

**By Regd. Post Ack. Due**

 <b>भारतीय स्टेट बैंक</b> <b>State Bank of India</b> <i>With you - all the way</i>	<b>STRESSED ASSETS MANAGEMENT BRANCH-II (18359),</b> <b>D.NO.3-4-1013/A, 1<sup>ST</sup> FLOOR,</b> <b>CAC TSRTC BUS STATION, KACHIGUDA,</b> <b>HYDERABAD - 500 027</b>	
Tel: 040-23147100	Fax: 040-29807791	e-mail: sbi.18359@sbi.co.in

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
**[Under Rule 8(6) of Security Interest (Enforcement) Rules]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditors, the physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditors, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 07.04.2022 for recovery of Rs.151,64,54,138.26 (Rupees One Hundred Fifty One Crores Sixty Four Lakhs Fifty Four Thousand One Hundred Thirty Five and Paise Twenty Six only) plus interest at the contractual rate and incidental charges, minus subsequent credits received, due to the State Bank of India, Stressed Assets Management Branch-II, Kachiguda, Hyderabad from Borrower M/s Suncorp Lifestyles Limited and Guarantors 1)Sri.Sunku Ramesh 2)Sri.K.Srinivasa Rao 3)Sri.S.H.V.Kumara Swamy 4)Sri.K.Narasimha Rao 5)Smt.K.Anuradha 6)Sri.M.Aswin Kumar 7)Sri. P.Ravindranath Thakur 8)Sri.S.Venkatramana 9)Smt.M.Savithri 10)Sri. M.S.K. Prasad 11) Smt M.Amradha 12) Sri.Y.Venkata Seshia Rao 13)Smt.S.Rajeswari 14)Sri.Kolla Appa Rao 15)Smt.Kolla Sangeetha 16)Sri.P.Venkata Narsimha Rao 17)Sri.A.Narahari 18)Smt.Sunku Rani 19)Smt K.Rama Devi 20)Smt.A.Neeraja 21)Sri. Kamasamudram Vinod 22) Smt.K.Swettha Rani 23) Smt.N.Sarala Kumari.

The reserve price, earnest money deposit particulars and short description of the properties with known encumbrances are mentioned below. EMD to be deposited with the Bank on or before 04.04.2022 up to 5:00 P.M.

**SCHEDULE OF THE PROPERTY:**

All that the part and parcel of the property bearing D.Nos.16/518, 16/518-1, 16/518-2, 16/518-3, 16/518-4, 16/518-11, 16/518-12, 16/519-A, 16-519-B, 16/519, 16/520, in Sy.No.14/4, Land admeasuring 2402.44 Sq.Yds. having structures i.e. R.C.C. Mahadi Buildings, overall built up area of Ground Floor 4100.32 sq.ft., First Floor 2507.70 sq.ft., Second Floor 374.06 sq.ft., Godown Sheds overall built up area of 3637.50 sq.ft. situated at Devuni Kadapa Road, Kadapa, Y.S.R.District belonging to Sri Kamasamudram Vinod S/o K.Krishnalah, vide Document No.480/2010 dated 20.02.2009, registered at office of the sub registrar, kadapa and Document No.3703/2013, dated 14.06.2003 registered at office of the sub registrar, kadapa and bounded by:-

East: Compound wall and Amanullah Rice Mill; West: Public Road to Devuni Kadapa

North: Compound Wall and in us the 1<sup>st</sup> Party i.e. Sri.K.Sai Baba got the share of 'A'

Schedule mentioned Property

South: Own Lane and Drainage Kaluva (Land of Sri K.Rama Chandra Reddy and Others)

Reserve Price Rs.7,25,00,000/-; EMD: Rs.72,50,000/-; Bid Increment: Rs.5,00,000/-;

Auction Time: 11.00 AM to 12.00 Noon

For any clarifications or further details regarding other conditions of sale the intending bidders may contact the Authorised Officer, State Bank of India, Stressed Assets Management Branch-II, Hyderabad - 500 027. Phone No.040-29807108, Mobile No.9849105411, 9989299266 also may contact the Bank's approved service provider M/s MSTC Ltd at the web portal <https://www.mstcecommerce.com/auCTIONhome/ibapi/index.jsp>. Help line +91-033-40645207, 40609118, 40645316, 22831002, 22891401, 22891005, 22901004, 22895064, e-mail Id:helpdesk@mstcindia.co.in, prior to the date of e-auction. For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://bank.sbi/> [www.sbi.co.in](http://www.sbi.co.in).

Date: 03.03.2022  
Place: Hyderabad



  
AUTHORISED OFFICER

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR.****Property will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" Basis**

01	Name and Address of the Borrower	Name & Address of the Borrower
		<p>1) The Managing Director: M/s. Suncorp Lifestyles Limited (SLL), Office: H.No.6-2-953/A/106 &amp; 107, 1st Floor, Krishna Plaza, Khairatabad, Hyderabad.</p> <p>2) Sri Sunku Ramesh S/o. S.Venkat Ramana, Plot No.07, Priya Colony, Phase-I, Kakaguda, Secunderabad-15.</p> <p>3) Sri K.Srinivasa Rao S/o. K. Nara Simha Rao, Flat No.302, B-II, Alpine Heights, Rajbhawan Road, Somajiguda, Hyderabad</p> <p>4) Sri S.H.V.Kumara Swamy S/o. Sri.Venkata Subba Rao, Flat No.202, Shriraj Avenue, Balaji Enclave, Mallikarjuna Colony Old bowenpally, Secunderabad - 500 011</p> <p>5) Sri K.Narasimha Rao S/o. K. Pulla Rao, Flat.No.502, Block-2, Alpine Heights, D.No.6-3-1085/1 &amp; 1089/3, Rajbavan Road, Somajiguda, Hyd - 500082 &amp; O/F : D.No.8-2-120/115/14, 5th Floor, Shangrila Plaza, Road No 2, Banjara Hills, Hyderabad - 500034.</p> <p>6) Smt K.Anuradha W/o. K.Narasimha Rao, Flat No.502, Block.No.2, Alpine Heights, D.No.6-3-1085/1 &amp; 1089/3, Rajbavan Road, Somajiguda, Hyderabad - 500082.</p> <p>7) Sri M.Asrani Kumar S/o. MSN.Murthy, # 721, Bowen CT, San Ramon, CA-94582, USA.</p> <p>8) Sri.P.Ravindrannath Thakur S/o. Sri Rama Murthy, Plot No.13, BHEL Enclave, Akbar Road, Secunderabad</p> <p>9) Sri.S.Venkatramana S/o. S.V.Subalah, Plot.No.7, Priya Colony, Phase-I, Kakaguda, Secunderabad.</p> <p>10) Smt.M.Savithri W/o. M.Suryanarayana Murthy, H.No.69-C, Road.No.15, Film nagar, Hyderabad.</p> <p>11) Sri.M.S.K.Prasad, S/o. M.Suryanarayana Murthy, H.No.69-C, Road.No.15, Film nagar, Hyderabad.</p> <p>12) Smt M.Anuradha D/o. Sri.M.Suryanarayana Murthy, H.No.10-2-318/E, Indira Nagar, Vijayanagar Colony, Hyderabad.</p> <p>13) Sri Y.Venkata Sesha Rao S/o. Sri.Y.Narayana Rao, # 2208, Lakview, DR, Parlin, Newyork, USA.</p> <p>14) Smt S.Rajeswari W/o. Sri. S.Venkat Ramana, Plot No.07, Priya Colony, Phase - I, Kakaguda, Sec-had - 500015.</p> <p>15) Sri Kolla Appa Rao S/o. Sri. Kolla Pitchaiah, Plot No.92, 1st Floor, Rail Enclave, Sikh Road, Secunderabad</p> <p>16) Smt.Kolla Sangeetha W/o. Sri.K.Srinivasa Rao, # 1114, Oakhurst Delve, West Lafavette (SOK) in 47906, USA</p> <p>17) Sri.P.Venkata Narsimha Rao S/o.P.Sri Rama Murthy, H.No.49-39-24/1, Akkayyapalem, NGO's Colony, Visakhapatnam.</p> <p>18) Sri A Narahari S/o. Sri. A.Venkat Rao, H.No.B-26, Madhuranagar, Hyderabad.</p> <p>19) Smt Sunku Rani W/o. Sri S.Ramesh, Plot No.07, Priya Colony, Phase - I, Kakaguda, Secunderabad.</p> <p>20) Smt K.Rama Devi W/o. Sri. K.Srinivasa Rao, Flat No.502, B-II, Alpine Heights, Rajbhavan Road, Somajiguda, Hyd - 500 082.</p> <p>21) Smt A.Neeraja W/o. Sri. A.Veeru Raghavalah, D.No.8-7-2/1, Park East Gate, Gandhinagar Kakinada</p> <p>22) Sri Kamasamudram Vinod S/o. Sri.K.Krishnainth, D.No.16/518-11 (up stair), opp to Market yard, ward No.16, Devuni Kadapa Road, Kadapa.</p>



		23) Smt. K.Swetha Rani W/o. K.Vinod, D.No.16/518-11 (up stair), opp. to Market yard, ward No.16, Devuni Kadapa Road, Kadapa. 24) Smt. N.Sarala Kumari W/o. Sri. N. Koteswara Rao, Geetha Mandiram Street, Rythuopeta, Nandigama, Krishna Dist.
02	Name and address of Branch, the secured creditor	Stressed Assets Management Branch-II, State Bank of India, Hyderabad, D.No: 3-4-1013/A, 1 <sup>st</sup> Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad-500027. Email ID of the Bank: <a href="mailto:aji.18359@sbi.co.in">aji.18359@sbi.co.in</a>
03	Description of the immovable secured assets to be sold	All that the part and parcel of the property bearing D.Nos.16/518, 16/518-1, 16/518-2, 16/518-3, 16/518-4, 16/518-11, 16/518-12, 16/519-A, 16-519-B, 16/519, 16/520, in Sy.No.14/4, Land admeasuring 2402.44 Sq.Yds. having structures i.e. R.C.C. Mahadl Buildings, overall built up area of Ground Floor 4100.32 sq.ft., First Floor 2507.70 sq.ft., Second Floor 374.06 sq.ft., Godown Sheds overall built up area of 3637.50 sq.ft. situated at Devuni Kadapa Road, Kadapa, Y.S.R.District belonging to Sri Kamasamudram Vinod S/o K.Krishnaiah, vide Document No.480/2010 dated 20.02.2009, registered at office of the sub registrar, kadapa and Document No.3703/2013, dated 14.06.2003 registered at office of the sub registrar, kadapa and bounded by:-  East: Compound wall and Amanullah Rice Mill; West: Public Road to Devuni Kadapa North: Compound Wall and in us the 1 <sup>st</sup> Party i.e. Sri.K.Sal Baba got the share of 'A' Schedule mentioned Property South: Own Lane and Drainage Kafuva (Land of Sri.K.Rama Chandra Reddy and Others)
04	Details of the encumbrances know to the secured creditor	None
05	The secured debt for recovery of which the property is to be sold	Rs.151,64,54,135.26 (Rupees One Hundred Fifty One Crores Sixty Four Lakhs Fifty Four Thousand One Hundred Thirty Five and paisa Twenty Six only) plus interest at the contractual rate and incidental charges, minus subsequent credits received.
06	Deposit of earnest money	EMD: Rs.72,50,000/- 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 RTGS/NEFT.
07	Reserve price of the immovable secured assets: Account/ Wallet in which EMD to be remitted Last Date and Time within which EMD to be remitted	Rs.7,25,00,000/-  Bidders own wallet Registered with 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 RTGS/NEFT. 04.04.2022 by 5.00 PM
08	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 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
09	Time and place of public e-Auction or time after which sale by any other mode shall be completed	11.00 AM To 12.00 Noon on 07.04.2022



10	The e-Auction will be conducted through the Bank's approved service provider	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> .
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.5,00,000/- With auto time extension of Ten minutes for each incremental bid. 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	Any working day with prior appointment before 5:00 P.M of 31.03.2022 1) Sri G.Murliidhar, Authorised Officer and Assistant General Manager, Cell No.9849105411 2) Sri B.Ravi Singh, Case Officer, Cell No.9989299266
13	Other conditions	<p>(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).</p> <p>(b) The Intending bidder should transfer his EMD amount by means of challan generated on his 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/ RTGS transfer from his bank account.</p> <p>(c) The Intending bidder 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 Ltd 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 sale price to be paid immediately i.e. on the same day or not later than 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 &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(h) 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.</p>



- (i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- (j) 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.
- (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
- (l) 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.
- (m) 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).
- (n) 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.
- (o) 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) 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.
- (q) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
- (r) 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 authorised officer of the concerned bank branch only.
- (s) 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 auction will be entertained.

Date: 03.03.2022  
Place: Hyderabad



*[Handwritten Signature]*  
AUTHORISED OFFICER