**THE AUTHORISED OFFICER (AO)**

**OF**

**IDBI BANK LIMITED**

**(NPA MANAGEMENT GROUP, HYDERABAD ZONE)**
**SPECIALISED CORPORATE BRANCH,**
**#5-9-89/1&2, CHAPEL ROAD**
**HYDERABAD – 500 001**

# BID / TENDER DOCUMENT

**For**

**SALE OF SECURED ASSETS OF**

**APEX ENCON PROJECTS PRIVATE LIMITED.**

**UNDER**

**THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002**

**AND**

**THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002**

*Date: September 19, 2021*

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# E-AUCTION SALE NOTICE

**IDBI BANK**
CIN: L65190MH2004GOI148838

आई.डी.बी.आई बैंक लिमिटेड, एन.पी.ए प्रबंधन समूह
IDBI BANK LIMITED, NPA Management Group, No.5-9-89 / 1 & 2, 2nd Floor, Chapel Road, Hyderabad - 500001. www.idbibank.in

**PUBLIC NOTICE FOR SALE IMMOVABLE PROPERTIES THROUGH E-AUCTION IN RESPECT OF M/S. APEX ENCON PROJECTS PRIVATE LIMITED ("the Borrower Company")**

The undersigned being the Authorised Officer ("AO") of IDBI Bank Limited ("IDBI") invites Bids/offers from reputed and genuine parties for purchase of following immovable Secured Assets through e-auction under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("the Act") read the Security Interest(Enforcement) Rules, 2002, of the Act, physical possession whereof has been taken by the AO of IDBI Bank.

1. Brief Description of Properties

**PARTICULARS OF THE PROPERTIES**

Lands admeasuring Ac 8.31 cents at Modavalasa Village, Denkada Mandal, Vizianagaram Dist together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth. (Part A,B & C):

Part A: All the land an extent of Ac 1.36 Cents in S.No. 104/2, Ac. 0.16 Cents in S.No. 97/1, Ac. 0.20 Cents in S.No. 97/6, Ac 1.20 Cents in S.No. 96/1 Part, Ac. 0.07 Cents in S.NO.97/4, Ac. 0.15 Cents in S.No. 97/5, Ac. 0.24 Cents in S.No. 97/2, Ac. 0.15 Cents in S.No.97/3, Ac. 0.06 Cents in S.No. 97/4, Ac.0.50 Cents in S.No.97/7 and Ac. 0.41 Cents in S.No97/12 [Total Ac.4.49 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram District in the State of Andhra Pradesh.

Part B: All the land and extent of Ac 0.36 Cents in S. No.98/5, Ac. 0.31 Cents in S.No.97/8, Ac. 0.10 Cents in S.No.97/9 Part, Ac 0.17 Cents in S.No 97/10 Part, Ac 0.31 Cents in S.No.97/11, Ac 0.25 Cents in S. No.97/13, Ac 0.32 Cents in S.No 98/6, Ac 0.37 Cents in S.No 98/1, Ac 0.30 Cents in S.No 98/2 and Ac 0.33 Cents in S.No 98/3 [ Total Ac.2.82 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram District in the State of Andhra Pradesh.

Part C: All the land an extent of Ac 0.78 cents in S.No 98/4 and Ac 0.22 Cents in S.No 98/5 [Total Ac.1.00 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram District in the State of Andhra Pradesh.

Date of Possession: October 12, 2020

For details of boundaries, please refer to Bid Document

2. The dues of IDBI outstanding as on December 30, 2013 stand at Rs.165,04,65,730.17/- (Rupees One Hundred and Sixty Five Crore Four Lakh Sixty Five Thousand Seven Hundred Thirty and Seventeen Paisa Only) plus interest & other charges thereon w.e.f. December 30, 2013.

3. The sale of the immovable properties is proposed to be made is as under:

| Reserve Price (Rs.lakh) | EMD (Rs.lakh) | Sale of Bid Tender Document | Date of Inspection | Last Date of Submission of Sealed Bids | Date and Time of E-Auction |
|---|---|---|---|---|---|
| 1350.00 | 67.50 | September 20, 2021 to October 04, 2021 (Between 10.00 AM to 04.00 PM) | September 29, 2021 (10.00 AM to 04.00 PM) | October 04, 2021 upto 04.00 PM | October 06, 2021 (11.00 AM to 12.00 PM) |

Gist of General Terms & Conditions appearing in Bid Document:

a) The Immovable Properties is proposed to be sold are on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis". The AO will not take responsibility for any dues, statutory or otherwise outstanding as on date and yet to fall due, including dues that may affect transfer of property in the name of the purchaser and such dues, if any, will have to be borne by the purchaser. Bank does not take any responsibility to provide information on the same. b) The aforesaid immovable property shall not be sold below the reserve price mentioned. c) The sale shall take place after the expiry of 30 days from the date of publication of this notice i.e., on 06.10.2021. d) The sale would be on e-Auction platform on website https://www.bankeauctions.com through E-Auction service provider M/s.C1 India Pvt Ltd. e) The Earnest Money Deposit (EMD) has to be strictly deposited in favour of IDBI Bank Limited remitted through RTGS/NEFT to A/c.No. 0133102000002899, IFSC Code: IBKL0000133, Chapel Road Branch, Hyderabad, on receipt of EMD and the KYC documents, the bidders shall receive User id & Password in their valid Email id (which is mandatory for participating in E-Auction) from the E-auction service provider M/s.C1 India Pvt Ltd. (website: https://www.bankeauctions.com). f) The EMD paid by the interested bidders shall carry no interest. AO may retain EMD of top 3 bidders upto 1 month from the date of auction. Post successful sale, EMD shall be remitted by Bank to unsuccessful bidders directly into their Bank A/c's. g) The successful bidder will be required to deposit 25% of the sale price (less the amount of EMD deposited) within 1 day of confirmation of sale. The balance amount of the sale price is to be paid within 15 days of the confirmation of sale or such extended period as may be agreed to by the AO. In case of failure to deposit the balance amount within the prescribed period, the deposited amount shall be forfeited, including earnest money. h) The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, expenses, tax liabilities, including GST if any etc., for transfer of secured asset. i) The AO will not take any responsibility for any dues and statutory or otherwise pending/outstanding as on date and yet to fall due, including dues that may affect transfer of ownership in the name of purchaser and such dues, if any, will have to be borne by the bidder/purchaser. IDBI Bank does not take any responsibility to provide information on the same. j) Regarding further Encumbrances, if any, the intending bidders should make their own independent inquiries about the title of property/(ies) 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/(ies) is/are 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. k) The sale is strictly subject to terms and conditions given in the advertisement and in the "Bid Documents". l) The interested bidders shall submit their bid forms and the requisite KYC papers/undertaking etc to the below address: Smt. Vidhya Bhaskar, Authorised Officer NPA Management Group, IDBI Bank Ltd., D.No: 5-9-89/ 1 & 2, Chapel Road, P. B. No: 370, Hyderabad - 500 001. m) For detailed procedure, terms and conditions of e-auction process, intending bidders may arrange to obtain the 'Bid Document' from the above mentioned branch offices as well as from the Authorised Officer/Deputy General Manager, IDBI Bank Ltd., NPA Management Group, 2nd Floor, 5-9-89/1 &2, Chapel Road, Hyderabad-500001 during the period from 20.09.2021 to 04.10.2021 (between 10.00 AM to 04.00 PM) on any working day (except 2nd & 4th Saturdays of the months) on free of charge and Bid Document can also be downloaded from banks website www.idbibank.in and also on www.bankeauctions.com. n) The interested Bidders may contact Authorised Officer on (Tel) +91-040-6789 4104/4127 (E-mail: v_bhasker@idbi.co.in)/ or the Enforcement Agent Shri. D.Pulla Reddy (Mobile-9030098574). o) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the immovable properties before submission of the bid. For inspection of the immovable properties, the interested parties may contact Enforcement Agent, Shri D.Pulla Reddy (Mobile-9030098574) on the dates mentioned at above point no Sr.No.3. p) For E-Auction registration / support from the e-auction website, please contact Mr.P.Dharani Krishna on mobile: 9948182222 and email id: andhra@c1india.com, q) AO reserves the right to accept or reject any or all the bids without assigning any reason(s). In case all the bids are rejected, the AO reserves the right to sell the assets by any of the modes as prescribed in the SARFAESI Act. r) Statutory 15 days notice under Rule 9(1) of the SARFAESI Act, 2002. s) The borrower/ guarantor/mortgagor are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-auction, failing which the immovable properties will be auctioned / sold and balance dues, if any, will be recovered with interest and cost.

Date: 17.09.2021, Place: Hyderabad — Sd/- Authorized Officer, IDBI Bank Ltd.

**IDBI BANK**
CIN: L65190MH2004GOI148838

IDBI BANK LIMITED, NPA Management Group, No.5-9-89 / 1 & 2, nd 2 Floor, Chapel Road, Hyderabad - 500001. www.idbibank.in

**CORRIGENDUM**

Please refer to clause "C" of sale terms & condition of our e-auction sale notice published on 19-09-2021 in **Times of India**, in respect of **M/s. Apex Encon Projects Pvt. Ltd.**, is mentioned as **"The sale shall take place after the expiry of 30 days from the date of publication of this notice"** and now please read it as **"The sale shall take place after the expiry of 15 days from the date of publication of this notice"**

Date: 19.09.2021, Place: Hyderabad — Sd/- Authorized Officer, IDBI Bank Ltd.

The above sale notice published in Times of India (English) News Paper in Hyderabad, and Visakhapatnam Editions dated 19.09.2021

# E-AUCTION SALE NOTICE

**IDBI BANK**

आई.डी.बी.आई बैंक लिमिटेड, एन.पी.ए प्रबंधन समूह

IDBI బ్యాంక్ లిమిటెడ్, NPA మేనేజ్‌మెంట్ గ్రూప్, నెం. 5-9-89/1 & 2, 2వ అంతస్తు, చాపెల్ రోడ్, హైదరాబాద్ - 500 001. www.idbibank.in

[illegible]

1) [illegible]

[illegible]

[illegible]

| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
|---|---|---|---|---|---|
| 1350.00 | 67.50 | సెప్టెంబర్ 20, 2021 నుండి అక్టోబర్ 04, 2021 వరకు ([illegible]) | సెప్టెంబర్ 29, 2021 (ఉ.10.00 గం. నుండి సా.4.00 గం.వరకు) | సెప్టెంబర్ 04, 2021 సా. 4.00 గం. వరకు | అక్టోబర్ 06, 2021 (ఉ.11.00 గం. నుండి మ. 12.00 గం. వరకు) |

[illegible]

తేది: 17.09.2021, ప్రదేశం: హైదరాబాద్ సం/- అధీకృత అధికారి, IDBI బ్యాంక్ లిమిటెడ్

**IDBI BANK**

ఐడిబిఐ బ్యాంక్ లిమిటెడ్, ఎన్‌పిఎ మేనేజ్‌మెంట్ గ్రూప్, నెం.5-9-89/1 & 2, రెండవ అంతస్తు, చాపెల్ రోడ్, హైదరాబాద్-500001, www.idbibank.in

**సవరణ**

M/s. [illegible] ప్రైవేట్ లిమిటెడ్‌కు సంబంధించి 18.09.2021న ఈనాడులో ప్రచురించబడిన మా ఇ-వేలం అమ్మకం ప్రకటనను చూడండి. సదరు ప్రకటన యొక్క బిడ్ డాక్యుమెంట్‌లో [illegible] "ఈ నోటీసు ప్రచురించిన తేదీ నుండి 30 రోజులు పూర్తయిన తరువాత వేలం నిర్వహించబడుతుంది"కి బదులుగా "ఈ నోటీసు ప్రచురించిన తేదీ నుండి 15 రోజులు పూర్తయిన తరువాత వేలం నిర్వహించబడుతుంది" అని చదువుకోగలరు మరియు పాయింట్ నెం.3 లోని కాలమ్ నెం.5 నందు సీల్డ్ బిడ్స్ దాఖలుకు చివరి తేదీని 04 సెప్టెంబరు 2021 బదులుగా 04 అక్టోబరు 2021, సా.04.00 గం. అని చదువుకోగలరు. పైన తెలిపిన సవరణను గమనించగలరు.

తేది: 19.09.2021, ప్రదేశం: హైదరాబాద్ సం/- అధీకృత అధికారి, ఐడిబిఐ బ్యాంక్ లిమిటెడ్

The above sale notice published in the Eenadu (Telugu) News Paper in Visakhapatnam and Vizianagaram Editions dated 19.09.2021

# POSSESSION NOTICE

**IDBI BANK**

CIN: L65190MH2004GOI148838

ఐడిబిఐ బ్యాంక్ లిమిటెడ్
ఎన్‌పిఎ మేనేజ్‌మెంట్ గ్రూప్, హైదరాబాద్,
నం.5-9-89/1 & 2, 2వ అంతస్తు,
చాపెల్ రోడ్ బ్రాంచ్, హైదరాబాద్-500001.

## స్వాధీనత ప్రకటన (రూల్ 8 (1)) (స్థిర మరియు చరాస్తుల కొరకు)

## అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్ ("ఋణగ్రహీత సంస్థ")

సెక్యూరిటైజేషన్ మరియు రీకన్‌స్ట్రక్షన్ ఆఫ్ ఫైనాన్షియల్ అసెట్స్ & ఎన్‌ఫోర్స్‌మెంట్ ఆఫ్ సెక్యూరిటీ ఇంటరెస్ట్ యాక్ట్, 2002 (54 ఆఫ్ 2002) క్రింద దిగువ సంతకందారు **ఐడిబిఐ బ్యాంక్ లిమిటెడ్, చాపెల్ రోడ్, హైదరాబాద్-500001 ("ఐడిబిఐ")** యొక్క అధీకృత అధికారి (ఎ.ఒ.) అయినందున మరియు సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్ 2002 యొక్క రూల్ 3తో చదువుకొనే సెక్షన్ 13 (12) క్రింద సంక్రమించిన అధికారాలను వినియోగించుకొని ఋణగ్రహీత/లకు **డిమాండ్ నోటీసు తేది: నవంబర్ 18, 2015** జారీ చేసి నోటీసులో పేర్కొన్న మొత్తం, **ఋణగ్రహీత: మెస్సర్స్ అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్ మరియు హామీదారులు/తనఖాదారులు: 1) శ్రీ ఎన్.రామారావు, 2) శ్రీమతి నెక్కంటి పద్మావతి, 3) శ్రీ నెక్కంటి ఆంజనేయ వర్మ నుండి రూ.165,04,65,730.17 (అక్షరాల ఒక వంద అరవై ఐదు కోట్ల నాలుగు లక్షల అరవై ఐదు వేల ఏడు వందల ముప్పై రూపాయల పదిహేడు పైసలు మాత్రమే)** మరియు 30 డిసెంబర్ 2013 నుండి వర్తించు వడ్డీతో పాటు సదరు నోటీసు స్వీకరించిన 60 రోజుల లోపు తిరిగి చెల్లించవలసినదిగా కోరడమైనది.

ఋణగ్రహీతలు మొత్తాన్ని తిరిగి చెల్లించడంలో విఫలమైనందువలన ఋణగ్రహీతలు మరియు సాధారణ ప్రజానీకమునకు ఇందుమూలముగా తెలియజేయునది ఏమనగా సెక్యూరిటీ ఇంటరెస్ట్ (ఎన్‌ఫోర్స్‌మెంట్) రూల్స్ 2002 యొక్క రూల్ 8 తో చదువుకొనే చట్టం యొక్క సెక్షన్ 13 యొక్క ఉప సెక్షన్ (4) క్రింద అతనికి సంక్రమించిన అధికారాలను వినియోగించుకొంటూ దిగువ సంతకందారు దిగువ వివరించిన ఆస్తిని **12, అక్టోబర్ 2020న స్వాధీనం చేసుకోవడం జరిగింది.**

ప్రత్యేకించి ఋణగ్రహీతలు మరియు సాధారణ ప్రజానీకానికి ఇందుమూలముగా హెచ్చరించునది ఏమనగా ఈ ఆస్తితో ఎవరూ ఏ విధంగానూ వ్యవహరించరాదు మరియు ఈ ఆస్తితో వ్యవహరించినట్లైతే మొత్తం. **రూ.165,04,65,730.17 (అక్షరాల ఒక వంద అరవై ఐదు కోట్ల నాలుగు లక్షల అరవై ఐదు వేల ఏడు వందల ముప్పై రూపాయల పదిహేడు పైసలు మాత్రమే)** మరియు 30 డిసెంబర్ 2013 నుండి వర్తించు వడ్డీతో పాటు **ఐడిబిఐ బ్యాంక్ లిమిటెడ్** యొక్క చార్జికి లోబడి ఉండగలదు.

హామీగల ఆస్తులు విడిపించుకొనుటకు అందుబాటులోగల సమయానికి సంబంధించి చట్టం యొక్క సెక్షన్ 13 యొక్క ఉప సెక్షన్ (8) యొక్క ఏర్పాట్లకు అనుగుణంగా ఋణగ్రహీతల దృష్టికి తీసుకురాబడినది.

**ఆస్తుల యొక్క వివరణ:**

**తనఖా ఉంచబడిన చరాస్తులు:**

**1)** హైడ్రాలిక్ డ్రిల్లింగ్ రిగ్స్, డ్రిల్లింగ్ జంబోస్, ఎక్స్కావేటర్స్, లోడర్స్, డోజర్స్, బ్యాచింగ్ ప్లాంట్ & కాంక్రీట్ మిశ్రమాలు, షాట్‌క్రీట్ యంత్రాలు, ట్రాన్సిట్ మిక్సర్స్, పేవర్స్, పంప్స్ వంటి పరికరాలు మరియు యంత్రాలు, వించెస్, క్రేన్స్, క్రషర్స్, డిజి సెట్స్, కంప్రెసర్స్, ట్రైలర్, ట్యాంకర్, డంపర్, లైట్ & హెవీ వెహికిల్స్, వైబ్రేటర్స్, మోటార్స్, కెటిల్ మిక్సర్, గేజర్స్, సిలోస్, ఫిల్లింగ్ అండ్ ప్యాకింగ్ మెటీరియల్, పే లోడర్స్, గ్రైండర్స్, ల్యాబ్ ఎక్విప్‌మెంట్స్ మరియు ఇతర పరికరాలు/ ఐడిబిఐ బ్యాంక్ టర్మ్ లోన్ నుండి పొందిన యంత్రాలు/ వాహనాలు.

**2)** విజయనగరం జిల్లాలోని డెంకాడ మండలం, మోదవల్స గ్రామంలో ప్రతిపాదిత ప్రత్యేక భాగాల అభివృద్ధి యూనిట్ యొక్క ప్లాంట్, కదిలే యంత్రాలు, యంత్రాల విడి భాగాలు, పనిముట్లు మరియు యాక్సెసరీస్, ప్రస్తుతము మరియు భవిష్యత్తులో ఉండే ఋణగ్రహీత యొక్క చరాస్తులైన రంగు వేయబడిన స్తంభపు నిర్మాణాలు మరియు మండతలు గల గాల్ వాల్యూమ్ షీట్ కలిగిన పై కప్పు, సిఎన్‌సి ప్లాస్మా కటింగ్ మెషినరీస్, అధిక మరియు మధ్యస్థ మందం కలిగిన ప్లేట్ బెండింగ్ యంత్రాలు, హైడ్రాలిక్ ప్రెస్‌లు, ఇఒటి క్రేన్‌లు, క్రాలర్ క్రేన్, మెకానికల్ ప్రెస్‌లు, వెల్డింగ్ మెషినరీ, వెల్డింగ్ ట్రాన్స్‌ఫార్మర్, క్షితిజ సమాంతర బోరింగ్ యంత్రాలు, సా మెషీన్లు, డ్రిల్లింగ్ మెషినరీ, మిల్లింగ్ మెషిన్, లాథే యంత్రాలు మొదలైనవి.

**తనఖా ఉంచబడిన స్థిరాస్తులు:**

విజయనగరంలోని మోదవలస గ్రామం వద్ద ఎ. 8.73 సెంట్ల విస్తీర్ణం గల భూమి (పార్ట్ ఎ, బి& సి). **పార్ట్ ఎ:** ఆంధ్రప్రదేశ్ రాష్ట్రంలోని విజయనగరం, డెంకాడ మండలం, మోదవలస గ్రామం వద్ద గల సర్వే నం.104/2లో ఎ. 1.36 సెంట్లు, సర్వే నం.97/1లో ఎ. 0.16 సెంట్లు, సర్వే నం.97/6లో ఎ. 0.20 సెంట్లు, సర్వే నం.96/1 భాగంలో ఎ. 1.20 సెంట్లు, సర్వే నం.97/4లో ఎ. 0.07 సెంట్లు, సర్వే నం.97/5లో ఎ. 0.15 సెంట్లు, సర్వే నం.97/2లో ఎ. 0.24 సెంట్లు, సర్వే నం.97/3లో ఎ. 0.15 సెంట్లు, సర్వే నం.97/4లో ఎ. 0.05 సెంట్లు, సర్వే నం.97/7లో ఎ. 0.50 సెంట్లు మరియు సర్వే నం.97/12లో ఎ. 0.41 సెంట్లు కలిగిన మొత్తం భూమి (మొత్తం ఎ. 4.49 సెంట్లు). **సర్వే నం.104/2లో గల ఎ. 1.36 సెంట్ల విస్తీర్ణం గల ఐటం నం.1 యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** [illegible] చెందిన మెట్ట భూమి. **సర్వే నం.97/1లో గల ఎ. 0.16 సెంట్ల విస్తీర్ణం గల ఐటం నం.2 యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** ఐటం నం.1 షెడ్యూలులో తెలుపబడిన మెట్ట భూమి. **సర్వే నం.97/6లో గల ఎ. 0.20 సెంట్ల విస్తీర్ణం గల ఐటం నం.3 యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** ఐటం నం.1 షెడ్యూలులో తెలుపబడిన మెట్ట భూమి. **సర్వే నం.96/1బి లో గల ఎ. 1.20 సెంట్ల విస్తీర్ణం గల ఐటం నం.4 యొక్క సరిహద్దులు: తూర్పు:** [illegible] చెందిన మెట్ట భూమి, **దక్షిణం:** [illegible] చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** [illegible] చెందిన మెట్ట భూమి. **సర్వే నం.97/4 & 97/5లలో గల ఎ. 0.22 సెంట్ల విస్తీర్ణం గల ఐటం నం. 5 & 6ల యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి. **సర్వే నం.97/2లో గల ఎ. 0.24 సెంట్ల విస్తీర్ణం గల ఐటం నం.7 యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి. **సర్వే నం.97/3 & 97/4లలో గల ఎ. 0.20 సెంట్ల విస్తీర్ణం గల ఐటం నం.8 & 9ల యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి. **సర్వే నం.97/7 & 97/12లలో గల ఎ. 0.91 సెంట్ల విస్తీర్ణం గల ఐటం నం.10 & 11ల యొక్క సరిహద్దులు: తూర్పు:** రాజారావుకు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి.

సదరు భూమి మీద ఉన్న అన్ని భవనాలు మరియు కట్టడాలు మరియు సదరు భూమికి అటాచ్ చేయబడి లేదా సదరు భూమికి అటాచ్ చేయబడిన దేనికైనా శాశ్వతంగా అతికించబడిన అన్ని ప్లాంట్ అండ్ మెషినరీతో పాటు.

**పార్ట్ బి:** ఆంధ్రప్రదేశ్ రాష్ట్రంలోని విజయనగరం, డెంకాడ మండలం, మోదవలస గ్రామం వద్ద గల సర్వే నం.98/5లో ఎ. 0.36 సెంట్లు, సర్వే నం.97/8లో ఎ. 0.31 సెంట్లు, సర్వే నం.97/9 భాగంలో ఎ. 0.10 సెంట్లు, సర్వే నం.97/10 భాగంలో ఎ. 0.17 సెంట్లు, సర్వే నం.97/11లో ఎ. 0.31 సెంట్లు, సర్వే నం.97/13లో ఎ. 0.26 సెంట్లు, సర్వే నం.97/14లో ఎ. 0.31 సెంట్లు, సర్వే నం.98/6లో ఎ. 0.32 సెంట్లు, సర్వే నం.98/1లో ఎ. 0.47 సెంట్లు, సర్వే నం.98/2లో ఎ. 0.30 సెంట్లు మరియు సర్వే నం.98/3లో ఎ. 0.33 సెంట్లు కలిగిన మొత్తం భూమి **(మొత్తం ఎ. 3.24 సెంట్లు).**

**సర్వే నం.98/5లో గల ఎ. 0.36 సెంట్ల విస్తీర్ణం గల ఐటం నం.1 యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** [illegible] చెందిన మెట్ట భూమి, **పశ్చిమం:** పల్లూరు గ్రామానికి వెళ్ళు రోడ్డు, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి. **సర్వే నం.97/8, 97/9 భాగం, 97/10 భాగం, 97/11, 97/13, 97/14 మరియు 98/6లో గల ఎ. 1.78 సెంట్ల విస్తీర్ణం గల ఐటం నం.2 నుండి 8ల యొక్క సరిహద్దులు: తూర్పు:** [illegible] చెందిన మెట్ట భూమి, **దక్షిణం:** [illegible] చెందిన మెట్ట భూమి, **పశ్చిమం:** పల్లూరు గ్రామానికి వెళ్ళు రోడ్డు, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి. **సర్వే నం.98/1, 98/2 మరియు 98/3లలో గల ఎ. 1.10 సెంట్ల విస్తీర్ణం గల ఐటం నం.9 నుండి 11ల యొక్క సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** [illegible] చెందిన మెట్ట భూమి, **పశ్చిమం:** పల్లూరు గ్రామానికి వెళ్ళు రోడ్డు, **ఉత్తరం:** పల్లూరు గ్రామానికి వెళ్ళు రోడ్డు.

సదరు భూమి మీద ఉన్న అన్ని భవనాలు మరియు కట్టడాలు మరియు సదరు భూమికి అటాచ్ చేయబడి లేదా సదరు భూమికి అటాచ్ చేయబడిన దేనికైనా శాశ్వతంగా అతికించబడిన అన్ని ప్లాంట్ అండ్ మెషినరీతో పాటు.

**పార్ట్ సి:** ఆంధ్రప్రదేశ్ రాష్ట్రంలోని విజయనగరం, డెంకాడ మండలం, మోదవలస గ్రామం వద్ద గల సర్వే నం.98/4లో ఎ. 0.78 సెంట్లు, సర్వే నం.98/5లో ఎ. 0.22 సెంట్లు కలిగిన మొత్తం భూమి **(మొత్తం ఎ. 1.00 సెంట్లు) మరియు సరిహద్దులు: తూర్పు:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **దక్షిణం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి, **పశ్చిమం:** పల్లూరు గ్రామానికి వెళ్ళు రోడ్డు, **ఉత్తరం:** అపెక్స్ ఎన్‌కాన్ ప్రాజెక్ట్స్ ప్రైవేట్ లిమిటెడ్‌కు చెందిన మెట్ట భూమి.

సదరు భూమి మీద ఉన్న అన్ని భవనాలు మరియు కట్టడాలు మరియు సదరు భూమికి అటాచ్ చేయబడి లేదా సదరు భూమికి అటాచ్ చేయబడిన దేనికైనా శాశ్వతంగా అతికించబడిన అన్ని ప్లాంట్ అండ్ మెషినరీతో పాటు.

**తేది: 12, అక్టోబర్ 2020**
ప్రదేశం: విజయనగరం

సం/- అధీకృత అధికారి
ఐడిబిఐ బ్యాంక్ లిమిటెడ్

**IDBI BANK**
CIN: L65190MH2004GOI148838

**IDBI BANK LIMITED**
**NPA Management Group, Hyderabad, No. 5-9-89/1 & 2, 2nd floor, Chapel Road Branch, Hyderabad-500001.**

[RULE 8 (1)] **POSSESSION NOTICE** (of Immovable/ movable Properties)

**APEX ENCON PROJECTS PVT LTD ("the Borrower Company")**

Whereas, The undersigned being the Authorised Officer ("AO") of **IDBI Bank Limited,** Chapel Road, Hyderabad-500001 **("IDBI")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act., 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice dated **November 18, 2015** calling upon **the borrower M/s. Apex Encon Projects Pvt Ltd and Guarantors/ Mortgagors 1) Shri N.Rama Rao, 2) Smt. Nekkanti Padmavathi, 3) Shri Nekkanti Anjaneya Varma** to repay the amount mentioned in the notice being **Rs.165,04,65,730.17 (Rupees One Hundred Sixty Five Crore Four Lakh Sixty Five Thousand Seven Hundred Thirty and Seventeen Paise only)** together with further interest thereon with effect from **December 30, 2013** to **IDBI** Bank within **60 days** from the date of the receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest (Enforcement) Rules, 2002 on the **12th day of October 2020.**

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the properties will be subject to the charge of IDBI Bank Ltd for an amount of Rs.165,04,65,730.17 (Rupees One Hundred Sixty **Five Crore Four Lakh Sixty Five Thousand Seven Hundred Thirty and Seventeen Paise only)** together with further interest thereon with effect from **December 30, 2013** to **IDBI Bank.** The borrower's attention is invited to the provisions of sub-section (8) of Section 13 of the Act, in respect of time available to redeem the secured assets.

**Description of The Properties**

**Hypothecated Assets**

1. Equipments and machinery like Hydraulic Drilling rigs, Drilling Jumbos, Excavators, Loaders, Dozers, **Batching** Plant & Concrete Mixtures, Shotcrete Machines, Transit Mixers, Hoppers, Pumps, Winches, Cranes, Crushers, DG Sets, Compressors, Trailer, Tanker, Dumper, Light & Heavy Vehicles, Vibrators, Motors, Kettle Mixer, Geysers, Silos, Filling and Packing Material, pay loaders, Grinders, Lab Equipments and such other equipments/ machineries/ vehicles acquired out of IDBI Bank Term Loan.

2. The whole of the movable properties of the borrower including plant, movable machinery, machinery spares, tools and accessories, present and future, of the proposed **Special Components Development unit at Modavalsa Village, Denkada Mandal, Vizianagaram District.** The plant with fabricated structural columns and color coated roof corrugated gal volume sheet. The main machineries like CNC plasma cutting machinery, Plate bending machines of high and medium thickness, Hydraulic presses, EOT cranes, Crawler Crane, Mechanical Presses, Welding Machinery, Welding Transformer, Horizontal Boring Machines, SAW Machines, Drilling Machinery, Milling Machine, Lathe Machinery etc.

**Mortgaged Assets**

Land admeasuring Ac.8.73 cents at Modavalasa, Vizianagaram (Part A,B&C). **Part A:** All the land an extent of Ac **1.36** Cents in S.No.104/2, Ac. 0.16 Cents in S.No. 97/1, Ac.0.20 Cents in S.No. 97/6, Ac.1.20 Cents in S.No. 96/1 Part, Ac.0.07 Cents in S.NO. 97/4, Ac.0.15 Cents in S.No. 97/5, Ac.0.24 Cents in S.No. 97/2, Ac.0.15 Cents in S.No.97/3, Ac.0.05 Cents in S.No.97/4, Ac.0.90 Cents in S.No.97/7 and Ac.0.41 Cents in S.No 97/12 [Total Ac.4.48 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by **Item No.1 an extent of Ac 1.36 cents in S.No.104/2: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to [illegible] Appana & Others. **Item No.2 an extent of Ac 0.16 cents in S.No.97/1: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to above said Item No.1 of the schedule. **Item No.3 an extent of Ac 0.20 cents in S.No.97/6: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Dry land belongs to Apex Encon Projects Pvt **Ltd, North:** Dry land belongs to above said Item No.1 of the schedule. **Item No.4 an extent of Ac 1.20 cents in S.No.96/1P: East:** Dry land belongs to Rudraraju Subba Raju, **South:** Dry land belongs to Danduburi Raja Rao, **West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to Allaboina Ramulappadu. **Item No.5 & 6 an extent of Ac 0.22 cents in S.No.97/4 & 97/5: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd. **Item No. 7 an extent of Ac 0.24 cents in S.No.97/2: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd. **Item No. 8 & 9 an extent of Ac 0.20 cents in S.No.97/3 & 97/4: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt **Ltd, West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd. **Item No. 10 & 11 an extent of Ac 0.91 cents in S.No.97/7 & 97/12: East:** Dry land belongs to Raja Rao, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Dry land belongs to Apex Encon Projects Pvt Ltd, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

**Part B:** All the land and extent of Ac 0.36 Cents in S. No.98/5, Ac. 0.31 Cents in S.No.97/8, Ac. 0.10 Cents in S.No.97/9, Part Ac 0.17 Cents in S.No 97/10 Part, Ac 0.31 Cents in S.No.97/11, Ac 0.28 Cents in S.No.97/13, Ac 0.31 Cents in S.No 97/14, Ac 0.32 Cents in S.No 96/6, Ac 0.47 Cents in S.No 98/1, Ac 0.30 Cents in S.No 98/2 and Ac 0.33 Cents in S.No 98/3 **[Total Ac.3.24 Cents]** of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by: **Item No.1 an extent of Ac 0.36 cents in S.No 98/5: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Adidala Yousena Alk Youvens, **West:** Road Leads to Velluru Village, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd, **Item No.2 to 8 an extent of Ac 1.78 cents in S.No.97/8, 97/9 Part, 97/10 Part, 97/11, 97/13, 97/14 and 96/6: East:** Dry land belongs to Yodhuri Dhana Lakshmi, **South:** Dry land belongs to Adidala Yousena Alk Youvens, **West:** Road Leads to Velluru Village, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd. **Item No.9 to 11 and extent of Ac 1.10 cents in S.No.98/1, 98/2, and 98/3: East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Adidala Yousena Alk Youvens, **West:** Road Leads to Velluru Village, **North:** Road Leads to Velluru Village.
together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

**Part C:** All the land an extent of Ac 0.78 cents in S.No 96/4 and Ac 0.22 Cents in S.No 96/5 **[Total Ac.1.00 Cents]** of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh **and bounded by East:** Dry land belongs to Apex Encon Projects Pvt Ltd, **South:** Dry land belongs to Apex Encon Projects Pvt Ltd, **West:** Road Leads to Velluru Village, **North:** Dry land belongs to Apex Encon Projects Pvt Ltd together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth.

**Date: October 12, 2020**
**Place: Vizianagaram**

**Sd/- Authorised Officer**
**IDBI Bank Ltd**

The above possession notices were published in the following newspapers on October 15, 2020.

1. Praja Shakthi (Telugu)
2. Times of India (English)

## III. BRIEF DESCRIPTION OF SECURED ASSETS

**Land admeasuring Ac.8.31 cents out of total land admeasuring Ac 8.73 cents at Modavalasa, Vizianagaram (Part A,B&C)**

**Part A:**

All the land an extent of Ac 1.36 Cents in S.No.104/2, Ac. 0.16 Cents in S.No. 97/1, Ac. 0.20 Cents in S.No. 97/6, Ac. 1.20 Cents in S.No. 96/1 Part, Ac. 0.07 Cents in S.NO. 97/4, Ac. 0.15 Cents in S.No. 97/5, Ac. 0.24 Cents in S.No. 97/2, Ac. 0.15 Cents in S.No.97/3, Ac. 0.05 Cents in S.No. 97/4, Ac.0.50 Cents in S.No.97/7 and Ac. 0.41 Cents in S.No 97/12 [Total Ac.4.49 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram District in the State of Andhra Pradesh and bounded by:

**Item No.1 an extent of Ac 1.36 cents in S.No.104/2**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Badidaboina Appana & Others

**Item No.2 an extent of Ac 0.16 cents in S.No.97/1**

East : Dry land belongs to Apex Encon Projects Pvt Lt
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to above said Item No.1 of the schedule.

**Item No.3 an extent of Ac 0.20 cents in S.No.97/6**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to above said Item No.1 of the schedule.

**Item No.4 an extent of Ac 1.20 cents in S.No.96/1P**

East : Dry land belongs to Rudraraju Subba Raju
South : Dry land belongs to Dandukuri Raja Rao
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Allaboina Ramulappadu

**Item No.5 & 6 an extent of Ac 0.22 cents in S.No.97/4 & 97/5**

East : Dry land belongs to Apex Encon Projects Pvt Lt
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Lt
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No. 7 an extent of Ac 0.24 cents in S.No.97/2**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No. 8 & 9 an extent of Ac 0.20 cents in S.No.97/3 & 97/4**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No. 10 & 11 an extent of Ac 0.91 cents in S.No.97/7 & 97/12**

East : Dry land belongs to Raja Rao
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Apex Encon Projects Pvt Ltd

together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

**Part B:**

All the land and extent of Ac 0.36 Cents in S. No.98/5, Ac. 0.31 Cents in S.No.97/8, Ac. 0.10 Cents in S.No.97/9, Part, Ac 0.17 Cents in S.No 97/10 Part, Ac 0.31 Cents in S.No.97/11, Ac 0.25 Cents in S. No.97/13, Ac 0.32 Cents in S.No 98/6, Ac 0.37 Cents in S.No 98/1, Ac 0.30 Cents in S.No 98/2 and Ac 0.33 Cents in S.No 98/3 [ Total Ac.2.82 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by:

**Item No.1 an extent of Ac 0.36 cents in S.No.98/5**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No.2 to 8 an extent of Ac 1.46 cents in S.No.97/8, 97/9 Part, 97/10 Part, 97/11, 97/13, 97/14 and 98/6**

East : Dry land belongs to Yodhuri Dhana Lakshmi
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village\
North : Dry land belongs to Apex Encon Projects Pvt Ltd.

**Item No.9 to 11 and extent of Ac 1.00 cents in S.No.98/1, 98/2, and 98/3**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village
North : Road Leads to Valluru Village

together with all buildings and structures attached to the earth or permanently fastened to anything attached to the earth.

**Part C:**

All the land an extent of Ac 0.78 cents in S.No 98/4 and Ac 0.22 Cents in S.No 98/5 [Total Ac.1.00 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by .

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Road Leads to Valluru Village
North : Dry land belongs to Apex Encon Projects Pvt Ltd
together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

## IV. OUTSTANDING DUES OF THE SECURED LENDER AS ON THE DATE OF 13(2) NOTICES UNDER SARFAESI

**(As on December 30, 2013)**

| Name of Secured Lender | Name of Company | Nature of assistance | Amount (Rs. lakh) |
|---|---|---|---|
| IDBI Bank Ltd. | Apex Encon Projects Private Limited | Term Loan, Cash Credit and BG | 16504.66 |

## V. TERMS AND CONDITIONS

**1** The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as "the SARFAESI Act") is selling the assets/properties mentioned at item No. III of the Tender Document (hereinafter referred to as the 'Secured Assets') and the same are being sold free from charges and encumbrances of the secured lender mentioned at item No. IV of the Tender Document.

**2** **Issue of Bid/Tender Document**

The BID/Tender Document along with Tender Form is available from 20.09.2021 to 04.10.2021 for description of secured assets (mentioned at point III) on any working day (except 02nd & 04th Saturdays) between 10.00 AM and 04.00 PM and can be obtained from Authorized Officer/Deputy General Manager, IDBI Bank Ltd., NPA Management Group, 2nd Floor, 5-9-89/1&2, Chapel Road, Hyderabad-500001.The Bid document can also be downloaded from IDBI Bank website (www.idbibank.in) and (https://www.bankeauctions.com)

**3** **Reserve Price and Earnest Money Deposit (EMD)**

**(Rs. lakh)**

| S.No | Property | Reserve price | EMD |
|---|---|---|---|
| 1 | **Land admeasuring Ac.8.31 cents out of total land admeasuring Ac 8.73 cents at Modavalasa, Vizianagaram (Part A,B&C)**<br>**Part A:**<br>All the land an extent of Ac 1.36 Cents in S.No.104/2, Ac. 0.16 Cents in S.No. 97/1, Ac. 0.20 Cents in S.No. 97/6, Ac. 1.20 Cents in S.No. 96/1 Part, Ac. 0.07 Cents in S.NO. 97/4, Ac. 0.15 Cents in S.No. 97/5, Ac. 0.24 Cents in S.No. 97/2, Ac. 0.15 Cents in S.No.97/3, Ac. 0.05 Cents in S.No. 97/4, Ac.0.50 Cents in S.No.97/7 and Ac. 0.41 Cents in S.No 97/12 [Total Ac.4.49 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram District in the State of Andhra Pradesh and bounded by:<br>**Item No.1 an extent of Ac 1.36 cents in S.No.104/2**<br>East : Dry land belongs to Apex Encon Projects Pvt Ltd<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to Badidaboina Appana & Others<br>**Item No.2 an extent of Ac 0.16 cents in S.No.97/1**<br>East : Dry land belongs to Apex Encon Projects Pvt Lt<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to above said Item No.1 of the | 1350.00 | 67.50 |

schedule.

**Item No.3 an extent of Ac 0.20 cents in S.No.97/6**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to above said Item No.1 of the schedule.

**Item No.4 an extent of Ac 1.20 cents in S.No.96/1P**

East : Dry land belongs to Rudraraju Subba Raju
South : Dry land belongs to Dandukuri Raja Rao
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Allaboina Ramulappadu

**Item No.5 & 6 an extent of Ac 0.22 cents in S.No.97/4 & 97/5**

East : Dry land belongs to Apex Encon Projects Pvt Lt
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Lt
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No. 7 an extent of Ac 0.24 cents in S.No.97/2**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No. 8 & 9 an extent of Ac 0.20 cents in S.No.97/3 & 97/4**

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No. 10 & 11 an extent of Ac 0.91 cents in S.No.97/7 & 97/12**

East : Dry land belongs to Raja Rao
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Dry land belongs to Apex Encon Projects Pvt Ltd
North : Dry land belongs to Apex Encon Projects Pvt Ltd

together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

**Part B**:

All the land and extent of Ac 0.36 Cents in S. No.98/5, Ac. 0.31 Cents in S.No.97/8, Ac. 0.10 Cents in S.No.97/9, Part, Ac 0.17 Cents in S.No 97/10 Part, Ac 0.31 Cents in S.No.97/11, Ac 0.25 Cents in S. No.97/13, Ac 0.32 Cents in S.No 98/6, Ac 0.37 Cents in S.No 98/1, Ac 0.30 Cents in S.No 98/2 and Ac 0.33 Cents in S.No 98/3 [ Total Ac.2.82 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by:

**Item No.1 an extent of Ac 0.36 cents in S.No.98/5**
East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No.2 to 8 an extent of Ac 1.46 cents in S.No.97/8, 97/9 Part, 97/10 Part, 97/11, 97/13, 97/14 and 98/6**
East : Dry land belongs to Yodhuri Dhana Lakshmi
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village\
North : Dry land belongs to Apex Encon Projects Pvt Ltd.
**Item No.9 to 11 and extent of Ac 1.00 cents in S.No.98/1, 98/2, and 98/3**
East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village
North : Road Leads to Valluru Village
Together with all buildings and structures attached to the earth or permanently fastened to anything attached to the earth.

**Part C:**
All the land an extent of Ac 0.78 cents in S.No 98/4 and Ac 0.22 Cents in S.No 98/5 [Total Ac.1.00 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by .

East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Apex Encon Projects Pvt Ltd
West : Road Leads to Valluru Village
North : Dry land belongs to Apex Encon Projects Pvt Ltd
together with all buildings and structures thereon attached to

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| | the earth or permanently fastened to anything attached to the earth.<br>The RP amount is excluding stamp duty, registration, expenses, tax liabilities, including GST if any etc., for transfer of secured asset |
| **4** | The sale of Secured Assets is on "***As is where is basis", "As is what is basis", "whatever there is basis" and 'no recourse basis"***. The description of the assets is based on the mortgages created by the Borrower with the secured lender from time to time and the representations made by them. The AO/secured lender does not take or assume any responsibility for any shortfall of the assets or for procuring any permission, etc. or for the dues of any authority established by law. All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. It is expressly made clear that the AO / secured lender does not take any responsibility to provide information on the same. The AO / Bank does not take or assume any responsibility for any dues, statutory or otherwise, of Apex Encon Projects Private Limited., including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by the purchaser. |
| **5** | **Inspection of assets**<br>The interested parties may, inspect the assets at their own cost and expense, with prior appointment on September 29, 2021 **(Between 10.00 a.m. and 4.00 p.m.)** by contacting Enforcement Agent, Shri. D.Pulla Reddy (Mobile-9030098574). |
| **6** | **Due Diligence by the Bidders**<br>The interested parties may carry out their own comprehensive due diligence in respect of the Secured Assets including any dues relating to the Secured Assets. A bidder shall be deemed to have full knowledge of the condition of the assets, relevant documents, information, etc. whether the bidder actually inspects or visits or verifies or not. |
| **7** | The bidders shall be deemed to have inspected and approved the Secured Assets to their entire satisfaction and for the purpose, the Bidders may, in their own interest and at their own cost, verify the details of movable assets and any other relevant information before submitting the Bids. It shall be presumed that the bidder has satisfied himself/herself about the names, descriptions, particulars, quantities, qualities, specifications, measurements, boundaries and abuttal's of the assets and that the bidder concurs or otherwise admits the identity of the assets purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets and their condition. |
| **8** | The Bidder shall not be entitled to receive re-imbursement of any expenses which may have been incurred in preparation of the Bid/Offer for submission and/or for carrying out due diligence, search of titles to the assets and matters incidental thereto or for any other purpose in connection with purchase of the assets under reference. |
| **9** | **Submission of Bid**<br>i) The Bidder shall complete in all respects the Bid form(s) annexed to the Bid Document, and furnish the information called for therein and **shall sign and date each of the documents** in the space provided therein for the purpose. **The Bidder shall initial each** |

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| | **page of the Bid.** Bids received for sale and / or accepted are not transferable.<br>The Formats for submission of Profile of the bidders are given in Chapter VII & VIII respectively of this Bid Documents.<br>The format chapter VII is for Individuals and<br>The format chapter VIII is Company/Proprietorship/ Partnership firm.<br>Bidders may fill in only the form relevant to them.<br><br>ii) The dully filled physical bid form/soft copies of the bid form along with EMD details may be sent to: Authorised Officer/ Deputy General Manager, IDBI Bank Ltd., NPA Management Group, 2nd Floor, 5-9-89/1&2, Chapel Road, Hyderabad-500001 or by e-mail to Authorized officer Smt. Vidhya Bhasker (v_bhasker@idbi.co.in) |
| **10** | The Bid shall be signed by a person or persons duly authorized by the Bidder with the signature duly attested. |
| **11** | The Bid shall contain the full address, Telephone No., Fax No., e-mail-ID, if any, of the Bidder for serving notices required to be given to the Bidder in connection with the Bid. |
| **12** | The Bid form shall not be detached one from the other and no alteration or mutilation (other than filling in all the blank spaces) shall be made in any of the documents attached thereto. |
| **13** | **Last date for submission of Bid Document**<br>The interested parties may submit Bid Document duly filled and signed along with the required documents to the Authorised Officer/ DGM, NPA Management Group, IDBI Bank Ltd., NPA Management Group, 2nd Floor, 5-9-89/1&2, Chapel Road, Hyderabad - 500001 on any working day up to **October 04, 2021 till 4:00 PM** (last date) in a sealed cover mentioning **"BID FOR APEX ENCON PROJECTS PRIVATE LIMITED".**<br>**Remittance of EMD by way of RTGS:** The EMD has to be strictly deposited in favour of IDBI Bank Limited remitted through RTGS/NEFT to A/c.No.**0133102000002899, IFSC Code: IBKL0000133,** Chapel Road Branch, Hyderabad and must **indicate RTGS UTR No., Amount remitted and date in the appropriate space in the Bid Form.** |
| **14** | The bidder/representative of **only the top three bidders in value** and whose Bid Document is complete in every respect **and** whose Demand Draft/Pay Order for EMD is found to be in order and /or remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time will be permitted to participate in the e-auction. Bank does not take any responsibility and will not entertain any complain for any delay in transfer of funds by way of electronic mode. Form of Bid, if found incomplete in any respect, shall be liable for outright rejection. Bidders, whose forms are found to be in order together with the EMD / Cost of Tender Document submitted by them, will be intimated by e-mail. |
| **15** | **Registration with E-Auction Service Provider**<br>1. Participants who are not already registered with the e-auction provider M/s. C1 India Pvt Ltd. should register themselves by following the procedure mentioned at the website: https://www.bankeauctions.com.<br>a. The participants /intending purchasers are necessarily required to submit following documents/papers for registration to C1 India Pvt Ltd.<br>b. SOI form duly signed & filled up. Please download form from https://www.bankeauctions.com<br>c. Self attested copy of Pan Card<br>d. Self Attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) |

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| | e. Self attested valid e-mail id and mobile no.<br>f. Board resolution to participate in auction in case if bidder is a company.<br>2. The user id and password will be then sent directly to the registered participants / intending purchasers whose Bid Document is complete in every respect **and** whose remittance by way of RTGS proceeds is credited into the account indicated well before the cut-off time and the documents with further directions by the e-auction provider company, if any, for log in and participating in the auction through online process.<br>3. After receiving the user-id / password, in case any bidders feel the need for training / e – auction support (voice and web based), such bidders may contact Shri.P.Dharani Krishna **(Mobile-+91-9948182222) and Email:** andhra@c1india.com, For other terms and condition, please refer to IDBI Bank website (www.idbibank.in) and (https://www.bankeauctions.com).<br>**The bank /AO/e-auction service provider will not be responsible for any error occurs due to power failure/ computer hardware or software error / network error etc. at the time of e-auction.** |
| **16** | **Date and Time of e-auction**<br>**The e-auction day: October 06, 2021**<br>The e-auction would be held as per timings as mentioned below: |

| S. No | Brief description of the Secured Assets | Date & time of online E-Auction |
|---|---|---|
| 1 | **Land admeasuring Ac.8.31 cents out of total land admeasuring Ac 8.73 cents at Modavalasa, Vizianagaram (Part A,B&C)**<br>**Part A:**<br>All the land an extent of Ac 1.36 Cents in S.No.104/2, Ac. 0.16 Cents in S.No. 97/1, Ac. 0.20 Cents in S.No. 97/6, Ac. 1.20 Cents in S.No. 96/1 Part, Ac. 0.07 Cents in S.NO. 97/4, Ac. 0.15 Cents in S.No. 97/5, Ac. 0.24 Cents in S.No. 97/2, Ac. 0.15 Cents in S.No.97/3, Ac. 0.05 Cents in S.No. 97/4, Ac.0.50 Cents in S.No.97/7 and Ac. 0.41 Cents in S.No 97/12 [Total Ac.4.49 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram District in the State of Andhra Pradesh and bounded by:<br>**Item No.1 an extent of Ac 1.36 cents in S.No.104/2**<br>East : Dry land belongs to Apex Encon Projects Pvt Ltd<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to Badidaboina Appana & Others | **October 06, 2021 from 11.00 AM. to 12.00 Noon** |

| | | | |
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| | | **Item No.2 an extent of Ac 0.16 cents in S.No.97/1**<br>East : Dry land belongs to Apex Encon Projects Pvt Lt<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to above said Item No.1 of the schedule.<br><br>**Item No.3 an extent of Ac 0.20 cents in S.No.97/6**<br>East : Dry land belongs to Apex Encon Projects Pvt Ltd<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to above said Item No.1 of the schedule.<br><br>**Item No.4 an extent of Ac 1.20 cents in S.No.96/1P**<br>East : Dry land belongs to Rudraraju Subba Raju<br>South : Dry land belongs to Dandukuri Raja Rao<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to Allaboina Ramulappadu<br><br>**Item No.5 & 6 an extent of Ac 0.22 cents in S.No.97/4 & 97/5**<br>East : Dry land belongs to Apex Encon Projects Pvt Lt<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Lt<br>North : Dry land belongs to Apex Encon Projects Pvt Ltd<br>**Item No. 7 an extent of Ac 0.24 cents in S.No.97/2**<br>East : Dry land belongs to Apex Encon Projects Pvt Ltd<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to Apex Encon Projects Pvt Ltd<br>**Item No. 8 & 9 an extent of Ac 0.20 cents in S.No.97/3 & 97/4**<br>East : Dry land belongs to Apex Encon Projects Pvt Ltd<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to Apex Encon Projects Pvt Ltd<br><br>**Item No. 10 & 11 an extent of Ac 0.91 cents in S.No.97/7 & 97/12**<br>East : Dry land belongs to Raja Rao<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Dry land belongs to Apex Encon Projects Pvt Ltd<br>North : Dry land belongs to Apex Encon Projects Pvt Ltd | |

together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.

**Part B:**

All the land and extent of Ac 0.36 Cents in S. No.98/5, Ac. 0.31 Cents in S.No.97/8, Ac. 0.10 Cents in S.No.97/9, Part, Ac 0.17 Cents in S.No 97/10 Part, Ac 0.31 Cents in S.No.97/11, Ac 0.25 Cents in S. No.97/13, Ac 0.32 Cents in S.No 98/6, Ac 0.37 Cents in S.No 98/1, Ac 0.30 Cents in S.No 98/2 and Ac 0.33 Cents in S.No 98/3 [ Total Ac.2.82 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by:

**Item No.1 an extent of Ac 0.36 cents in S.No.98/5**
East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village
North : Dry land belongs to Apex Encon Projects Pvt Ltd

**Item No.2 to 8 an extent of Ac 1.46 cents in S.No.97/8, 97/9 Part, 97/10 Part, 97/11, 97/13, 97/14 and 98/6**
East : Dry land belongs to Yodhuri Dhana Lakshmi
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village\
North : Dry land belongs to Apex Encon Projects Pvt Ltd.

**Item No.9 to 11 and extent of Ac 1.00 cents in S.No.98/1, 98/2, and 98/3**
East : Dry land belongs to Apex Encon Projects Pvt Ltd
South : Dry land belongs to Adidala Yousena Alk Youvens
West : Road Leads to Valluru Village
North : Road Leads to Valluru Village

Together with all buildings and structures attached to the earth or permanently fastened to anything attached to the earth.

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<tr><td></td><td>
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<tr><td></td><td><u>Part C:</u><br>All the land an extent of Ac 0.78 cents in S.No 98/4 and Ac 0.22 Cents in S.No 98/5 [Total Ac.1.00 Cents] of Modavalasa Village, Denkada Mandal, Vizianagaram Dist in the State of Andhra Pradesh and bounded by .<br><br>East : Dry land belongs to Apex Encon Projects Pvt Ltd<br>South : Dry land belongs to Apex Encon Projects Pvt Ltd<br>West : Road Leads to Valluru Village<br>North : Dry land belongs to Apex Encon Projects Pvt Ltd<br>together with all buildings and structures thereon attached to the earth or permanently fastened to anything attached to the earth.</td><td></td></tr>
</table>
With unlimited extensions of 5 minute each beyond stipulated time, if required on e-auction platform at website https://www.bankeauctions.com. In case no further valid bids received during the extended period, the last highest bid received would be treated as successful bid and auction would be treated as closed/ terminated.<br><u>Increase in Bid Amount :</u><br>➢ It may be noted that increase in bid amount, if any, during the e-auction period shall be in multiples of Rs.5,00,000/- thereof for each property, otherwise the bid would not be accepted.<br>➢ First bid should be of Reserve Price or incremental in multiples of Rs.5,00,000/- over the reserve price and in multiples thereof as mentioned above.<br>➢ For a successful bid, at least one incremental bid over the Reserve Price has to be made.</td></tr>
<tr><td>17</td><td>AO reserves the right to retain the EMD of top 3 bids upto one month from the date of e-auction and the amount of EMD will not carry any interest, for the purpose of considering subsequent successful bidder. The Bids so retained will be valid for one month from the date of e-auction or till further extension of time as may be approved by the AO. The EMD of other bids will be returned within 7 days from the date of e-auction.</td></tr>
<tr><td>18</td><td><u>Payment of Sale Price</u><br>The successful bidder would be informed in writing about the acceptance of their bid/Tender by the AO and will be required to deposit 25% of the sale price (including EMD amount) immediately i.e., on the same day or not later than next working day from the date of intimating confirmation /acceptance of his/her bid i.e., on / or before October 07th, 2021 by 4.00 P.M, whichever is earlier, by a crossed A/c. payee Demand Draft/Pay Order/Banker’s Cheque drawn in favour of "IDBI Bank Ltd. –A/c Apex Encon Projects Private Limited" payable at Hyderabad issued by any Nationalized Bank/Scheduled Bank or by way of RTGS in favour of IDBI Bank Ltd. Account No. 0133102000002899, IFSC Code: IBKL0000133, Branch : Specialized Corporate Branch, Chapel Road, Hyderabad.<br><br>The balance amount of the sale price would have to be paid within 15 days of the date of intimating acceptance of his/her bid i.e., on or before <u>October 21, 2021</u> for assets whichever is earlier by way of crossed A/c. payee Demand Draft/Pay</td></tr>
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| | Order/Banker's Cheque drawn in favour of "**IDBI Bank Ltd. – A/c Apex Encon Projects Private Limited**" payable at Hyderabad issued by any Nationalized Bank/Scheduled Bank or by way of **RTGS** in favour of IDBI Bank Ltd. Account No. **0133102000002899**, IFSC Code: IBKL0000133, Branch : Specialized Corporate Branch, Chapel Road, Hyderabad, or such extended period as may be agreed upon in writing between the successful bidder and AO, in any case not extended beyond 1 months. |
| **19** | In case the successful bidder fails to deposit 25% of the sale price on or before **October 07, 2021 by 4.00 P.M.**, the AO shall forfeit the EMD and if the successful bidder backs out after paying 25% of the sale price, then AO shall forfeit the 25% of the sale consideration so deposited including the EMD. |
| **20** | The defaulting successful bidder shall forfeit all claims to the assets or to any part of the sum for which it may be subsequently sold. |
| **21** | In the event of the successful bidder failing to pay the consideration amount within the time schedule stipulated, the AO reserves the right to resell the assets to the second/third highest bidder in the above manner, who shall also be treated as the successful bidder. |
| **22** | On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue Certificate of Sale for the movable assets in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002. |
| **23** | The successful Bidder shall, after making full payment of sale price within 15 days of acceptance of bid/offer or such extended period as may be granted by the AO at his sole and absolute discretion, arrange to take possession of the Secured Assets immediately thereafter. <u>It is explicitly stated that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the Secured Assets</u>. In case successful bidder fail to take possession of the secured assets as stated above, the AO reserves the right to revoke the sale confirmed in his/her favour, forfeit the entire amount paid by successful bidder and go for re-bidding or sell the secured assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidder and/or other parties by private treaty. In such as event, the original successful bidder shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold. |
| **24** | The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, taxes etc. for transfer of assets in his/her name. It is expressly stipulated that there are no implied obligations on the part of the AO or the secured lenders and it shall be solely the obligation of the Bidder, at his/her cost, to do all acts, things and deeds whatsoever for the completion of the sale including payment of all statutory liabilities / housing society tax / maintenance fee / electricity / water charges etc., (if applicable) outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder to get the assets transferred in his /her/their name. Bank does not take any responsibility to provide information on the same. |
| **25** | The submission of the Bid means and implies that the Bidder has unconditionally and irrevocably agreed to and accepted all the above terms and conditions of the Bid/Offer laid down herein. |
| **26** | The time hereinabove fixed for the observance and performance by the bidder of any of the obligations to be observed by him/her under these conditions is and shall be deemed to be of the essence. |

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| **27** | <u>**General Terms and Conditions**</u><br>The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as may be deemed necessary in the light of the facts and circumstances. |
| **28** | The entire procedure of e-auction, the sequence of inter-se bidding etc. shall be at the sole and absolute discretion of the AO and the intending bidders shall have no right whatsoever to object to the same. |
| **29** | The AO reserves the right and liberty to accept/reject any or all the Bids and also reserves the right to cancel the entire sale process without assigning any reasons. In case all the bids are rejected or the successful bidder fails to make payments as required in the Bid Document or withdraws his/her bid, the AO, at her sole and absolute discretion, reserves the right to go for re-bidding or sell the assets by any of the modes as prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty and the Bidders shall have no right to object to the same. |
| **30** | In the event the said sale in favour of the bidder not being confirmed by AO, otherwise than on account of the willful default of the bidder or if the sale is set aside by an order of the Court/Tribunal, then in that event the sale shall be void and the bidder shall, in that event be entitled only to receive back his/her Earnest Money Deposit (EMD) or purchase money as the case may be, but without interest, and the bidder shall not be entitled to be paid his costs, charges and expenses of and incidental to the said sale and investigation of title or any other costs incurred by him/her. |
| **31** | Notwithstanding anything stated elsewhere in this Tender Document, the AO reserves the right to call off the sale process at any point of time without assigning any reasons. |
| **32** | <u>**Jurisdiction**</u><br>All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Hyderabad, Telangana alone shall have jurisdiction to entertain /adjudicate such disputes. |

## VI. BRIEF DETAILS OF BID/TENDER DOCUMENT

## BID/TENDER FORM FOR PURCHASE OF SECURED ASSETS OF
## M/S. Apex Encon Projects Private Limited

| | | |
|---|---|---|
| 1 | **Issue of Bid/Offer Document** | The Bid/Tender Document can be obtained from the Smt Vidhya Bhaskar, Authorised Officer & DGM, NMG, IDBI Bank Ltd., Specialised Corporate Branch, 5-9-89/1, Chapel Road, Hyderabad-500001 (email : v_bhasker@idbi.co.in from September 20, 2021 to October 04, 2021 on any working day (except Bank Holiday) between 10.00 AM and 4.00 PM.<br>The bid document can also be downloaded from IDBI websitewww.idbibank.in and https://www.bankeauctions.com Interested parties can participate in the e-auction, as they desire. |
| 2 | **Cost of the BID/Tender Document** | Free |
| 3 | **Last Date and time for submission of Tender Document together with EMD** | October 04, 2021 (up to 4.00 p.m.) for secured assets mentioned at Point No. III. |
| 4 | **Place, Date and time of E-Auction** | Place: e-auction platform at Website : https://www.bankeauctions.com Date and Time as mentioned at sr.no. 16 – Clause V – Terms & Conditions of Bid/Tender Document. |

### VII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER
### (Individual)

For purchase of secured assets mortgaged in the account of **M/s. Apex Encon Projects Private Limited, for** lands admeasuring Ac.8.31 Cents located at Modavalasa Village, Denkada Mandal, Vizianagaram District Andhra Pradesh.

***(To be filled and submitted by the Bidder/Tenderer)***

| | | | |
|---|---|---|---|
| | | | ***AFFIX PASSPORT SIZE PHOTO OF THE BIDDER & SIGN ACROSS*** |
| **1** | ***a)*** Full Name of the bidder *(in Block letters)* | **:** | |
| | ***b)*** Complete Postal Address with PIN Code, Telephone Nos.; Fax Nos.; website etc. | **:** | |
| | ***c)*** Mobile Nos.; | **:** | |
| | ***d)*** E-mail id: | **:** | |
| **2** | Brief particulars of business (if any) | **:** | |
| **3** | Relationship, if any, the Bidder has with any Employee of IDBI Bank Ltd | **:** | |
| **4** | Relationship, if any, the Bidder/Tenderer has with Borrower/Promoter/ Guarantor/ Mortgagors as mentioned in the Bid Document. | **:** | |
| **5** | Name and particular of the company/firm/person in whose name the secured assets/Property are to be purchased | **:** | |
| **5** | Details of the BID/ Tender Document | **:** | |
| | Form No. | **:** | |
| **6** | Details of Earnest Money Deposit (EMD) | **:** | |
| | ***i)*** Demand Draft No./Pay Order No. | **:** | |

| | | | |
|---|---|---|---|
| | ***ii)*** Date of Demand Draft /Pay Order | **:** | |
| | ***iii)*** Name of the issuing Bank and Branch | **:** | |
| **Bidder, who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and Date.** | | | |
| | ***(iv)*** RTGS UTR No. | **:** | |
| | ***(v)*** Amount remitted | **:** | |
| | ***(vi)*** Date | **:** | |
| **7** | Income Tax Permanent Account Number(s) PAN of Bidder | **:** | |
| **8** | Details of Tender | **:** | ***Rs.*** |
| | Bank account details (in case of refund) | **:** | Account Name :<br><br>Account No. :<br><br>IFSC Code :<br><br>Bank Name & Branch: |

*Each and every information and document to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale/bid document and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect, I/We shall not hold the Authorised Officer and/or IDBI Bank Limited responsible for the same and shall not have any claim whatsoever against either of them.

Place: Signature of the duly authorised official of the Bidder

Date: Name and Designation of the duly authorised Signatory

## VIII. FORMAT FOR SUBMISSION OF PROFILE OF THE BIDDER
**(Company / Firm/Party)**

For purchase of secured assets mortgaged in the account of **M/s. Apex Encon Projects Private Limited, for** lands admeasuring Ac.8.31 Cents located at Modavalasa Village, Denkada Mandal, Vizianagaram District Andhra Pradesh

***(To be filled and submitted by the Bidder/Tenderer)***

| | | |
|---|---|---|
| **1** | ***a)*** Name of the Company/ Firm/ Party *(in Block letters)* | |
| | ***b)*** Complete Registered Address | |
| | ***c)*** Complete Correspondence Address with PIN Code, Telephone Nos.; Fax Nos.; website etc. | |
| **2** | Date of incorporation | |
| **3** | Constitution (Private/ Public/ Join) | |
| **4** | Name of Chairman | |
| **5** | Name of Managing director/ Partner | |
| **6** | Board of Directors | ***a)*** |
| | | ***b)*** |
| | | ***c)*** |
| | | ***d)*** |
| | | ***e)*** |
| | | ***f)*** |
| **7** | Income Tax PAN No.(attested copy of PAN card of company to be attached) | |
| **8** | Date of Last Income tax Return (Enclose copy of last 3 years' Income Tax clearance certificate) | |
| **9** | a) Full Name of authorized person to carry out e-auction on behalf of the Company/ Firm/Party **(in Block letters) (Original authorized letter to be attached to carry out the e-auction process)** | |
| | b) Complete Postal Address of the Authorised person with PIN Code, | |

| | | |
|---|---|---|
| | Telephone / Fax Nos; website etc. | |
| | c) Mobile No. | |
| | d) Email ID | |
| **10** | Designation of Authorized Person | |
| **11** | Relationship , if any, the Bidder has with any employee of IDBI bank ltd. | |
| **12** | Details of Bid/Offfer Document | |
| | Form No. | |
| **12** | Details of Earnest Money Deposit | |
| | ***i)*** Demand Draft No /Pay Order No | |
| | ***ii)*** Date of Demand Draft /Pay Order | |
| | ***iii)*** Name of the issuing Bank and Branch | |

**Bidder, who prefers to submit the EMD by way RTGS, must indicate RTGS UTR No., Amount remitted and Date.**

| | | | |
|---|---|---|---|
| | ***(iv)*** RTGS UTR No. | **:** | |
| | ***(v)*** Amount remitted | **:** | |
| | ***(vi)*** Date | **:** | |
| **13** | Income Tax Permanent Account Number(s) PAN of Bidder | **:** | |
| **14** | Details of Tender | **:** | ***Rs.*** |
| | Bank account details (in case of refund) | **:** | Account Name :<br><br>Account No. :<br><br>IFSC Code :<br><br>Bank Name & Branch: |

*Each and every information and document to be submitted is mandatory.

I/We have read and understood the detailed terms and conditions of the sale/bid document and have also read, perused and understood all the relevant papers and have carried out my/our own due diligence. In case any information is found to be incorrect, I/We shall not hold the Authorised Officer and/or IDBI Bank Limited responsible for the same and shall not have any claim whatsoever against either of them.

Signature

Name of the Authorised Person

Designation:

Company Seal

All authorization should be annexed of this form.

## IX. <u>FORM OF APPENDIX TO THE BID (DECLARATION BY THE BIDDER) (ON THE STAMP PAPER OF RS. 100/-)</u>

### FORM OF BID/TENDER

*(Note: This Appendix forms part of the Bid)*

To,
**The Authorised Officer**,
IDBI Bank Ltd.,
NPA Management Group
Specialised Corporate Branch
5-9-89/1, Chapel Road,
**Hyderabad-500001.**

Sir,

Sale of secured assets mortgaged in the account of **M/s. Apex Encon Projects Private Limited, for** lands admeasuring Ac.8.31 Cents located at Modavalasa Village, Denkada Mandal, Vizianagaram District Andhra Pradesh.

1 Having fully examined and understood the terms and conditions of the Bid/Tender document and condition and status of the Secured Assets / property, I /We offer to purchase the said Secured Assets strictly in conformity with the terms and conditions of this BID/Tender document.

2 I/We understand that if my/our Bid/Tender is accepted, I/We shall be responsible for the due observance and performance of the terms and conditions of the BID/Tender and acquire the Secured Asset/property. Should I/We fail to execute and perform the terms and conditions when called upon to do so, the Earnest Money Deposit (EMD) shall be forfeited.

3 I/We further understand that if my/our Bid/Tender is accepted, should I/we fail to deposit the balance amount of 75% of the sale consideration (after having paid 25% of the sale consideration) by the stipulated date, the said amount of 25% of the sale consideration (including Earnest Money Deposit) or any further amount/s paid by me/us shall also be forfeited, as laid down in the terms and conditions of the Bid Document.

4 I/We further understand that if my/our Bid/Tender is accepted, after making full payment of the sale price within 15 days of acceptance of bid/Tender or such extended period as may be granted by the AO at her sole and absolute discretion, I/we shall arrange to take possession of the secured assets within a maximum of 30 days. I/We understand that once the Sale Certificate is issued by the AO, the AO shall not be held responsible for security and safe-keeping of the secured assets. We further understand that in the event I/We fail to take possession of the Secured Assets as stated above, the AO reserves the right to revoke the sale confirmed in my/our favour and forfeit the entire amount paid by me/us and I/we shall have no claims on the secured assets or to any amount/s for which it may be subsequently sold.

5 I/We clearly understand and accept that the Authorised Officer or the secured lenders do not take or assume any responsibility for any dues, statutory or otherwise, of **M/s Apex Encon Projects Private Limited,** including such dues that may affect transfer of the assets in the name of the purchaser and such dues, if any, will have to be borne/paid by me/us in case my/our Bid/Tender is accepted.

6 We understand that you are not bound to accept the highest or any Bid/Tender you may receive. Further, I/we will not raise any objection in case the Authorised Officer goes for re-bidding or sells the property by any of the modes prescribed in the SARFAESI Act including sale by negotiation with any of the bidders and/or other parties by private treaty.

7 I/We understand that time is the essence for completing the acquisition formalities of the property and I/we agree and undertake to abide by it.

8 I/We also enclose a Demand draft/Pay order of value Rs…………………………….….lakh(Rupees……………………………… ……………………………….only) towards Earnest Money Deposit (EMD) in the name of "IDBI Bank Ltd. - A/c M/s. Apex Encon Projects Private Limited.", payable at Hyderabad.

**Or**

I/We have remitted Rs. ……. lakh(Rupees …………………………………… only) towards earnest money Deposit (EMD) in the name of "IDBI Bank Ltd by way of RTGS amount in favour of IDBI Bank Limited, **0133102000002899**, IFSC Code: **IBKL0000133**, Branch : Specialised Corporate Branch, Hyderabad.

9 We understand that the EMD will not carry any interest.

10 We understand that the Bid should be unconditional and Bid/Tender having conditions contrary to the terms and conditions of the Bid/Tender document can be summarily rejected.

Place:
Date…_____day of ________2021

Signature………………………………………….in the capacity of ………………
Duly authorized to sign Bid and on behalf of…………………………………………

(Name and address Bidder)
(IN BLOCK CAPITALS)

WITNESS :

Signature : …………………..
Name & Address : …………………..
Occupation : ……………………