



STATE BANK OF INDIA

STRESSED ASSETS MANAGEMENT BRANCH (SAMB-II), HYDERABAD

Authorised Officer's Details:

Name: **Shri. B.V. Rangadham**,
Asst. General Manager,
E-mail Id: **sbi.18359@sbi.co.in**
Mobile No: **9010443800/9010618880**

Address of the Branch:

D. No.3-4-1013/A, 1st Floor,
CAC, TSRTC Bus Station,
Kacheguda, Hyderabad.
E-mail Id: **sbi.18359@sbi.co.in**

APPENDIX -IV A

[See proviso to Rule 8(6) & 9(1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**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 PROVISIO TO RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002**

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of State Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **29.04.2022** for recovery of Rs.2402,36,19,384/- (Rupees Two Thousand Four Hundred Two Crore Thirty Six Lakh Nineteen Thousand Three Hundred Eighty four only) as on 30.09.2021 and further interest at contractual rate from 01.10.2021 + costs, charges and incidental expenses., due to the State Bank of India, Secured Creditor, from M/s. Coastal Projects Limited represented by its Managing Director, Sri.S.Surendra S/o Sri.S. Papaiah, Regd.Off: 237, 2nd Floor, Bapuji Nagar, Bhubaneshwar-751009. Also At: M/s. Coastal Projects Limited, Represented by its Managing Director, Sri.S.Surendra S/o Sri.S. Papaiah, Plot No, 304-O, Film Nagar, Jubilee Hills, Hyderabad - 500033 and Guarantors, (1) Sri. S.Surendra, S/o Sri.S. Papaiah, 2) Sri. G.Hari Hara Rao, (3) Sri.K.V.Jaya Prakash, S/o Sri.K.Vishwanatha Shetty, (4) M/s Grandeur Power Projects Pvt Ltd, (5) M/s Rebbly Hydro Power Pvt Ltd, (6) M/s Badao Hydro Power Pvt Ltd, (7) M/s Coastal Transnational Ventures (CY) Ltd, (8) M/s Nepal Jalabidyut Pravardhan Tatha Bikas Ltd, (9) M/s. Para Hydro Power Pvt Ltd.

Note: Shri K V Jayaprakash's liability is restricted to Rs.164.06 Crore + interest from 26.06.2014 and Cost, Charges and Expenses thereon.

DESCRIPTION OF PROPERTIES

Property ID No: SBIN200005380534

Immovable Assets:

Lot.1: All that part and parcel of Land bearing Sy.No. 153, in all admeasuring 5 acres 10 guntas Situated at ward No.12, Yelahanka Village, Yelahanka hobli, Bangalore North Taluk (Within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike) belonging to Sri. K.V. Jayaprakash registered vide Sale deed Doc.No.3168/2005-06 dated 12.05.2005 and bounded by

North : Land bearing Sy.No.152/5,
East : Land bearing Sy.No.152/7 and 152/6,

South : Remaining portion of Sy.No.153,
West : Allasandra Road (Onni).



Lot.2: All that part and parcel of Land in Sy.No. 152/1B, 152/2A, 152/2B, 152/3A, 152/3B, 152/4A, 152/4B, 152/5A, 152/5B, 152/6A, 152/6B, 152/7A, 152/7B, 152/10A and 152/10B, total admeasuring 8 acres 28 guntas Situated at ward No.12, Yelhanka Village, Yelahanka hobli, Bangalore North Taluk. (Within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike) belonging to Sri.K.V.Jayaprakash registered vide Sale deed Doc.No.9356/2005-06 dated 29.12.2005 and bounded by

North: Police Quarters and Sy.No.152/1A, South: Sy.No.153 and Allasandra Gadi,
East : Sy.No.152/8 and 152/9, West : Allasandra Onni, LBS Nagar and Sy.No.153.

S. No.	Property to be auctioned	Date & Time of auction	Reserve Price Below which the property will not be sold (In Rs.)	Earnest Money Deposit (In Rs.)	Bid Increment (In Rs.)
1	Lot No. 1 & 2 put together	29.04.2022 11.00 AM to 12.00 Noon	135,00,00,000/-	13,50,00,000/-	50,00,000/-

Last Date for receiving Bid applications is up to 5 PM of 28.04.2022.

Date & Time of inspection of the Property: Any day up to 28.04.2022 between 11.00 am to 4.00 pm with prior appointment.

EMD Remittance	The intending bidders have to get themselves registered on the https://ibapi.in INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://www.mstcecommerce.com/auctionhome/ibapi/Index.jsp) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account.
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For inspection and any clarifications, the intending bidders may contact the Authorised Officer on Phone or Bank's Approved Resolution Agent M/S Goodwill Associates, on Cell Nos. 9949901281 or 9886728350.

Note: This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before 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 (a) "<http://www.sbi.co.in>" (b) <https://ibapi.in>

Note: 1) OS No.5937/2021 filed by the Bank for easement right is pending before 11th Additional City Civil & Sessions Judge Court, Bengaluru.

2) The sale is subject to the final result of the Appeal (AT) (Insolvency) No.362 of 2022 pending before NCLAT Principal Bench, New Delhi.

Date: 12.04.2022
Place: Hyderabad



[Handwritten Signature]

AGM & 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

1	Name and address of the Borrowers	<p>M/s. Coastal Projects Limited, Represented by its Managing Director, Sri. S. Surendra S/o Sri. S. Papaiah, Plot No,304-O, Film Nagar, Jubilee Hills, Hyderabad -500033</p> <p>Also At: M/s. Coastal Projects Limited, Represented by its Managing Director, Sri. S. Surendra S/o Sri. S. Papaiah Regd. Off: 237, 2nd Floor, Bapuji Nagar, Bhubaneswar-751009.</p>
2	Name and address of the Guarantors/Mortgagor	<p>1) Sri. S. Surendra, S/o Sri.S. Papaiah, Plot No.1145, Road No.58, Jubilee Hills, Hyderabad.</p> <p>2) Sri. G. Hari Hara Rao, Plot No.4, 2nd Floor, Silent Lake Valley, Road No.51, Extn. Jubilee Hills, Hyderabad.</p> <p>Also at: Flat No.4005, Sentosa Diamond, Opp. Narayanapuram Colony, Nidamanuru, Vijayawada – 521104.</p> <p>3) Sri. K.V. Jaya Prakash, S/o Sri. K. Vishwanatha Shetty, Resident of No.166, K.R.S. Road, V.V. Puram, Basavanagudi, Bengaluru – 560004</p> <p>4) M/s Grandeur Power Projects Pvt Ltd, A102, Sector 65, Gautam Buddha Nagar, Noida, UP-201301.</p> <p>5) M/s Rebby Hydro Power Pvt Ltd, Plot No.304-O, Road No.78, Film Nagar, Jubilee Hills, Hyderabad – 500 033.</p> <p>6) M/s Badao Hydro Power Pvt Ltd, Plot No.304-O, Road No.78, Film Nagar, Jubilee Hills, Hyderabad – 500 033.</p> <p>7) M/s Para Hydro Power Private Limited, Plot No 304-O, Road No. 78, Film Nagar, Jubilee Hills, Hyderabad- 500 033.</p> <p>8) M/s Coastal Transnational Ventures (CY) Ltd, Plot No.304-O, Road No.78, Film Nagar, Jubilee Hills, Hyderabad – 500 033.</p> <p>9) M/s Nepal Jalabidyut Pravardhan, Tatha Bikas Ltd, Plot No.304-O, Road No.78, Film Nagar, Jubilee Hills, Hyderabad – 500 033.</p>
3	Name and address of Branch, the secured creditor	<p>State Bank of India, Stressed Assets Management Branch-II, 1st Floor, D. No.3-4-1013/A, 1st Floor, CAC, TSRTC Bus Station, Kacheguda, Hyderabad</p>
4	Description of the immovable secured assets to be sold.	<p>Property ID: <u>SBIN200005380534</u></p> <p><u>Immovable Assets:</u></p> <p>Lot No.1: All that part and parcel of Land bearing Sy. No. 153, in all admeasuring 5 acres 10 guntas Situated at ward No.12, Yelahanka Village, Yelahanka hobli, Bangalore North Taluk (Within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike) belonging to Sri.K.V. Jayaprakash registered vide Sale deed Doc.No. 3168/2005-06 dated 12.05.2005 and bounded by</p>



		<p>North : Land bearing Sy.No.152/5, South : Remaining portion of Sy.No.153, East : Land bearing Sy.No.152/7 and 152/6, West : Alalsandra Road (Onni).</p> <p>Lot No.2: All that part and parcel of Land in Sy.No. 152/1B, 152/2A, 152/2B, 152/3A, 152/3B, 152/4A, 152/4B, 152/5A, 152/5B, 152/6A, 152/6B, 152/7A, 152/7B, 152/10A and 152/10B, total admeasuring 8 acres 28 guntas Situated at ward No.12, Yelahanka Village, Yelahanka hobli, Bangalore North Taluk. (Within the administrative jurisdiction of the Bruhat Bangalore Mahanagara Palike) belonging to Sri.K.V. Jayaprakash registered vide Sale deed Doc.No.9356/2005-06 dated 29.12.2005 and bounded by</p> <p>North : Police Quarters and Sy.No.152/1A, South : Sy.No.153 and Alalsandra Gadi, East : Sy.No.152/8 and 152/9, West : Alalsandra Onni, LBS Nagar.</p> <p>Reserve Price for both Lot No.1 & Lot No.2 together: Rs.135,00,00,000/-</p>
5	Details of the encumbrances known to the secured creditor	Nil except dues to the Bank as mentioned bellow.
6	The secured debt for recovery of which the property is to be sold	<p>Rs.2402,36,19,384/- (Rupees Two Thousand Four Hundred Two Crore Thirty Six Lakh Nineteen Thousand Three Hundred Eighty four only) as on 30.09.2021 and further interest at contractual rate from 01.10.2021 + costs, charges and incidental expenses.</p> <p>Note: Shri K V Jayaprakash's liability is restricted to Rs.164.06 Crore + interest from 26.06.2014 and Cost, Charges and Expenses thereon</p>
7	Deposit of Earnest Money	<p>EMD: Rs.13,50,00,000/- i.e. 10% of Reserve price to be submitted to IBAPI wallet in IBAPI portal by intending bidders through their Bank account.</p> <p>https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</p>
8	Reserve Price of the immovable secured assets.	Reserve Price: Lot No.1 & 2 together: Rs. 135,00,00,000/-
	Bank Account in which EMD to be remitted.	The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account. https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
	EMD amount in Rupees.	EMD Amount: Lot No.1 & 2 together: Rs. 13,50,00,000/-
9	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 th day of confirmation of sale of the secured or such extended period as may be agreed in writing between the Authorised Officer and the Successful bidder and at any cost within 90 days from the day of auction.
10	Time and place of public e-auction or time after which sale by any other mode shall be completed	e-auction time: Lot 1 & 2 together: 11.00 AM to 12.00 Noon On 29.04.2022 with unlimited extension of five minutes for each bid, if the bid is placed in the last five minutes of scheduled time of closure of e- Auction and if the bidding continues, till the sale is concluded.
11	The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing e-action bid form, declaration etc., are available in the website of the service provider as mention above	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.040-29807107, bidders can 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 websites 1. https://bank.sbi/www.sbi.co.in . 2. https://ibapi.in .
12	i) Bid increment amount. ii) Auto extension ----- times(limited/unlimited) iii) Bid currency and Unit of measurement	Lot No.1 & Lot No.2 Together: Rs. 50,00,000/- ii) 10 Minutes each (unlimited) iii) Indian Rupee and one
13	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	On any day up to 28.04.2022 between 11.00 a.m. to 4.00 p.m. (with prior appointment) M/S Goodwill Associates, on Cell Nos.9949901281 or 9886728350
14	Other conditions	1. (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 takes minimum of two working days. (Registration



process is detailed on the above website).

(b) The Intending bidder should transfer the 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.

(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.

2. The Bank has taken only the symbolic possession of the properties put on sale.

3. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the properties. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the properties, 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 properties are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the properties before submission of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted. 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.

4. The e-Auction/bidding of the above properties would be conducted exactly on the scheduled Date & Time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiples of the amount mentioned under the column "Bid Increment Amount". At the commencement of Auction a minimum of one bid should be placed by the bidder. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 10 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process



shall be declared as a Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorised Officer/ Secured Creditor.

5. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration.. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already deposited, immediately on acceptance of bid price by the Authorised Officer i.e. before closure of business hours on the same day or not later than next working day and the balance 75% of the sale price on or before 15th day from confirmation of sale, default in deposit of any of the abovementioned amount(s) within the period stipulated herein by the successful bidder would entail forfeiture of the entire money already deposited and Properties shall be put to auction again and the defaulting bidder shall have no claim/ right in respect of Properties/ amount deposited.

6. The Authorised Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

7. The Certificate of Sale will be issued in the form given 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).

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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

15. 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.

16. The EMD of the unsuccessful bidder will be refunded to their respective account numbers by IBAPI portal after placing refund request by them on the said portal. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any)

17. 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.

18. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, GST, fees etc. for transfer of the property in its/his/her name.

19. 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.

20. 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.
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Note: 1) OS No.5937/2021 filed by the Bank for easement right is pending before 11th Additional City Civil & Sessions Judge Court, Bengaluru.

2) The sale is subject to the final result of the Comp. Appeal (AT) (Insolvency) No.362 of 2022 pending before NCLAT Principal Bench, New Delhi.

Date : 12.04.2022

Place : Hyderabad



AUTHORISED OFFICER
STATE BANK OF INDIA

