

Telengana Grameena Bank

Peddapalli Branch-105

4-3-224/2 bhoomnagar

Peddapalli 505172

E-Auction Notice of Immovable properties

E-Auction Sale Notice for the 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 hereby 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 Telengana Grameena Bank Peddipally branch ,the secured creditor on 30/11/2022 ,will be sold on "As is where is " , 'As is what is " and "Whatever there is " on 22/06/2023 for recovery of Rs 18,12,914 (Rupees Eighteen Lakhs Twelve thousands nine hundred Fourteen only) along with future interest from 08/09/2022 plus costs due to the Telangana Grameena Bank Peddapalli branch (105) from Allam Thirupathi S/O Meenaiah R/O House Number 1-2-59 Pragathi Nagar Peddapalli-505172 being borrower/guarantor.

Description of Immovable Property

Description of Properties	Reserve Price	Earnest Money Deposit
<p>1 Schedule of the property is RCC Roofed House Bearing NO 1-1-69/2 (New) Old H.No 1-1- 69/1,1-1-69/2,1-1-69/3,1-1- 69/4,1-1-69/5,1-1-69/6 to an extent of 133.06 sq yards RCC Plinth area of ground floor 518.64 sq fts and RCC plinth area of First floor of 518.64 sq fts</p> <p><u>Is bounded by</u></p> <p>East : House and open place of 1- 1-69/3 of vendee West : House and open place of 1-1-69/1 of N Kamalaiah</p>	<p>Rs 1,15,00,000 (For all three properties).</p>	<p>Rs 11,50,000</p>



North : open place belongs to
H.No 1-1-69/1,1-1-69/6 of N
Kamalaiah and others
South : Railway Station Road

Situated at Railway Station road,
peddipalli Mandal & District,
within the limits of Registration
District Karimnagar, Sub District:
Peddapalli.

2. Schedule of the property is
RCC roofed house bearing No 1-
1-69/3 (NEW) OLD H.NO 1-1-
69/2,1-1-69/3,1-1-69/4,1-1-
69/5,1-1-69/6 to an extent of
133.06 sq yards RCC plinth area
of ground floor 518.64 sq fts and
RCC plinth area of First Floor of
518.64 Sq ft.

Is bounded by

East: House and open place of 1-
1-69/4 of maripala Komuraiah
West : House and open place of
1-1-69/2 of Maripala Komuraiah
North: House and open place of
1-1-69/1, 1-1-69/6 of N
Kamalaiah and others.
South : Railway Station Road

Situated at Railway station road,
peddipalli Mandal & District,
within the limits of Registration
District Karimnagar, Sub –District
Peddapalli.

3. Schedule of the property is
RCC roofed House Bearing No
1-1-69/4 (NEW) OLD H.NO 1-1-
69/1,1-1-69/2,1-1-69/3,1-1-69/4
,1-1-69/5,1-1-69/6 to an extent
of 104.13 sq yards RCC plinth
area of ground floor 405.86 sq
fts and RCC plinth area of First
floor of 405.86 sq ft



<p><u>is bounded by</u> East: Way West: House and open place of 1-1-69/3 of vendee North: open place of 1-1-69/1,1-1-69/6 of N Kamalaiah and others South : Railway station road</p> <p>Situated at Railway Station Road, peddapalli Mandal & District, within the limits of Registration District Karimnagar, Sub-District: Peddapalli.</p>		
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The borrower,s /mortgagor,s attention is invited to the provisions of Sub-section (8) of section 13 of the act ,in respect of the time available to redeem the secured asset).

(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 link in Telangana Grameena Bank's website i.e. www.tgbhyd.in under the head "E-Auction".

The E-Auction will be conducted through portal <https://bankauctions.in/> on 22/06/2023 from 11:00 AM to 12.00 PM with unlimited extension of 5 minutes .The intending bidder is required to register their name at <https://bankauctions.in/> and get the user id and password free of cost and get training online training . on E-Auction 19/06/2023 from M/s.4closure ,605A,HMDA Maitrivanam , Ameerpet ,Hyderabad,Telangana 500038, contact No 040-23736405 , mobile 8142000064/66, E-mail :prakash@bankauctions.in and info@bankauctions.in.

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 79073063538, Telangana Grameena Bank ,IFSC code SBINORRDCGB or by DD/pay order favouring "Telangana Grameena Bank,A/c 79073063538 – ",payable at Hyderabad .

2) After online registartion, 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 Mr Allam Thirupathi & duly mentioning the amount offered for purchase shall be submitted to the Authorised



Officer ,Telangana Grameena Bank ,Peddapally Branch Peddapally Mandal and District 505172. Or by email on cmpeddapalli@tgbhyd.in before 5Pm on -21/06/2023.

3) The bid will be open to them and an opportunity will be given to enhance the bid amount in the multiple of Rs 10000=00. Interse bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of interse 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 favour of the highest bidder or reject the same without assigning any reason. If auction day is declared as holiday, auction will be postponed to next working day.

5) Successful tenderer/bidder should deposit 25% of the bid amount (including 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 cancelled or withdrawn. All bids made from the user id given to the bidder will be deemed to be have made by him alone.

7) Immediately upon closure of E-Auction proceedings ,the highest bidder shall confirm the final amount of the bid quoted by him/her by scan and email both to authorised officer of the Telangana Grameena Bank i.e cmpeddapalli@tgbhyd.in and the service provider info@bankauctions.in for getting declared as successful bidder in the auction sale proceeding.

8)The successful bidder shall deposit the 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 79073063538 ,Telangana Grameena bank , IFSC code SBINORRDCGB or by DD/pay order favouring Telangana Grameena Bank ,A/C 79073063538 " payable at Hyderabad .EMD of unsuccessful bidders will be returned.



9) Sale certificate will be issued by the authorised 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 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 bidder to pay 25% of bid amount the bank shall forfeit the amount already paid including the EMD amount paid by the bidder.

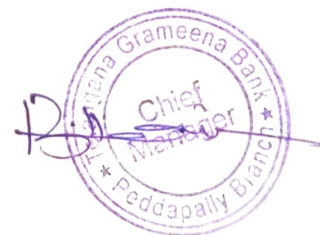
11) The authorised officer is holding only the symbolic possession of the property and is not having the physical possession of the property .Thus the successful bidder will be handed over the property on "as is where is condition ".

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) 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 the 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.

14) 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, Telengana Grameena Bank, Peddipalli Branch, Peddipalli. During the office hours on any working day mobile no 9491041838/9491041802/9491041888.

15) 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 downs, power failure etc.



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

Dated : 11/05/2023

Place : Peddapally



Telangana Grameena Bank
Chief Manager
Peddapally
Authorised Officer