

E-Auction Sale Notice for 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) /Co-obligant(s)/Mortgagor(s)/Guarantor(s) that the below described immovable properties mortgaged/charged to **Kakinada Main Branch, Tilak Street, erstwhile Andhra Bank ,now Union Bank of India Kakinada**, the possession of which has been taken by the Authorised Officer of **Kakinada main branch, erstwhile Andhra bank now Union Bank of India, Kakinada Branch, Tilak Street will be sold through e-auction "As is where is", "As is what is", and "Whatever there is" basis on 30.03.2022** for recovery of **Rs 5,25,43,188.83 (Rupees Five Crore Twenty Five lakhs Forty Three thousand One hundred Eighty eight and Eighty three paise only) as on 31.03.2021** plus further interest, costs and charges due to the erstwhile Andhra Bank, now Union Bank of India from:-

Borrower(s)

<p>M/s Raj Exims Mg.Partner: B.Satyanarayana Address: D.No.51-10-2, Puramvari Street, Jagannaickpur, Kakinada - 533002</p>	<p>2) Mr. Batchu Satyanarayana S/o Venkateswarlu (late) Managing Partner of M/s Raj Exims Address: Flat no.FF2, 4th floor, Manasa Anirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003</p>
<p>3) Mrs. Batchu Aruna W/o Satyanarayana Partner of M/s Raj Exims Address: Flat no.FF2, 4th floor, , Manasa Anirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003</p>	

Guarantors:

<p>1.Mr.Batchu Satyanarayana S/o Venkateswarlu (late) Address: Flat no.FF2, 4th floor, ManasaAnirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003</p>	<p>2.Mrs.Batchu Aruna W/o Satyanarayana Address: Flat no.FF2, 4th floor, ManasaAnirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003</p>
<p>3.Mrs.Vankayala Sulochana W/o Venkata Suryanarayana Murthy Address: D. No. 3-2-108/A, Ward no.5, State Bank street, KuchimanчивariAgraharam, Amalapuram- 533201</p>	<p>4.Mr.Chaganti SundaraParvateeswaraRao S/o VeereswaraRao Address: D.No.53-4-3, Attotavari Street, Near Sivalayam, Jagannaickpur, Kakinada-533002</p>
<p>5.Mr.Arigela Nookaraju S/o Lachanna Dora Address: D.No. 18-16-16, Mantripragadavari Street, Suryanarayanapuram, Kakinada-533001</p>	<p>6.Mr.Kota Jagadeesh Naga Prakash S/o Suryanarayana Address: D.No.16-33-27, Sambhamurthynagar- 1st Street, Kakinada-533001</p>
<p>7.Mr. Kota Suresh Murali Krishna S/o Suryanarayana Address: D.No.17-11-4/6A, Revenue Colony, 4th street, Kakinada-533001</p>	<p>8.Mr.Gollapalli SubbaRao (Alias G. Srikanth) S/o Apparao Address: D.No.69-7-20/A, Ist floor, Ammakuteer, Opp. Ashram School north gate, Kakinada-533005</p>
<p>9.Mr.Badampudi Satyanarayana S/o Chintayya</p>	

Address: D.No.1-93/1,
K. Gangavarm, Sundarapalli,
EGdt-533306

The Reserve Price of the Secured Assets is fixed as detailed hereafter below which the property would not be sold. The **earnest money to be deposited is mentioned below and Bidder/s shall improve their offers in multiples of Rs.1,00,000.00/- (Rupees One Lakh Only)** at the time of bidding in e-auction process.

SCHEDULE OF PROPERTY AND RESERVE PRICE

Details of Security	Reserve Price	EMD@(10%)	Bid Increment	Date and time of e auction
All that part and parcel of the properties consisting of Commercial urban Land admeasuring 415 sq.yds(as per deed) 448.06 sq yards (as per actual) near D.No.6-2-28, RS No.169/A, Masjid Street, Behind Municipal Office, Tadepalligudem Municipality, West Godavari District belonging to Mr. Batchu Satyanarayana. Boundaries: East :Site of Alam Bhargav West :100 ft road North :Site with building of Batchu Subrahmanyam bearing D.No.6-2-24/1 South :Site of Sheik Mehabul bearing D.No.6-2-27/1	Rs 1,48,17,000.00	Rs 14,81,700.00	Rs 1,00,000.00	30.03.2022 12.00 am to 2.00 pm.

For detailed terms and conditions of the sale, please visit the link provided in www.unionbankofindia.co.in or https://ibapi.in/Sale_Info_Home.aspx.

Dated: 27.02.2022
Officer
Place : Kakinada

Bank of India

Chief Manager & Authorized

Tilak Street Branch, Union

(A Govt. of India Undertaking)
D.No 36-8-35, Tilak Street, Kakinada Tel No...0884-2378923, 2362373 Email:
bm0303@unionbankofindia.com

TERMS AND CONDITIONS OF SALE OF IMMOVABLE SECURED ASSETS

(1) Name and address of the Borrower(s) / Coobligant(s) / Mortgagor(s) / Guarantor(s)	Borrower:	
	M/s Raj Exims Mg.Partner: B.Satyanarayana Address: D.No.51-10-2, Puramvari Street, Jagannaickpur, Kakinada - 533002	2) Mr. Batchu Satyanarayana S/o Venkateswarlu (late) Managing Partner of M/s Raj Exims Address: Flat no.FF2, 4th floor, Manasa Anirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003
	3) Mrs. Batchu Aruna W/o Satyanarayana Partner of M/s Raj Exims Address: Flat no.FF2, 4th floor, , Manasa Anirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003	
	Guarantors:	
	1.Mr.Batchu Satyanarayana S/o Venkateswarlu (late) Address: Flat no.FF2, 4th floor, ManasaAnirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003	2.Mrs.Batchu Aruna W/o Satyanarayana Address: Flat no.FF2, 4th floor, ManasaAnirudh Apartments, Opp. Sri Ram Nagar Post Office, Kakinada-533003
	3.Mrs.Vankayala Sulochana W/o Venkata Suryanarayana Murthy Address: D. No. 3-2-108/A, Ward no.5, State Bank street, KuchimanchivariAgraharam, Amalapuram- 533201	4.Mr.Chaganti SundaraParvateeswaraRao S/o VeereswaraRao Address: D.No.53-4-3, Attotavari Street, Near Sivalayam, Jagannaickpur, Kakinada-533002
5.Mr.Arigela Nookaraju S/o Lachanna Dora Address: D.No. 18-16-16,	6.Mr.Kota Jagadeesh Naga Prakash	

	Mantripragadavari Street, Suryanarayanapuram, Kakinada-533001	S/o Suryanarayana Address: D.No.16-33-27, Sambhamurthynagar- 1st Street, Kakinada-533001
	7.Mr. Kota Suresh Murali Krishna S/o Suryanarayana Address: D.No.17-11-4/6A, Revenue Colony, 4th street, Kakinada-533001	8.Mr.Gollapalli SubbaRao (Alias G. Srikanth) S/o Apparao Address: D.No.69-7-20/A, 1st floor, Ammakuteer, Opp. Ashram School north gate, Kakinada-533005
	9.Mr.Badampudi Satyanarayana S/o Chintayya Address: D.No.1-93/1, K. Gangavarm, Sundarapalli, EGdt-533306	
(2) Name and address of the Secured Creditor :	Kakinada Branch, Tilak Street (erstwhile Andhra Bank now Union Bank of India) D.No 36-8-35, Tilak Street, Kakinada -533001	
(3) The details of encumbrances, if any known to the Secured Creditor	Nil	
(4) The secured debt for the recovery of which the immovable secured asset is to be sold:	Rs 5,25,43,188.83 (Rupees Five Crore Twenty Five lakhs Forty Three thousand One hundred Eighty eight and Eighty three paise only) as on 31.03.2021 plus further interest, costs and charges due etc	

S L	(5) Details of Security	(6) Reserve Price	(7) EMD(10%)	(7.1) Bid Increment
1	All that part and parcel of the properties consisting of Commercial urban Land admeasuring 415 sq.yds(as per deed) 448.06 sq yards (as per actual) near D.No.6-2-28, RS No.169/A, Masjid Street, Behind Municipal Office, Tadepalligudem Municipality, West Godavari District belonging to Mr. Batchu Satyanarayana. Boundaries: East :Site of Alam Bhargav West :100 ft road North :Site with building of Batchu Subrahmanyam bearing D.No.6-2-24/1 South :Site of Sheik Mehabul bearing D.No.6-2-27/1	Rs 1,48,17,000.00	Rs 14,81,700.00	Rs 1,00,000.00

(8) Last date for submission of EMD	On or before the commencement of e Auction.
(9) Date & Time of auction	30.03.2022 from 12.00 am to 2.00 pm (with 10 min unlimited auto extensions) E-auction website: www.mstcecommerce.com

<p>10. Registration:</p> <p>The Online E-Auction will be held through web portal/website www.mstcecommerce.com on the date and time mentioned above with unlimited extension of 10 minutes.</p> <p>The intending bidders / purchasers required to register through https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp by using their mobile number and valid email-id. They are further required to upload KYC documents and Bank Details.</p> <p>11. KYC Verification:</p> <p>On completion of registration, the intending bidders / purchasers are required to upload KYC documents</p>

and Bank account details. KYC documents shall be verified by e-auction service provider which may take 2 to 3 working days. Hence the registration and uploading formalities are to be completed well in advance.

12. EMD Payment:

On completion of KYC verification, the intending bidders / purchasers are required to pay EMD through NEFT/RTGS/NET BANKING/UPI by generating a Challan through this website in his/their Global EMD Wallet. Payment should be made within 3 days after generating the Challan for NEFT / RTGS otherwise the Challan shall become invalid. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in their Global Wallet, they will not be allowed to participate. Payment of EMD in any other mode will not be accepted.

The Earnest Money Deposit shall not bear any interest and in case of unsuccessful bid, the same will be returned to the unsuccessful bidder by the service provider without interest.

13. Bidding

The bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID (as mentioned in <https://ibapi.in>). The property will be visible in 'Live Auctions' on www.mstcecommerce.com one day prior to the date of auction.

14. Help Desk

- For Registration related queries e-mail to ibapiop@mstcecommerce.com
- For EMD payment/refund related queries e-mail to ibapifin@mstcecommerce.com.
- For Registration and Login and Bidding Rules visit <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> and Click "Buyer Guide for Login and Registration"
- Intending bidders may download at free of cost, copies of sale notice, Terms and Conditions of e.auction Help Manual on operational part of e-auction from e-Bkray - IBAPI portal (<https://www.ibapi.in>)
- For auction related queries e-mail to sarfaesi@unionbankofindia.com or contact the Authorised Officer, Union Bank of India, Kakinada ,Tilak Street.

15. Steps Involved

- Register on e-auction portal www.mstcecommerce.com. using mobile number and email ID.
- Upload requisite KYC Documents.
- Generate challan and transfer EMD amount to bidder's global EMD Wallet.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
- In case of unsuccessful Bid, request for refund to be made in the MSTC website and refund will be made directly by the MSTC.

Bidders are advised to go through the website https://ibapi.in/Sale_Info_Home.aspx, and www.unionbankofindia.co.in for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. Successful bidder will be intimated through e-mail after the closing of the e-Bidding Process.

16. The intending bidders may, if they choose, after taking prior appointment from the Authorised Officer, inspect the immovable/movable secured assets to be sold before the date of E-Auction. It shall be the sole responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid. On participation by any person or corporate it shall be deemed that the bidders have fully satisfied themselves as to the property /assets and claims/ dues affecting the property under Sale in all respects.

17. In case of bidding the bid increment shall not be less than **Rs. 1,00,000.00/-** in excess of highest bid amount or the immediate preceding bid, as the case may be with multiple increment value of **Rs.1,00,000.00/-**

18. The sale will be confirmed in favour of the highest bidder and the confirmation of sale shall be subject to the confirmation by the Secured Creditor.

19. Bids once made shall not be cancelled or withdrawn. 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 bidder.

20. The successful bidder so declared by the Authorised Officer shall deposit 25% of the Sale Price (inclusive of EMD) in Cash/DD/RTGS/NEFT/Internet transfer /Cheque subject to realisation, immediately

on the sale day or not later than next working day with the Authorised Officer in the **account bearing Number 030311100001167 of the Authorised Officer, Kakinada Branch, Tilak Street (erstwhile Andhra bank now Union bank of india), IFSC Code UBIN0803031** and the balance 75% of the Sale Price on or before 15th day of confirmation of Sale or within such extended period as agreed upon in writing between the secured creditor and the purchaser, in any case not exceeding 3 months.

21. In the event of failure to tender 25% (15%+EMD) of the sale price as per the terms of Sale by the successful bidder, the EMD so deposited by him shall be forfeited to secured creditor and the bid accepted shall stand cancelled automatically and the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

22. In default of payment of balance amount of purchase price before 15 days from the date of confirmation of sale by the Secured Creditor or such extended period as may be mutually agreed upon between the secured creditor and the purchaser (not exceeding 3 months) the deposit of 25% of the amount of sale price made shall be forfeited and the property shall forthwith be sold again and the defaulting purchaser shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.

23. The Authorised Officer may, where the property sold is subject to any encumbrances, if he thinks fit, allow the purchaser to deposit with him the money required to discharge the encumbrances and any interest due thereon together with such additional amount that may be sufficient to meet the contingencies or further costs, expenses and interest as may be determined by him.

24. On such deposit of money for discharge of encumbrances, the Authorised Officer may issue or cause the purchaser to issue the notices to the persons interested in or entitled to the money deposited with him and take steps to make the payment accordingly.

25. On confirmation of sale by the secured creditor and if the terms of payment have been complied with by the successful bidder, the Authorised Officer shall issue a certificate of sale of immovable property in favour of the purchaser in Appendix-V to the Security Interest (Enforcement) Rules, 2002

26. Legal charges for conveyance, stamp duty, registration charges and other incidental charges as applicable shall be borne by the successful bidder only.

27. As per Section 194-IA of the Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50,00,000/- (Rupees fifty lakhs) and above. The successful bidder/purchaser shall deduct the TDS from the sale price and deposit the same with the Income Tax Department in Form No. 16-B, containing the Bank's name and the PAN number as a seller and submit the original receipt of the TDS Certificate to the Bank. (Applicable for immovable property, other than Agricultural land)

28. The Authorised Officer will deliver the property on the basis of symbolic/physical possession taken on as is where is basis to the purchaser free from encumbrances, known to the Secured Creditor on deposit of money by the purchaser towards the discharge of such encumbrances.

29. The certificate of sale will be issued specifically mentioning whether the purchaser has purchased the immovable/movable secured assets free from any encumbrances known to the secured creditor or not. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the auction shall be entertained.

30. The unsuccessful Bidders who have deposited EMD shall be entitled to have the same refunded without any interest immediately after the confirmation of sale by the Authorised Officer in favour of successful bidder. The unsuccessful bidder is required to place request for refund with <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. The EMD of unsuccessful bidders will be refunded on request to their respective A/c No. as registered in e-Auction Portal www.mstcecommerce.com. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

31. If the Borrower were to pay to the Authorised Officer the entire amount due, with the up-to-date expenses including the expenses / charges / cost in taking possession and conducting the sale, to the secured creditor before e-Auction, the sale by E auction may be cancelled by the Authorised Officer.

32. Bank, the Secured Creditor, reserves the right to accept / reject the highest bid without assigning any reason thereof or to cancel the sale.

33. 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 Bank 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.

34. The bank/service provider for e-auction shall not have any liability towards bidders for any interruption or delay or technical snag in access to the site irrespective of the causes.

35. The above movable/immovable secured assets will be sold in "AS IS WHERE IS", " AS IS WHAT IS", and "WHATEVER THERE IS" condition.

36. The Sale shall be subject to the outcome of any pending litigation before Court/DRT, if any.

37. The entire sale consideration shall be exclusively available for appropriation towards dues to the Bank and it is exclusive of encumbrances of all statutory dues and other dues if any, shall be settled by

the proposed purchaser out of his own sources.

38.To the best of information and knowledge of the Authorised Officer, there is no encumbrance on the property. However the intending bidders should make their own independent enquiry regarding any claims, charges/encumbrances on the property of any authority, extent and title of the property put to auction and the claims / rights/ dues/quantity and quality affecting the property, prior to submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges /encumbrances over the property or on any other matter etc. will be entertained after the submission of the online bid. The E Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank to sell the property. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.

Date- 27.02.2022

Place: Kakinada

**Chief Manager & Authorized Officer
Kakinada Branch, Tilak Street Union Bank
of India**