



OFFICE OF RECOVERY OFFICER

DEBTS RECOVERY TRIBUNAL

DEPARTMENT OF FINANCIAL SERVICES
MINISTRY OF FINANCE, GOVERNMENT OF INDIA

31-31-21, Narayana Bhavanam, Saibaba Street, Daba Gardens, Visakhapatnam – 530 020

Tele No: **0891-2957045**

Email: **ro2.drtvpatnam@gmail.com**

PROCLAMATION OF SALE -cum- E-AUCTION SALE NOTICE

(See rule 52(2) of the Second Schedule of the Income-tax Act, 1961)

RP/210/2018 in OA/719/2017

Whereas a Recovery Certificate dated **21.05.2018** was issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal, Visakhapatnam, under sub-section (22) of section 19 of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 in **O.A.No.719/2017** between **State Bank of India, SARB, Siripuram, Visakhapatnam Versus Sri Mullapudi Sri Harsha & others** and forwarded the same for execution.

2. Whereas the execution proceedings were initiated in **R.P.No. 210/2018** for recovery of **Rs.22,77,604/- (Rupees twenty two lakhs seventy seven thousand six hundred four only)** covered by Recovery Certificate with interest, costs, etc. specified therein from the following Certificate Debtors:—

- (CD 1) Sri Mullapudi Sri Harsha, S/o Satya Narayana,
H.No.2-160, Reddyganapavaram Village, Buttayigudem Mandal,
West Godavari District-534448
- (CD 2) Smt. Mullapudi Savithri, W/o Ananda Rao,
H.No.2-160, Reddyganapavaram Village, Buttayigudem Mandal,
West Godavari District-534448
- (CD 3) Smt. Mallapudi Padma, W/o N Satya Narayana,
H.No.2-160, Reddyganapavaram Village, Buttayigudem Mandal,
West Godavari District-534448
- (CD 4) Sri Gadde Rajesh, S/o Soma Raju Reddy,
H.No.2-160, Reddyganapavaram Village, Buttayigudem Mandal,
West Godavari District-534448
- (CD 5) Sri Mallapudi Satya Narayana, S/o Ananda Rao,
H.No.2-160, Reddyganapavaram Village, Buttayigudem Mandal,
West Godavari District-534448

3. And whereas, the due is a sum of **Rs.51,31,403.16 ps.** (interest calculated upto 29.02.2024) as on 29.02.2024 plus future interest, costs and expenses incurred to be incurred in the Recovery Proceeding till realization.



4. Therefore, the undersigned ordered for Sale of the Schedule properties of Certificate Debtors mentioned hereunder in satisfaction of Recovery Certificate by adopting “online e-Auction mode” through the website <https://www.bankeauctions.com> of the Service Provider. The details of the Date of Auction, Last date for submission of Bid form, Reserve Price, Earnest Money Deposit, Bid Increase Amount and Time of Auction are mentioned hereunder against each Item/Schedule of property:-

Last Date for bids: 15.04.2024 (4.00 PM)					
Date of Auction: 17.04.2024					
Schedule	Extent of the property	Reserve Price (in rupees)	Earnest Money Deposit (in rupees)	Bid Increase Amount	Time of Auction*
Schedule	Flat admeasuring 950 sft. with undivided and unspecified share of 46.72 Sq.yards. Location co-ordinates: 17.114445, 81.291173	12,00,000/-	1,20,000/-	10,000/-	11.00 AM to 12.00 Noon

* Time of Auction – with an auto extension clause of 5 minutes each i.e e-auction end time will be extended by 5 minutes each, if bid is made before closure of auction.

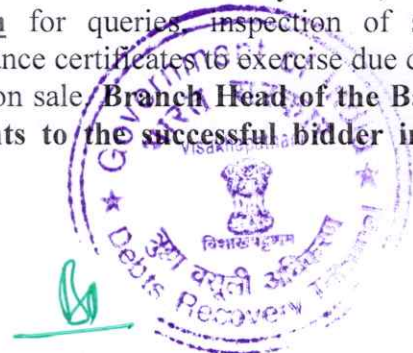
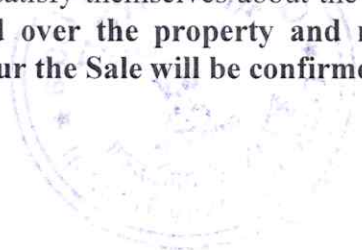
5. At the sale, the public are invited to participate in “online e-auction” through the website <https://www.bankeauctions.com> of the Service Provider. The address details of Service Provider are:-

M/s. C1 India Pvt. Ltd. Contact Person: Mr. Dharani Krishna, Contact No.9948182222, E-mail Id: andhra@c1india.com.

6. The intending participants/bidders are advised to go through the website <https://www.bankeauctions.com> for detailed terms and conditions of e-auction sale and are also required to contact the Service Provider for online registration, user ID, Password, help, procedure, online training about e-auction etc., for submitting their Bid Forms and for taking part in e-auction sale proceedings.

7. The intending participants shall deposit EMD amount by RTGS/NEFT/Funds Transfer to the credit of Account No.31313605026, Name of the Account: **SARB COLLECTION ACCOUNT**, Bank & Branch: **State Bank of India, Stressed Assets Recovery Branch, Visakhapatnam**, IFSC Code: **SBIN0006846** and submit the Bid Forms online with requisite details viz. proof of deposit of EMD, PAN Card, Address & ID Proof on or before the last date mentioned in the above table, and also send hard copy of Bid Form duly filled in along with self-attested copies of above documents by Registered Post/Speed Post/ Courier to the undersigned so as to reach on or before **16.04.2024** by 4.00 PM. Postal delays are not entertained.

8. The intending participants are also advised to contact **Mr. Y.Srikant, Chief Manager, (Contact No. 8099444378 Land Line No.0891-2739126) & Mr. Bandaru Surya Rao, Manager (Contact No. 9666909050), E-mail: sbi.10077@sbi.co.in** for queries, inspection of schedule properties, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title of property under auction sale. **Branch Head of the Bank will hand over the property and related title deed documents to the successful bidder in whose favour the Sale will be confirmed by the undersigned.**



SPECIFICATION OF PROPERTY

SCHEDULE

Property covered under Registered Sale deed dt: 23-11-2010 bearing document registration No: 8003/2010 & Registered construction agreement dt: 23-11-2010 bearing document registration No: 8004/2010 & Registered Rectification Deed dt: 21-03-2011 bearing document registration No: 1870/2011 belonging to 1st defendant:

All that piece and parcel of 46.72 Sq.yards or 39.06 Sq mts of undivided share of land out of total and of 14 Sq.yds in RS No: 465 together with flat No: 204 in second floor admeasuring 950 sft in "Sri Venkateswara Apartment" situated in Jangareddygudem Village & Mandal, West Godavari district, Andhra Pradesh bounded by:

Site boundaries:

East : 59.6 ft	2 Yards wide way
South : 73.6 ft	Site of Gogulamanda Ratnamma
West : 60 ft	Site of Surapaneni Usha Rani
North : 81.6 ft	4 Yards wide Way/Road

Flat boundaries:

East : Open to Sky
South : Corridor between Flat No: 202 and flat No: 204
West : Corridor
North : Open to Sky

(GIVEN UNDER MY HAND AND SEAL OF THIS TRIBUNAL AT VISAKHAPATNAM ON THE 26TH DAY OF FEBRUARY, 2024)



Bangarraju

(B.N.S.V.S.K.BANGARRAJU)

Recovery Officer-II

Debts Recovery Tribunal, Visakhapatnam

Copy to:

1. The Sub-Registrar, SRO Jangareddygudem, West Godavari District - for making entries in their record;
2. The M.R.O, Jangareddygudem, West Godavari District;
3. Notice Board/NIC Cell, DRT, Visakhapatnam;
4. C1 India-E-auction service provider;
5. The Chief Manager, State Bank of India, SARB, Siripuram, Visakhapatnam - *to co-ordinate with the Advocate-Commissioner and E-auction Service provider and for necessary action.*

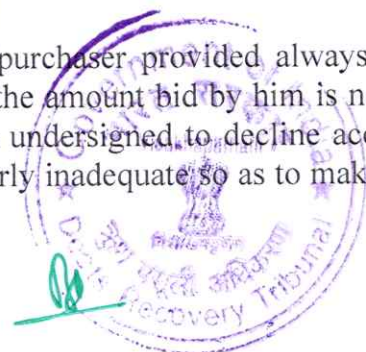
GOVERNMENT OF INDIA
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31-31-21, Narayana Bhavanam, Saibaba Street, Daba Gardens, Visakhapatnam – 530 020

RP/210/2018 in OA/719/2017


Detailed Terms and Conditions for Online E - Auction Sale

1. Auction/bidding shall be only through “Online electronic mode” on the website of the Service Provider, as mentioned in E-Auction Sale Notice.
2. For participating in e-auction sale, the intending bidders shall register their details with the Service Provider through their website and get the User ID and Password. The Service Provider will communicate the Password to all the qualified bidders on deposit of EMD to their e-mail for participating in online e-auction.
3. The Bid Forms received without copies of proof of payment of EMD, PAN CARD, ID and Address Proof will be summarily rejected and their user IDs will not be activated to participate in e-Auction.
4. The sale will be stopped before the sale is knocked down, if the aforesaid arrears (including costs of sale along with future interest) are tendered or proof is submitted to the undersigned to the effect that the said amount along with interest and costs have been paid. Further, if the amount to be realized by sale is satisfied by the sale of an item/portion of the properties, the sale shall be immediately stopped with respect to the remainder.
5. At the sale, no officer or other person, having any duty to perform in connection with this sale shall, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold.
6. The bidders/participants are hereby informed that the e-auction sale shall be subject to the provisions of Recovery of Debts Due to Banks and Financial Institutions Act, 1993 (RDDBFI Act) and Second Schedule to Income Tax Act, 1971 and the rules made there under and also as per terms and conditions stipulated in the Sale Proclamation/E Auction Sale Notice placed on the website.
7. The particulars of properties specified in the ‘schedules’ have been stated to the best of the information to the Recovery Officer but the Recovery Officer shall not be answerable for any error, misstatement or omission in the sale proclamation. The property/properties is/are being sold on “**as is where is**”, “**as is what is**” and “**no complaint basis**” and shall not be sold below the Reserve Price.
8. Prospective bidders are advised to peruse the copies of Title deeds with the Bank and verify the latest Encumbrance Certificate and other Revenue/Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrance, if any over the property. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
9. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. DRT/Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc.
10. The highest bidder shall be declared to be the purchaser provided always that he/she is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline acceptance of the highest bid when the price offered appears so clearly inadequate so as to make it inadvisable to do so.



11. For reasons to be recorded, it shall be in the discretion of the undersigned to adjourn auction sale subject to the provisions of the Second Schedule to the Income Tax Act, 1961.
12. (i) The Successful Bidder shall, by RTGS/NEFT/Funds Transfer to the credit of Account mentioned at in the Sale Proclamation-cum-E Auction Sale Notice, deposit, —
 - (a) 25% of the bid amount (including EMD) along with poundage fee of 1% of bid amount + Rs.10/- on the same day of the sale, being knocked down in his favour so that the Bank/DRT would confirm the same to the Service Provider for declaring him as Successful Highest bidder in the auction ; and
 - (b) the balance 75% of bid amount on or before 15 days from the date of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday then on the first office day after the 15th day.
- (ii) In default of above payments within the specified periods by the successful bidder/auction purchaser, the sale will be cancelled and the property shall be resold, after the issue of a fresh proclamation of sale in terms of rule 57 of the Second Schedule of the Income-tax Act, 1961. The deposit, may if the undersigned thinks fit, after defraying the expenses of the sale, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold.
13. EMD of unsuccessful bidders will be returned on the day of the e auction sale held, by the CH Bank by crediting the same to the respective accounts of bidders as mentioned in their Bid forms.
14. The successful bidder shall bear the charges payable for conveyance, Registration fee, stamp duty, etc. as applicable. All the statutory charges if any shall be borne by the Auction Purchaser.
15. Bids once made shall not be cancelled or withdrawn. All bids made using the user ID given to bidder will be deemed to have been made by him only.
16. The intending bidder is advised to have a valid digital signature. Digital Signature is not mandatory for purchase of properties value below Rupees One Crore. For obtaining digital signature contact the Service Provider mentioned in the Proclamation of Sale.
17. The Recovery Officer may postpone/cancel the e-Auction without assigning any reason thereof. In case the e-Auction scheduled is postponed/adjourned to a date before 30 days from the scheduled date of sale, it will only be displayed on the notice board of DRT, Visakhapatnam and also notified on the website of the Service Provider.
18. The Recovery Officer has a right to conduct the auction of the properties jointly or severally.
19. Branch Head of Certificate Holder Bank will hand over the property and related title deed documents to the successful bidder in whose favour the Sale is confirmed by the undersigned.




(B.N.S.V.S.K.BANGARRAJU)
RECOVERY OFFICER-II
Date: 26/02/2024



GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DEPARTMENT OF FINANCIAL SERVICES
DEBTS RECOVERY TRIBUNAL

31-31-21, Narayana Bhavanam, Saibaba Street, Daba Gardens, Vishakhapatnam – 530 020
E-AUCTION SALE OF IMMOVABLE PROPERTY UNDER THE RECOVERY OF DEBTS DUE TO BANKS AND
FINANCIAL INSTITUTIONS ACT, 1993

RP/210/2018 in OA/719/2017

BID FORM

1	Name of Bidder (in CAPITAL LETTERS)	
2	Father's/Husband's Name	
3	Date of Birth & Age	
4	Postal Address of Bidder(s) (Address Proof to be enclosed)	
5	Whether Participating for Self or for Others	
6	If participating for Others furnish the details for whom participating with proof and authority	
7	Phone Nos.	Landline _____ Mobile _____
8	Email ID of Bidder/ Participant	
9	The details of Bank A/c of Bidder to which EMD is to be refunded in case of unsuccessful bidder	Type of Account: Saving / Current / _____ Name : _____ Bank A/c.No. : _____ IFSC Code : _____ Bank Name & Branch : _____
10	Date of submission of Bid (Online)	
11	PAN Number of Bidder (copy to be enclosed)	
12	Lot No./Item No. / Schedule of property for which bid form is submitted (tick whichever is applicable)	
13	Amount of EMD remitted along with details of remittance	Mode : Demand Draft/RTGS/ _____ Name of Bank & Branch _____ Account No. _____ IFSC Code: _____

RP/210/2018 in OA/719/2017

DECLARATION

I, _____ S/o Sri _____,
aged about _____ years, R/o _____
_____ do hereby declare and state that I have read, understood and agree to all
the terms and conditions of online e-Auction sale being conducted by DRT
Visakhapatnam and shall abide by them. In the event of my not being declared as
successful bidder in the said e-Auction, the EMD amount deposited by me may be
credited to my Bank Account furnished herein above.

Date: _____

(Signature of Bidder)

- Note: 1. In case of multiple bidders, the details shall be given in a tabular form on a separate sheet.
2. The intending Bidders shall submit Bid form to the Service Provider online with all requisite details and also forward hard copies of the same to the Recovery Section, DRT, Visakhapatnam by Registered Post/Speed Post/Courier, so as to reach on or before the dates indicated in the Proclamation of Sale- cum- E-Auction Notice.