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भारतीय स्टेट बैंक  
STATE BANK OF INDIA

**Appendix -IV-A**  
**[See Proviso to rule 8(6)]**  
**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**E-Auction 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 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 State Bank Of India, the Secured Creditor, will be sold on “ As is Where is”, As is What is” and Whatever there is” basis on **05.02.2024**, for recovery of Rs.2,12,14,668/- (Two Crore Twelve Lakh Fourteen Thousand Six Hundred Sixty Eight Only ) as on 19.08.2022 due to the secured creditor from Sri Lakshmi Venkateswara Traders and Sri Ennamuri Rama Premanand. The reserve price will be Rs. 2,69,00,000/- and the earnest money deposit will be Rs. 26,90,000/- , the latter amount to be deposited with the Bank on or before 19.01.2024.

**The reserve price and the earnest money will be as below for the property:**

Property	Reserve Price (Rs.)	Earnest Money (Rs.)
Three Storied building along with site of 289.36 Sq.Yds at Sali Street, Stonehousepet, Nellore	2,69,00,000/-	26,90,000/-

**SCHEDULE OF PROPERTY**  
**Immovable Property Mortgaged by Sri Ennamuri Rama Premanand**

Nellore District Registration- Nellore Sub Registration- at present SPSR Nellore District Registration, Stonehousepet Sub Registration- within the limits of Nellore Municipal Corporation- Stonehousepet- Sali Street – Northern Portion an extent of 36.17 Ankanams or 289.36 Sq.Yds of site together with built with Building in Stilt+Ground+3 Upper Floors in Old Door No. 6-423, New Door No.6-435, Property belongs to Sri Ennamuri Rama Premanand, S/o Sri Ramulu Setty, Vide Document No.6907/2006 dated 19.05.2006 and bounded by

East: Road

West: Own Compound Wall of this house

North: Own Compound Wall of this house

South: Joint Wall between this house and house of Sri Ennamuri Muralidhar

Within these boundaries and extent of 36.17 Ankanams or 289.36 Sq.Yds of Site along with Construction therein with all easementary rights.

The auction will be conducted online only, through the web portal <https://www.mstcecommerce.com/auctionhome/ibpai>. The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of 2 to 3 working days.


For detailed terms and conditions of the e-auction sale, please refer to the link provided in State Bank of India, the Secured Creditor's website [www.sbi.co.in/web/sbi-in-the-news/auction-notice](http://www.sbi.co.in/web/sbi-in-the-news/auction-notice) and <https://www.mstcecommerce.com/auctionhome/ibpai>.

Yours faithfully,

**Authorised Officer**

## THE TERMS AND CONDITIONS OF THE AUCTION SALE

Properties will be sold on “AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”

1	Name and address of the Borrower/guarantor	M/s Lakshmi Venkateswara Traders Proprietor: Ennamuri Rama Premanand No. 326/2B, Lakshmi Nagar, Mypadu Road, Nellore-2
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Resolution Branch, D.No.54-20-1B/3F/U6, 3 <sup>rd</sup> Floor Upstairs of KFC, Surya Prakash Square Gurunanaknagar Road, Vijayawada NTR Dist, Andhra Pradesh PIN- 520008
3	<p>Complete Description of the movable/immovable secured assets to be sold with identification marks or number, if any, on them.</p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  Photo </div> <div style="text-align: center;">  Location </div> </div> <div style="text-align: center; margin-top: 20px;">  Terms &amp; Conditions </div>	<p>Nellore District Registration- Nellore Sub Registration- at present SPSR Nellore District Registration, Stonehousepet Sub Registration- within the limits of Nellore Municipal Corporation- Stonehousepet- Sali Street – Northern Portion an extent of 36.17 Ankanams or 289.36 Sq.Yds of site together with built with Building in Stilt+Ground+3 Upper Floors in Old Door No. 6-423, New Door No.6-435, Property belongs to Sri Ennamuri Rama Premanand, S/o Sri Ramulu Setty, Vide Document No.6907/2006 dated 19.05.2006 and bounded by</p> <p>East: Road West: Own Compound Wall of this house North: Own Compound Wall of this house South: Joint Wall between this house and house of Sri Ennamuri Muralidhar</p> <p>Within these boundaries and extent of 36.17 Ankanams or 289.36 Sq.Yds of Site along with Construction therein with all easementary rights.</p>
4	Details of the encumbrances known to the secured creditor	<p>1. Doc No.17850/2022 dated 08.08.2022 at SRO Stonehousepet 2.Doc No.18154/2022 dated 04.08.2022 at SRO Stonehousepet</p> <p>Registrations are reflected in EC. However, the mortgagor created EM with the Bank on 02.12.2021 which is prior to above charges. Hence, Bank reserves the first charge.</p>

5	The secured debt for recovery of which the property is to be sold	Rs.2,12,14,668/- (Two Crore Twelve Lakh Fourteen Thousand Six Hundred Sixty Eight Only ) as on 19.08.2022 with future interest at contractual rate together with all incidental expenses, cost, charges, etc due to the bank less repayments if any.
6	Deposit of earnest money	Rs.26,90,000/- being the 10% of Reserve Price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s. MSTC Ltd on its e-auction site <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT.
	Reserve Price of the Immovable secured assets	Rs.2,69,00,000/- (Two Crore Twelve Lakh Fourteen Thousand Six Hundred Sixty Eight Only)
	Bank account in which EMD to be remitted	<b>Bidders own wallet Registered with M/s MSTC Ltd on its e- auction site</b> <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT..
	Last Date and Time within which EMD to be remitted	On or before e-auction
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 earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 <sup>th</sup> day of confirmation of sale by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months. The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SBI SARB Collection account, Vijayawada Branch, Account No 41711447071 held with SBI Gurunanak Nagar Br, Vijayawada IFSC SBIN0007955
9	Time and place of public e-Auction	<b>Date: 05.02.2024</b> Between 11.00 am to 4.00 pm with unlimited extensions of 10 minutes each
10	The e-Auction will be conducted through the Bank's approved service provider	The auction will be conducted online only, through M/s. MSTC Ltd at the web portal <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with eauction portal and for E-auction tender document containing online e-auction bid form, Declaration etc., please refer to the link provided in <a href="https://ibapi.in">https://ibapi.in</a>

11	Bid increment amount:	Rs.20,000/-
	Auto extension:	With auto time extension of ten minutes for each incremental bid
	Bid currency & unit of measurement	Indian Rupees
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	05.01.2024 to 28.01.2024 From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days.  Mobile : 8978480704- K S H Sastry, Chief Manager 8121765159- P Shravan Kumar, Manager
13	<b>Other conditions</b>	
a	The Bidders should get themselves registered on <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by providing requisite KYC documents and registration fee as per the practice followed by M/s. MSTC Ltd. well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).	
b	The Intending bidder should transfer his EMD amount by means of challan generated on his/her/their bidder account maintained with MSTC Ltd at <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a> by means of NEFT transfer from his bank account.	
c	The Intending bidder should take care that the EMD amount is transferred before the auction and confirm that his/her/their wallet maintained with M/s. MSTC Ltd is reflecting the EMD amount, without which the system will not allow the bidder to participate in the e-auction.	
d	To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and 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. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.	
e	It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.	
f	Neither the Authorized Officer/ Bank nor M/s.MSTC Ltd will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc., In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event	
g	The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount of 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.	
h	During e-Auction, if no bid is received within the specified time, State Bank of India at	

	its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering
i	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.
j	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.
k	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.
l	Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
m	The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
n	The property shall not be sold below the reserve price.
o	The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Ltd. The Bidder has to place a request with MSTC Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
p	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.
q	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 it may be subsequently sold.
r	The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.
s	The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.
t	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 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. For any kind of dispute, bidders are required to contact the concerned Authorized Officer of the concerned bank branch only.
u	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 e-Auction will be entertained
v	<b>This sale will attract the provisions of sec 194-IA of the Income Tax Act.</b>
w	The Certificate of Sale will be issued in Appendix V (for immovable properties) of the Security Interest (Enforcement) Amendment Rules, 2002, in the name of the

	purchaser(s) /applicant(s) only and will not be issued in any other name(s).
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Date : 22.12.2023

Place : SARB,Vijayawada

Sd/-

Authorised Officer