ 2,38,000
Property -2A	₹ 39,95,000	₹ 3,99,500
Property -2B	₹ 38,25,000	₹ 3,82,500
Property -3A	₹ 1,26,65,000	₹ 12,66,500
Property -3B	₹ 1,26,65,000	₹ 12,66,500
Property -4	₹ 25,50,000	₹ 2,55,000
Property -5	₹ 3,48,50,000	₹ 34,85,000
Property -6	₹ 39,10,000	₹ 3,91,000
Property -7	₹ 42,50,000	₹ 4,25,000
Property -8A	₹ 38,25,000	₹ 3,82,500
Property -8B	₹ 38,25,000	₹ 3,82,500
Property -9	₹ 38,25,000	₹ 3,82,500
Property -10	₹ 13,18,000	₹ 1,31,800
Property -11	₹ 16,15,000	₹ 1,61,500
Property -12	₹ 7,36,000	₹ 73,600
Property -13	₹ 3,43,40,000	₹ 34,34,000
Property -14A	₹ 1,42,80,000	₹ 14,28,000
Property -14B	₹ 39,10,000	₹ 3,91,000
Property -15	₹ 36,13,000	₹ 3,61,300
Property -16	₹ 56,95,000	₹ 5,69,500

**SHORT DESCRIPTION OF IMMOVABLE PROPERTY/(S)**

**PROPERTY NO :1**

All that part and parcel of land having an extent of 564 Sq yards in S No 600/1B, P No 49, Near D.No 10-3-33, 10<sup>th</sup> ward, O V Road, Kandukur Municipality, Kandukur Sub District, Prakasam District belonging to **MR. CHALLA SRINIVASA RAO S/o Kondaiah** and bounded by

East : 20 Links Wide Bazaar  
South : Site sold by Shaik Pyari Jaan  
West : 27 Links Wide Bazaar  
North: Remaining Site of Sk Mahaboob Basha

**RESERVE PRICE OF THE PROPERTY: Rs. 23,80,000/-**

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**PROPERTY NO.2-A:**

All that part and parcel of the Vacant Non-Agriculture land having an extent of 4.09 acres situated at Sy. No. 1041, Palukuru Village, Kandukur Mandal, SPSR Nellore District belonging to **Mr. Challa Madhava Rao S/o Kondaiah** and bounded by

East: Challa Ramadevi & Rama Thulasamma Land  
South: Challa Ramadevi & Rama Thulasamma Land  
West: Gurram Haribabu  
North: Divi Lingaiah Land

**RESERVE PRICE OF THE PROPERTY: Rs. 39,95,000/-**

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**PROPERTY NO.2-B:**

All that part and parcel of the Vacant Non-Agriculture land having an extent of 3.94 acres situated at Sy. No. 1041, Palukuru Village, Kandukur Mandal, SPSR Nellore District belonging to **Mr. Challa Madhava Rao S/o Kondaiah** and bounded by

East: Kalisetty Singaiah Land  
South: Gurram Subbarao & Others Land  
West: Shaik Khasim Saheb Land  
North: Pamula Ramaiah and Others Land

**RESERVE PRICE OF THE PROPERTY: Rs. 38,25,000/-**

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**PROPERTY NO.3 (A):**

All that part and parcel of the Non-Agriculture land having an extent of 5.23 acres situated at Sy No.1041/3 belonging to **Shri. Challa Rama Thulasamma Wo Srinivasa Rao** and bounded by

East: Land from S.No. 1042/1

South: Marepalli Venkaiah and Other Land

West: Ganesh Kunta Bund

North: Land of G.Hari Babu, K V Raghavaiah & K Thataiah

**ITEM NO. 2**

All that part and parcel of the Non-Agriculture land having an extent of 6.67 acres situated at Sy No.1042/1, North Side to OV Road, Palukuru Village, Kandukur Man, SPSR Nellore Dt. Belonging to Sri Challa Rama Thulasamma Wo Srinivasa Rao and bounded by

East: Land of K.Narasaih & Challa Subbaiah

South: Land from S.No.:1042/3

West: Land of K. Narasaiah & Challa Subbaiah

North: Land of Dacharla Vijaya

**RESERVE PRICE OF THE PROPERTY: Rs. 1,26,65,000/-**

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**PROPERTY NO.3 (B):**

**ITEM NO. 1**

All that part and parcel of the Non-Agriculture land having an extent of 5.23 acres situated at Sy No.1041/3 **North Side to OV Road**, Road, Palukuru Village, Kandukur Man, SPSR Nellore Dt belonging to **Shri. Challa Rama Devi Wo Nageswara Rao** and bounded by

East: Land from S.No. 1042/1

South: Marepalli Venkaiah and Other Land

West: Ganesh Kunta Bund

North: Land of G.Hari Babu, K V Raghavaiah & K Thataiah

**ITEM NO. 2**

All that part and parcel of the Non-Agriculture land having an extent of 6.67 acres situated at Sy No.1042/1, North Side to OV Road, Palukuru Village, Kandukur Man, SPSR Nellore Dt. Belonging to **Shri. Challa Rama Devi W/o Nageswara Rao** and bounded by

East : Land of K.Narasaih & Challa Subbaiah

South : Land from S.No.:1042/3

West : Land of K. Narasaiah & Challa Subbaiah

North: Land of Dacharla Vijaya

**RESERVE PRICE OF THE PROPERTY: Rs. 1,26,65,000/-**

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**PROPERTY NO.4:**

All that part and parcel of the Vacant House Site having an extent of 750.22 Sq. Yds in Sy No. 600/1B, Near D. No.: 10-3-33, Ward No: 10, Back side of St. Peers E.M.School, Kandukur Vil & Mandal, SPSR Nellore District belonging to **Mr. Challa Srinivasa Rao S/o Kondaiah** and bounded by

East: Property of Shaik Khasim Bi  
South: Site sold by Kakumani Narasimham  
West: Property of Koniki Ramaiah  
North: Bazaar left for Ingress and Agress

**RESERVE PRICE OF THE PROPERTY: Rs. 25,50,000/-**

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**PROPERTY NO. 5:**

All that part and parcel of Non-Agriculture land having an extent of 9.53 Acres situated at Sy No. 292, 295 & 303/3, Challa Gardens, Abutting to O.V. Road, Oguru Village, Kandukur Man, SPSR Nellore Dist. belonging to **Mr. Challa Srinivasa Rao , So Kondaiah & Sri Challa Nageswara Rao So Kondaiah** and bounded by

East: Property of Challa Kamaiah  
South: Property of Challa Makondaiah & Others  
West: Property of Potikalapudi Singaiah & Others  
North: Property of Challa Kondaiah & O.V.Road

**RESERVE PRICE OF THE PROPERTY: Rs. 3,48,50,000/-**

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**PROPERTY NO. 6:**

All that part and parcel of the Vacant House Site having an extent of 1149.50 Sq Yards situated at Sy No.600/1B, Near Door No: 10-3-1, 10<sup>th</sup> Ward, Back Side of St. Peters E.M.School, Kandukur Vill & Man, SPSR Nellore Dt. belonging to **Mr. Challa Srinivasa Rao S/o Kondaiah** and bounded by

East: 27 Link Wide Road  
South: Property of Raavi Pedda Kondaiah  
West: 27 Link Wide Raod  
North: Property of Shaik Salim Basha

**RESERVE PRICE OF THE PROPERTY: Rs. 39,10,000/-**

**PROPERTY NO. 7:**

All that part and parcel of the Ground, First floor Building (Free hold) having an extent of ~~498.89~~ Sq. Yards situated at SY No. 894/2A, 17 th Ward, 2<sup>nd</sup> Block, Oguru Village, Kandukur Mandal, Prakasam Dist belonging to **Mrs. Challa Lakshamma Wo Kondaiah** and bounded by

North: Pachava Thirupathi Swamy & Challa Kondaiah  
South: Joint Passage , M Kondaiah , Owners & B.C. Schedule  
East: Raja Bata  
West : Building of Marripudi Kondaiah & Venkata Subbaiah

**RESERVE PRICE OF THE PROPERTY: Rs. 42,50,000/-**

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**PROPERTY NO. 8-A:**

All that part and parcel of the A Non-gricultural land having an extent of Ac 1.00 Acre Situated in Sy No.295, Challa Gardens, Abutting to O.V.Road , Oguru Village, Kandukur Mandal, SPSR Nellore Dt. belonging to **Mr Challa Srinivasa Rao**, S/o Kondaiah and bounded by

East: C-Schedule Property  
South: Property of Ch Srinivasa Rao & C-Schedule Property  
West: A-Schedule Property  
North: Property of Challa Ramesh

**RESERVE PRICE OF THE PROPERTY: Rs. 38,25,000/-**

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**PROPERTY NO. 8-B:**

All that part and parcel of the Non-Agriculture land having an extent of Ac 1.00 Acre in Sy No. 295 of Challa Gardens, Abutting to O.V.Road, Oguru Village, Kandukur Man, SPSR Nellore Dist. belonging to **Mr Challa Nageswara Rao** and bounded by

East: Challa Kamalaiah Property  
South: Property of Dacherla Singaiah  
West: B-Schedule Property  
North: Property of Challa Ramesh & Challa Venkateswarlu

**RESERVE PRICE OF THE PROPERTY: Rs. 38,25,000/-**

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**PROPERTY NO. 9:**

All that part and parcel of the vacant House Site having an extent of Ac 1.00 Acre in Sy No. 295, Challa Gardens, Abutting to O.V.Road, Oguru Village, Kandukur Man, SPSR Nellore District belonging to **Sri Challa Lakshamma**, W/o Kondaiah and bounded by

East: C-Schedule Property

South: Property of Ch Lakshamma & C-Schedule Property

West: C & B Schedule Property

North: Property of Challa Ramesh

**RESERVE PRICE OF THE PROPERTY: Rs. 38,25,000/-**

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**PROPERTY NO. 10:**

All that part and parcel of the vacant House Site having an extent of 387.22 Sq.Yards situated at Sy No. 600/1B, Near Door No. 10-3-1, 10<sup>th</sup> Ward, Back Side of St. Peters E.M. School, Kandukur Vil & Man, SPSR Nellore Dt. Belonging to Sri. Challa Srinivasa Rao So Kondaiah and bounded by

East : Site of Dasari Ram Murthy

South : Property of Kakumani Narasimham

West : Bazar left for Ingress & Agress

North : Bazar left for Ingress & Agress

**RESERVE PRICE OF THE PROPERTY: Rs. 13,18,000/-**

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**PROPERTY NO.11 :**

All that part and parcel of the vacant House Site having an extent off 384.00 Sq Yd. situated at Sy No.600/1B, Near Door No.10-3-12, Ward 10, Back side of St. Peers E.M. School, Kandukur Village and Mandal ,SPSR Nellore District belonging to **Mr. Challa Srinivasa Rao**, S/o Kondaiah and bounded by

East: Bazaar

South: Turlapalli Kotaiah & Gulla Kondaiah

West: Bazaar

North: Turlapalli Kotaiah & Gulla Kondaiah

**RESERVE PRICE OF THE PROPERTY: Rs. 16,15,000/-**

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**PROPERTY No. 12.:**

All that part and parcel of the Commercial Office Space Shop No.3 in 3<sup>rd</sup> Floor of “UNITY HOUSE”. H. No. 5-9-250 to 257/D/3 situated at Opposite St. George’s Grammar School, Abids Raod admeasuring with a built-up area of 242 Sft with an U.D.S of Land 8 Sq. Yds, having accommodated with M/S. CSR Constructions belonging to Sri. Challa Srinivasa Rao So Challa Kondaiah and bounded by

**Boundaries of the Property-Plot :**

North : Chutneys Veg Restaurant- Abids

South : Road

East : Road

West : Road

**Boundaries of Flat:**

North: Neighbours Property

South: Common Passage (Balcony)

East: Office No.4

West: Office No.2

**RESERVE PRICE OF THE PROPERTY: Rs. 7,36,000/-**

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**PROPERTY No. 13:**

All that part and parcel of the open land admeasuring total land extent of 4 acres situated in Sy. No. 98/A at Kothwalguda Village & GP, Shamshabad Mandal, Ranga Reddy Dist, Telangana State belonging to M/S RK Township Promoters Pvt Ltd Rep By its Chairman & Managing Director Sri M.M.Kondaiah So Sri M.Kondaiah and bounded by

Demarcation is not made available

**RESERVE PRICE OF THE PROPERTY: Rs. 3,43,40,000/-**

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**PROPERTY No. 14(A):**

All that part and parcel of the Non-Agricultural Land having an extent of **3.365 acres** (1.425+1.94) situated at Sy No. 301/1 & 301/3, Challa Gardens, Abutting to O.V.Road, Oguru Village, Kandukur Mand, SPSR Nellore Dt. Belonging to **SRI CHALLA NAGESWARA RAO** S/o Kondaiah and bounded by

**Boundaries of 1.425 Acre property (As per Doc. No. 1242/2002)**

East : Property of Kistipati Kotamma

South : Property of Potikalapudi Kondaiah

West : Property of Mallu Vani

North : Property of Challa Srinivasa Rao and others



**Boundaries of 1.94 Acre property (As per Doc. No.4775/2006)**

East : Property of Challa Malakondaiah SO Ankaiah  
South : Property of Venkateswamy Temple  
West : Property of Potikalapudi Singaiah  
North : Property belongs to family of Kristipati Venkata Reddy

**RESERVE PRICE OF THE PROPERTY: Rs. 1,42,80,000/-**

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**PROPERTY No. 14(B):**

All that part and parcel of the Non-Agricultural Land having an extent of **1.02 Acre** situated at Sy No. 300/3 & 300/2, Challa Gardens, Abutting to O.V.Road , Oguru Village , Kandukur Mandal, SPSR Nellore Dist. Belonging to Sri. Challa Nageswara Rao So Kondaiah and bounded by

**Boundaries of 0.34 Acre property (As per Doc. No. 5436/2007)**

East : Challa Kondaiah  
South : Challa Nageswara Rao  
West : Challa Nageswara Rao  
North : Challa Nageswara Rao

**Boundaries of 0.34 Acre property (As per Doc. No. 5437/2007)**

East : Land of Visweswara Swamy Temple  
South : Challa Nageswara Rao  
West: Palakendram  
North: Challa Nageswara Rao

**Boundaries of 0.34 Acre property (As per Doc. No. 5438/2007)**

East: Challa Nageswara Rao  
South: Challa Nageswara Rao  
West :Palakendram  
North : Challa Nageswara Rao

**RESERVE PRICE OF THE PROPERTY: Rs. 39,10,000/-**

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**PROPERTY No. 15:**

All that part and parcel of the Non-Agricultural Land having an extent of 0.85 Acre situated in Sy No. 300/2 Challa Gardens, Abutting To O.V.Road, Oguru Village, Kandukur Man, SPSR Nellore Dist. Belonging to Sri Challa Srinivasa Rao So Kondaiah and bounded by

East: Property of Challa Srinivasa Rao  
South: Visweswara Swamy Manyam

West: Property of Challa Srinivasa Rao & P.Kondaiah  
North: Property of Challa Srinivasa Rao

**RESERVE PRICE OF THE PROPERTY: Rs. 36,13,000/-**

**PROPERTY No. 16:**

All that part and parcel of the Non-Agricultural Land having an extent of 1.49 Acres situated at Sy.No. 293/A & 293/2B Near Thirumala Milk Lines, O.V.Road, Challavaari Garden, Oguru Village, Kandukur Man, SPSR Nellore Dist. Belonging to Sri Marripudi Kondaiah So. Venkateswarlu & Smt. M Koteswaramma Wo Kondaiah and is bounded by

East: Divi Ramesh Others  
South: Property of Challa Srinivasa Rao & Nageswara Rao  
West: Private Road of Ch. Srinivasa Rao and Nageswara Rao in to O.V.Road  
North: O.V.Road, Ch.Srinivasa Rao & George

**RESERVE PRICE OF THE PROPERTY: Rs. 56,95,000/-**

For detailed terms and conditions of the sale, please refer to the link provided in Union Bank of India websites [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) and the e-auction providers' website [www.mstcecommerce.com](http://www.mstcecommerce.com). To the best information and knowledge of the Authorised Officer, there is no encumbrance on the property. The interested bidder may contact the Branch Manager Mrs. AMULYA NEELAM ascertaining the details of auction and inspection of property on 07.06.2023 contact No. 83413 56881 (M), Tel. No. 08598-223542 E-Mail: ubin0803049@unionbankofindia.bank.

Place: KANDUKUR  
Date : 09.05.2023

Sd/- Authorised Officer  
Union Bank of India, KANDUKUR-2 Branch

## TERMS & CONDITIONS OF ONLINE E-AUCTION SALE

1. The property is being sold on 'As is where is, whatever there is and without recourse basis'. As such sale is without any kind of warranties and indemnities.
2. The date and time of auction is **14.06.2023** between 03.00 PM to 04:00 PM with unlimited extension of 10 minutes i.e., the end time of e-auction will be extended by 10 minutes each time if bidder is made within the last 10 minutes before of auction.
3. The Online E-Auction will be held through web portal/website [www.mstcecommerce.com](http://www.mstcecommerce.com) on the date and time mentioned above with unlimited extension of 10 minutes.
4. Minimum bid increment amount is Rs. 20,000/-.
5. Date & time of inspection of property for intending purchasers is on **07.06.2023**.
6. The interested bidder may contact the **Branch Manager Mrs. AMULYA NEELAM** for ascertaining the details of auction and inspection of property on the date mentioned as above. **Contact No. 83413 56881 (M) Tel-No. 08598-223542, e-mail id: [ubin0803049@unionbankofindia.bank](mailto:ubin0803049@unionbankofindia.bank)**
7. The intending bidders / purchasers required to register through <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> by using their mobile number and valid email-id. They are further required to upload KYC documents and Bank Details. The terms and conditions of sale shall be strictly as per the provisions of the Security Interest Rules (Enforcement) Rules, 2002.
8. On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.
9. On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted.
10. The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.
11. The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on [www.mstcecommerce.com](http://www.mstcecommerce.com) one day prior to the date of auction.
12. **Help Desk:**
  - For Registration related queries e-mail to [ibapiop@mstcecommerce.com](mailto:ibapiop@mstcecommerce.com)
  - For EMD payment/refund related queries e-mail to [ibapifin@mstcecommerce.com](mailto:ibapifin@mstcecommerce.com).
  - For Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> and Click "Buyer Guide for Login and Registration"

- Intending bidders may download at free of cost, copies of sale notice, Terms and Conditions of e-auction Help Manual on operational part of e-auction from e-Bkay - IBAPI portal (<https://www.ibapi.in>)

For auction related queries e-mail to [sarfaesi@unionbankofindia.com](mailto:sarfaesi@unionbankofindia.com) or contact Branch Manager Mrs. AMULYA NEELAM, contact No. 83413 56881 (M), Tel-No. 08598-223542, e-mail id: [ubin0803049@unionbankofindia.bank](mailto:ubin0803049@unionbankofindia.bank)

### 13. Steps Involved

- Register on e-auction portal [www.mstcecommerce.com](http://www.mstcecommerce.com) using mobile number and email ID.
- Upload requisite KYC Documents.
- Generate challan and transfer EMD amount to bidder's global EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
- In case of unsuccessful Bid, request for refund to be made in the MSTC website and refund will be made directly by the MSTC.

14. Bidders are advised to go through the website <https://www.ibapi.in>, and [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) tenders for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

15. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

16. In case of bidding the bid increment shall not be less than Rs.20000/- in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of Rs.20000/-.

17. The sale will be confirmed in favor of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

18. Bids once made shall not be cancelled or withdrawn. 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 bidder.

19. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately on the sale day or not later than next working day with the Authorised Officer in the account bearing Number **030411100002315**, Union Bank of India, **KANDUKUR-2** Branch with IFSC Code: **UBIN0803049** or by DD/pay order favoring Union Bank of India, payable at **KANDUKUR-2 Branch** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.

20 In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

21. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

22. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

23. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

24. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002.

25. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

26. As per Section 194-IA of Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50,00,000/-(Rupees Fifty Lakhs) and above. The successful bidder/Purchaser shall deduct 1% TDS from the Sale Price and deposit the same with the Income Tax department in Form No.16-B, containing the Bank's name and the Pan No. **AAACU0564G** as a seller and submit the original receipt of the TDS Certificate to the Bank.

27. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis, to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

28. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

29. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>.

30. The EMD of unsuccessful bidders will be refunded on request to their respective A/c No. as registered in e-Auction Portal [www.mstcecommerce.com](http://www.mstcecommerce.com). The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

31. If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses / charges / cost in taking possession and conducting the sale,

to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorised Officer.

32. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

33. In case 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 Bank shall be final. 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.

34. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

35. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any shall be settled by the proposed purchaser out of his own sources.

36. Particulars of the property/ assets (viz., extent & measurements specified in the E-Auction sale notice has been stated to the best of information of the bank and bank shall not be answerable for any error, misstatement or omission. Actual extent and dimensions may differ.

37. To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However the intending bidders should make their own independent enquiry regarding the encumbrances, title of the property put to auction and the claims / rights/ dues affecting the property, prior to submitting their bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

38. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction sale and be bound by them.

Place: KANDUKUR  
Date : 09.05.2023

Sd/- Authorised Officer  
Union Bank of India, KANDUKUR-2 Branch

**Special Instructions / Caution:** Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither the Bank/Authorized Officer nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.