

'REGISTERED A.D'

STATUTORY NOTICE FOR SALE UNDER SECURITY

INTEREST (ENFORCEMENT) RULES, 2002

To,
M/s Meenakshi Travels
2A, Sitaram Nivas, KC Road
Ballari – 583101

Rep by its Partners and Personal Guarantors:

1. Sri Ram Prakash Reddy
S/o Late Sri H Rajagopal Reddy
2A, Sitaram Nivas
KC Road
Ballari – 583101.
2. Sri Rajiv Prakash Reddy
S/o Sri Ravi Prakash Reddy
2A, Sitaram Nivas
KC Road
Ballari – 583101

No.SAMB/CLO-4/VIK/MT/2024-25/

Date : 21.05.2024

Dear Sirs,

SUB: SALE NOTICE OF THIRTY DAYS FOR SALE UNDER RULE 8(6) READ WITH PROVISION TO RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 (HEREIN AFTER CALLED THE RULES)

BORROWER: M/S. MEENAKSHI TRAVELS.

Whereas, the Authorized Officer of the State Bank of India, had taken symbolic possession of the below mentioned properties on 09.12.2021 under the provisions of Sec. 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after called the Act), which has been charged as security by you towards your liability to the Bank amounting to Rs.28,92,11,162.00 (Rupees Twenty Eight Crore Ninety two Lakh Eleven Thousand One Hundred Sixty Two only) as on 20.05.2024. You are also liable to pay further interest from 21.05.2024 with incidental expenses, costs, other charges etc.

Whereas you have failed to satisfy your liability to the Bank even after receipt of the notices under Section 13(2) and Section 13(4) of the Act issued by the undersigned. Therefore, the Authorised Officer of State Bank of India, in exercise of the powers conferred under the Act



and the said Rules, issued this notice under Rule 8(6) [Immovable's] read with proviso to Rule 9 (1) of the Security Interest [Enforcement] Rules, 2002, for sale of the secured asset to realize the above stated outstanding along with interest, costs, charges and expenses.

Please take notice that the secured assets charged/mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **02.07.2024** through M/s MSTC Ltd. <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. For further details, please refer to the notice to be published in the newspapers and at websites viz. www.sbi.co.in, M/s MSTC Ltd.

A copy of the e-auction notice which is intended to be published in the newspapers, is attached herewith as Annexure – A for your kind reference. Further, the detailed terms & conditions of the e-auction which is intended to be published in the abovementioned websites are also attached herewith as Annexure – B.

SECURED INTEREST

Sl. No.	Description of the Immovable	Reserve Price
1.	<p><u>TENDER NO. SBIN200031723507</u></p> <p>All that part and parcel of Vacant site property ad measuring 8364 sq ft situated at behind Anantpur Road, Municipal Corporation ward No. 17, CMC Ward No. 16, CTS Ward No. 15, Block no. 14, TS No. 621 situated within the Registration District of Ballari and sub-reg District of Ballari property standing in the name of Sri H. Ramprakash Reddy S/o Late Sri H.Raja Gopal Reddy</p> <p>Plot measuring:</p> <p>Towards East North to South – 104 feet Towards West North to South – 100 feet Towards North East to West – 97 feet Towards South East to West - 67 feet Total 8364 Sq feet.</p> <p>Bound:</p> <p>On the East by Remaining portion of the land On the West by Road On the North by T S No. 620 & 619 On the South by T S No. 622.</p>	Rs.3,42,00,000.00

Yours faithfully,

Assistant General Manager & Authorised Officer

Guarantors:

1. Sri Ram Prakash Reddy S/o Late Sri H Rajagopal Reddy



2A, Sitaram Nivas, KC Road, Ballari – 583101.

2. Sri Rajiv Prakash Reddy S/o Sri Ravi Prakash Reddy
2A, Sitaram Nivas, KC Road, Ballari – 583101

Assistant General Manager & Authorised Officer





STATE BANK OF INDIA

STRESSED ASSETS MANAGEMENT BRANCH (SAMB), BENGALURU

Authorised Officer’s Details:
Name: Name: Sri C Krishnamurthy

E-mail Id: sbi.04209@sbi.co.in
Mob: +91 8008572034

Landline No. (Office): 080-25943489

Address of the Branch:

 2nd Floor, Office Complex Building

LHO Complex, # 65 St. Marks Road

Bengaluru -560 001

Tel:080-25943489

 e-mail Id: sbi.04209@sbi.co.in.

APPENDIX – IV A

[See proviso to Rule 6(2) & 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and the Borrower/Mortgagors/Guarantors in particular that the below described movable and immovable properties mortgaged/charged/hypothecated to the Secured Creditor, State Bank of India, Bengaluru, the Symbolic Possession of which has been taken by the Authorized Officer of the Bank, will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **02.07.2024** for recovery of **Rs.28,92,11,162.00 (Rupees Twenty Eight Crore Ninety two Lakh Eleven Thousand One Hundred Sixty Two only)** as on **20.05.2024** and further interest at **contractual rate from 21.05.2024** with incidental expenses + costs, charges etc., due to the Secured Creditor, State Bank of India from the Borrowers: M/s Meenakshi Travels, 2A, Sitaram Nivas, KC Road, Ballari – 583101 Rep by its Partners and personal guarantors **(1)** Sri Ram Prakash Reddy, S/o Late Sri H. Rajagopal Reddy, 2A, Sitaram Nivas, K C Road Ballari – 583101, **(2)** Sri Rajiv Prakash Reddy, S/o Sri Ravi Prakash Reddy, 2A, Sitaram Nivas, KC Road Ballari – 583101.

The Reserve Price, Earnest Money Deposit (EMD), Bid increment amount and time of e-auction and last date for submission of EMD along with KYC documents for immovable properties to be sold will be as under:

Property No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Time of e-Auction of property	Last date for submission of EMD along with KYC documents
1.	Rs. 3,42,00,000.00	Rs.34,20,000.00	Rs.5,00,000-00	11:00 AM to 4.00 PM	On or before 02.07.2024 up to 10.30 A.M.



DESCRIPTION OF MOVABLE & IMMOVABLE PROPERTIES

TENDER NO. SBIN200031723507

All that part and parcel of Vacant site property measuring 8364 sqft situated at behind Anantpur Road, Municipal Corporation ward No. 17, CMC Ward No. 16, CTS Ward No. 15, Block no. 14, TS No. 621 situated within the Registration District of Ballari and sub-reg District of Ballari property standing in the name of **Sri H. Ramprakash Reddy S/o Late Sri H. Raja Gopal Reddy**. (actual measurement is 8364 sft. It is wrongly mentioned as 9404 in sale deed)

Plot measuring:

Towards East: North to South – 104 feet

Towards West: North to South – 100 feet

Towards North: East to West – 97 feet

Towards South: East to West - 67 feet

Total 8364 Sq feet.

Bound:

On the East by Remaining portion of the land

On the West by Road

On the North by T S No. 620 & 619

On the South by T S No. 622.

RESERVE PRICE: Rs.3,42,00,000.00 (Rupees Three Crore Forty Two Lakh only)

EMD : Rs.34,20,000.00 (Rupees Thirty Four Lakh Twenty Thousand only)

The sale shall be subject to provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.

For further details regarding inspection of the property the intending bidder may contact the Authorized Officer, State Bank of India, Stressed Assets Management Branch, 2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001, Telephone: 080-25943470 to 3490 or Bank's approved Resolution Agent, M/s. Aabram Industrial Services, Hyderabad Representative: **Sri Srikant Nayak, Cell No. 8971151617**

To the best of knowledge of the Authorized Officer, there is no encumbrance on any of the above said properties. For detailed terms and conditions of the sale, please refer to the link provided in <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>.

Date : 21.05.2024

Place: Bengaluru

-Sd-

Authorised Officer



THE TERMS AND CONDITIONS OF SALE:PROPERTY (Immovable Assets) will be sold on 02.07.2024**"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS**

1	Name and address of the Borrower/ Guarantors/ Mortgagor	M/s Meenakshi Travels 2A, Sitaram Nivas, KC Road , Ballari – 583101 Rep by its Partners: 3. Sri Ram Prakash Reddy S/o Late Sri H Rajagopal Reddy 2A, Sitaram Nivas, KC Road, Ballari – 583101. 4. Sri Rajiv Prakash Reddy S/o Sri Ravi Prakash Reddy 2A, Sitaram Nivas, KC Road, Ballari – 583101
	Name & Address of the Guarantors /Mortgagors	3. Sri Ram Prakash Reddy S/o Late Sri H Rajagopal Reddy 2A, Sitaram Nivas, KC Road, Ballari – 583101. 4. Sri Rajiv Prakash Reddy S/o Sri Ravi Prakash Reddy 2A, Sitaram Nivas, KC Road, Ballari – 583101
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, Stressed Asset Management Branch 2 nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001.
3	Description of the immovable secured asset to be sold.	All that part and parcel of Vacant site property ad measuring 8364 sqft situated at behind Anantpur Road, Municipal Corporation ward No. 17, CMC Ward No. 16, CTS Ward No. 15, Block no. 14, TS No. 621 situated within the Registration District of Ballari and sub-reg District of Ballari property standing in the name of Sri H. Ramprakash Reddy S/o Late Sri H.Raja Gopal Reddy Plot measuring:



		<p>Towards East North to South – 104 feet</p> <p>Towards West North to South – 100 feet</p> <p>Towards North East to West – 97 feet</p> <p>Towards South East to West - 67 feet</p> <p>Total 8364 Sq feet.</p> <p>Bound:</p> <p>On the East by Remaining portion of the land</p> <p>On the West by Road</p> <p>On the North by T S No. 620 & 619</p> <p>On the South by T S No. 622.</p>
4	Details of encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which the property is to be sold	Rs.28,92,11,162.00 (Rupees Twenty Eight Crore Ninety two Lakh Eleven Thousand One Hundred Sixty Two only) as on 20.05.2024 and interest from 21.05.2024
6	Deposit of Earnest money	Rs.34,20,000.00 being the 10% of reserve price to be remitted through NEFT/ RTGS in their own Wallet provided by M/s MSTC Limited on its e-commerce site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
7	Reserve price of the immovable secured assert Account / Wallet in which EMD to be remitted	Rs.3,42,00,000.00 Bidders' own wallet Registered with M/s MSTC Ltd on its e-auction site https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of RTGS/NEFT.
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 Authorized 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 15th day of the confirmation of sale of the secured assets 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	Date: 02.07.2024 On line e-Auction Time: 11.00 AM to 4.00 PM with unlimited extension of five minutes for each bid, if the bidding continues, till the sale is concluded.
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 web site of the service provider as mentioned above	M/s. MSTC Ltd at its web portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
11	(i) Bid increment amount: (ii) Auto extension: 5mt times. (unlimited) (iii) Bid currency & unit of measurement	Rs. 5,00,000-00 Unlimited extension of 10 minute each if a bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. Indian Currency
12	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the	Between 11.00 AM and 4.00 PM on any working day before auction date with prior appointment.



	<p>assets and their specification</p> <p>Contact person with mobile no.</p>	<p>Authorised Officer: Sri. Krishnamurthy. C</p> <p>Assistant General Manager (CLO -IV) – +91 8008572034</p> <p>M/s. Aabram Industrial Services, Hyderabad Representative: Sri Srikant Nayak, Cell No. <u>8971151617</u></p>
13	Other conditions	<p>(a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp 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 is detailed on the above website).</p> <p>(b) The intending bidders should transfer his EMD amount by means of challan generated on his bidder account maintained with MSTC LTD at https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by means of NEFT / RTGS transfer from his bank account.</p> <p>(c) The intending bidders should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s MSTC Limited is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.</p> <p>(d) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the Bank and the remaining amount i.e., 25% of the sale price to be paid immediately i.e., on same day or not later than the next working day as the case may be.</p> <p>(e) 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.</p> <p>(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.</p> <p>(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</p>



	<p>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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s MSTC Limited. The bidder has to place a request with MSTC Limited 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> <p>(m) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(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.</p> <p>(o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.</p> <p>(p) 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.</p> <p>(q) 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 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 Authorised officer of the concerned bank branch only.</p> <p>(r) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The</p>
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		<p>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.</p> <p>(s) The Bank is not liable to pay any interest/ refund of EMD/money paid in case of any delay in issue of confirmation of Sale/ Sale Certificate by virtue of any Tribunal/ Court Order in connection with this e-auction.</p> <p>(t) The auction purchaser has to deduct 1% of the Sale Price of the immovable property as TDS in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the Sale Price of the immovable property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price.</p> <p>(u) 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).</p> <p>(v) This sale will attract the provision of sec.194-IA of the Income Tax Act.</p>
14	Details of pending litigation if any, in respect of property proposed to be sold	<p>i) WP No.100310/2022 filed by third party Sri K Muralikrishna pending before Hon'ble High Court of Karnataka, Dharwad Bench.</p> <p>ii) OS 297/2019 filed by M/s Meenakshi Travels Represented by H Ram Prakash Reddy before Prl Sr Civil Judge & CJM, Ballari.</p>

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Assistant General Manager & Authorised Officer,

Place: Bengaluru

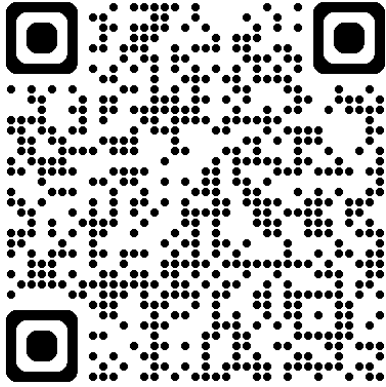
State Bank of India,

Date: 21.05.2024

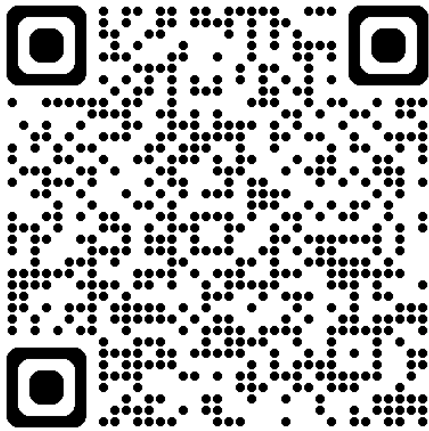
Stressed Asset Management Branch,

Bengaluru





SALE NOTICE



PROPERTY IMAGE

