



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 IMMOVABLE ASSETS OF

SRI KRISHNA STOCKISTS AND TRADERS PVT. LTD.

UNDER

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

AND

THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: January 25, 2023

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I. E-AUCTION SALE NOTICE

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The above notices were published in the East and West Godavari editions of Sakshi Newspaper (Telugu) on January 25, 2023.



IDBI BANK LIMITED

NPA Management Group, Hyderabad, No.5-9-89/1&2,
2nd floor, Chapel Road Branch, Hyderabad-500001.
web site : www.idbibank.in, CIN: L65190MH2004GOI148838.

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX IV-A (See proviso to Rule 9(1))

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the Secured Creditor, the physical possession of which have been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 13-02-2023 for recovery of Rs. 31,39,94,392/- (Rupees Thirty One Crore Thirty Nine Lakh Ninety Four Thousand Three Hundred and Ninety Two Only) plus interest & other charges thereon w.e.f. October 01, 2017, due to IDBI Bank Ltd., Secured Creditor from Sri Krishna Stockists and Traders Pvt. Ltd., Shri Thota Kanna Rao and Smt. Thota Venkata Ramana. The reserve price and earnest money deposit will be as under:

DESCRIPTION OF IMMOVABLE PROPERTIES

Sl. No.	Description of Property	Reserve Price (In Rs. Lakhs)	EMD (In Rs. Lakhs)	Date and Time of e-auction
1	Factory land admeasuring 15803.40 SqYds with civil structures and amenities at Sy. No. 146/2A and 146/2B, situated at L. Pangidi Village, Kovvur Mandal, W. G. Dist., Andhra Pradesh.	359.87	36.00	13/02/2023 from 11.00 AM to 11.30 AM
2	Land admeasuring 4405 SqYds in Sy. No. 66/2 situated at Dhumatunigudem, village, Devarapalli Mandal, Dharmavaram-Rajahmundry road, W. G. Dist., Andhra Pradesh.	70.48	7.10	13/02/2023 from 11.30 AM to 12.00 Noon
3	Land admeasuring 6873 SqYds in Sy. No. 65/1, situated at Dhumatunigudem village, Devarapallimandal, Devarapalli-Rajahmundry road, W. G. Dist., Andhra Pradesh.	109.97	11.00	13/02/2023 from 12.00 Noon to 12.30 PM
4	Land admeasuring 7260 SqYds in Sy No. 99/1, situated at Kurukuru village, Devarapalli Mandal, W.G. Dist., Andhra Pradesh.	60.00	6.00	13/02/2023 from 12.30 PM to 01.00 PM
5	Land admeasuring 17666 SqYds in Sy No. 99/1 situated at Kurukuru village Devarapalli Mandal, W.G. Dist., Andhra Pradesh.	146.00	14.60	13/02/2023 from 2.00 PM to 2.30 PM
6	Land admeasuring 11954.8 SqYds in Sy No. 323/1 situated at Kurukuru village Devarapalli Mandal, W.G. Dist., Andhra Pradesh.	98.80	9.90	13/02/2023 from 2.30 PM to 3.00 PM
7	Commercial property (Land, Godowns & Buildings admeasuring 5129 SqYds bearing No. 7-82&7-83, RS. No. 518/1 situated at Yernagudem village, Devarapalli Mandal, W. G. Dist., Andhra Pradesh.	73.86	7.40	13/02/2023 from 3.00 PM to 3.30 PM


For detailed terms and conditions of the sale and detailed description of the properties please refer to the link provided in IDBI Bank's website i.e. www.idbibank.in and www.bankeauctions.com. For any clarification, the interested parties may contact Smt. Jayashree Limaye, Authorized Officer (Contact No. 040-67694202, e-mail: jv.limaye@idbi.co.in), Shri Kashyap, Manager (Contact No. 8019226855) and Shri G.V.Sai Prasad (Contact No.: 9000899533). For E-auction support, please contact Shri Dharani Krishna (C1 India Pvt. Ltd.) (Contact No.: 9948182222) (e-mail: support@bankeauctions.com)

Date : 24-01-2023, Place : Hyderabad

Sd/- Authorised Officer

The above notice was published in The New Indian Express Newspaper (English) on January 25, 2023.

II. POSSESSION NOTICE


IDBI BANK LIMITED
 BASHEERBAGH BRANCH, MAHAVIR HOUSE,
 BASHEERBAGH SQUARE, HYDERABAD - 500 029.

[RULE 8(1)] POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)

Whereas, the undersigned being the authorised officer of IDBI Bank Limited, Basheerbagh Branch, Mahavir House, Basheerbagh Square, Hyderabad-500029 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13(12) read with rule 3 of Security Interest (Enforcement) Rules, 2002 issued a demand notice Ref. IDBI/RG/002/SAR/FAESI/SKSTPL/2017-18/308 dated November 23rd, 2017 calling upon the borrower M/s Sri Krishna Stockist & Traders Private Limited to repay the amount mentioned in the notice being Rs.31,39,94,392/- (Rupees Thirty One Crore Thirty Nine Lakh Ninety Four Thousand Three Hundred Ninety Two Only) as on October 01, 2017 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 property 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 this day 22nd 3rd of February, 2018.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of IDBI Bank Limited for an amount of Rs.31,39,94,392/- (Rupees Thirty One Crore Thirty Nine Lakh Ninety Four Thousand Three Hundred Ninety Two Only) as on October 01, 2017 and interest thereon.

The borrower's attention is invited to provisions of sub-section (3) of section 13 of the Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE PROPERTY

(A) The Hypothecated Assets: Exclusive charge on the entire current assets of the company, both present and future.

(B) Assets owned and mortgaged by M/s Sri Krishna Stockist and Traders Pvt Ltd by its MD Shri Thota Kanna Rao 1) Sheds, Godowns, RCC roof structures, machinery and site in an area of 15803.4 Sq Yards = Ac. 3-28½ cents comprising of 4139 Sq Yards = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A, 304/2-Sq Yards = Ac. 0-83 cents on eastern side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A and 8615-2 Sq Yards = Ac. 1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A, situated at I. Pangadi Village, within I. Pangadi Gram Panchayat, Kovvur Mandal, within Sub Registrar of Kovvur, West Godavari District, Andhra Pradesh.

Item No. I: Property in an area of 4139 Sq Yards = 3460.074 Sq Meters = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A, within the following boundaries: East: Property of mortgagor, South: Site of Patru Hanumantha Rao and others, West: Road and site of Patru Ranga Rao after the road, North: Road leading from Rajahmundry to Nidadavolu.

Item No. II: Property in an area of 3049-2 Sq Yards = 2549-527 Sq Meters = Ac. 0-83 cents on eastern side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A, within the following boundaries: East: Property of mortgagor, South: Site of Patru Hanumantha Rao and others, West: Property of mortgagor, North: Road leading from Rajahmundry to Nidadavolu.

Item No. III: Property in an area of 8615-2 Sq Yards = 7203-427 Sq Meters = Ac. 1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A, within the following boundaries: East: Road, South: Site of Patru Hanumantha Rao and others, West: Property of mortgagor, North: Road.

Together with all structures thereon and all the things attached or to be attached to the earth or permanently fastened to anything attached or to be attached to the earth.

(B) The Mortgaged Assets (Assets owned and mortgaged by M/s Sri Krishna Stockist and Traders Pvt Ltd by its MD Shri Thota Kanna Rao)

2) Open residential commercial land admeasuring 14859 Sq Yards in Sy No. 362/8 and 362/9 bearing D. No. 15-89, situated at Kapavaram Village, Kovvur Mandal, West Godavari District, Andhra Pradesh.

Item No. I: Land admeasuring 9051 Sq Yards = 7567-912 Sq Meters = Ac. 1-37 cents vacant site comprising of Ac. 1-14 cents on southern side out of Ac. 1-74 cents in full in RS No. 362/8 and Ac. 0-73 cents on southern side out of Ac. 1-33 cents in full in RS No. 362/9 consisting in a single item situated in Kapavaram Village, within Gram Panchayat of Kapavaram, Sub Registrar of Kovvur, Kovvur Mandal, West Godavari District, Andhra Pradesh East: High Way Road from Rajahmundry to Vijayawada, South: High Way Road from Rajahmundry to Vijayawada, West: Land Gadugayala Suryakantham and Sunkara Narayanaamma, North: Site of mortgagor.

Item No. II: Land admeasuring 5606 Sq Yards = 4856-244 Sq Meters = Ac. 1-20 cents vacant site comprising of Ac. 0-60 cents on northern side out of Ac. 1-74 cents in full in RS No. 362/8 and Ac. 0-60 cents on northern side out of Ac. 1-33 cents in full in RS No. 362/9 consisting in a single item situated in Kapavaram Village, within Gram Panchayat of Kapavaram, Sub Registrar of Kovvur, Kovvur Mandal, West Godavari District, Andhra Pradesh East: High Way Road from Rajahmundry to Vijayawada, South: Site of mortgagor, West: Land Gadugayala Suryakantham and Sunkara Narayanaamma, North: Cheruvu Bund Passage.

3) Open residential commercial land admeasuring 9196 Sq Yards in Sy No. 362/7 and 362/9 bearing D. No. 14-143, situated at Kapavaram Village, Kovvur Mandal, West Godavari District, Andhra Pradesh.

Item No. I: Land admeasuring 8696 Sq Yards = 7270-098 Sq Meters = Ac. 1-79½ cents vacant site on eastern side out of Ac. 3-15 cents covered by RS No. 362/7 situated in Kapavaram Village, within Gram Panchayat of Kapavaram, Sub Registrar of Kovvur, Kovvur Mandal, West Godavari District, Andhra Pradesh East: Site of mortgagor, South: High Way Road from Rajahmundry to Vijayawada, West: Land Gadugayala Rama Krishna and Nagreddi Subba Rao, North: Passage from Channarayana to Rajahmundry.

Item No. II: Land admeasuring 500 Sq Yards = 418-06 Sq Meters on South-east corner side out of Ac. 1-90 cents eastern side out of Ac. 3-15 cents covered by RS No. 362/7 near Door No. 14-143, situated in Kapavaram Village, within Gram Panchayat of Kapavaram, Sub Registrar of Kovvur, Kovvur Mandal, West Godavari District, Andhra Pradesh East: Site of mortgagor, South: High Way Road from Rajahmundry to Vijayawada, West: Site of mortgagor, North: Site of mortgagor.

II. Assets owned and mortgaged by Shri. Thota Kanna Rao

4) Residential Commercial land admeasuring 4405 Sq Yards = 3700 Sq Meters covered by RS No. 66/2, near Door No. 2-8 out of Ac. 2-61 cents situated at Dumantuni Gudum, Rajahmundry Road, West Godavari District, Andhra Pradesh East: Road, South: Road, West: Site of Alluri Sesha Rao, North: Site of mortgagor.

5) Land admeasuring 5873 Sq Yards = 5773 Sq Meters on western side out of Ac. 5-45 cents covered by RS No. 65/1, together with 15 HP bore and motor and electrical services connection situated at Dumantuni Gudum Village, within Gram Panchayat of Dumantuni Gudum, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh East: Site of Vanga Jain Babu, South: Site of mortgagor in RS No. 66/2, West: Site of Alluri Sesha Rao, North: Road & Site of Dumantuni Rao Thammiraju and others.

6) Land admeasuring 7260 Sq Yards = 6098 Sq Meters = Ac. 1-50 cents land out of Ac. 7-82 cents covered by RS No. 99/1, Kurukuru Village, Within Kurukuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh East: Site in RS No. 99/1, South: Site belongs to Kattagadda Venkataratnam and others, West: Site belongs to Vanga Jain Babu and Road together with all easement right, North: Site belongs to Pasala Sandeep Chowdhan.

7) Land admeasuring 17666 Sq Yards = 14839 Sq Meters = Ac. 3-65 cents land out of Ac. 7-82 cents covered by RS No. 99/1, Kurukuru Village, Within Kurukuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh East: Site belongs to Mortgagor, South: Site belongs to Akkina Bapiraju, West: Road leading to Naidavolu, North: Site belongs to Pasala Sandeep Chowdhan together with all easement right.

8) Land measuring 11954.2 Sq Yards = 10042 Sq Meters = Ac. 2-47 cents land covered by RS No. 323/1, situated at Kurukuru Village, Within Kurukuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh East: Road leading to Naidavolu, South: Site belongs to Pasala Satyanarayana and Kothapalli Rajagopalam, West: Way, North: Way and R & B Road together with all easement right.

Assets owned and mortgaged by Smt. Thota Venkata Ramana, W/o Thota Kanna Rao

9) RCC and ACC roof sheds in a total area of 5129 Sq Yards out of Ac. 2-92 cents bearing Door No. 7-82 & 7-83 covered by RS No. 518/1 situated in Yarnagudem Village, within Gram Panchayat of Yarnagudem, Sub Registrar of Ananthapalli Mandal, West Godavari District, Andhra Pradesh.

Item No. I: RCC & Acc roof factory building bearing Door No. 7-83 in an area of 2758 Sq. Yards = 1998 Sq. Meters out of Ac. 2-92 cents within the following boundaries: East: Property of birudugadda Babu Rao and others, South: Property of Naraharasetti Brahmanandam & Venkatarachadam etc., West: Yarnagudem to Koyyalagudem Road, North: Property owned by Ballipalli Phani Kumar.

Item No. II: 1771 Sq. Yards land with construction thereon near Door No. 7-82 out of Ac. 2-92 cents within the following boundaries: East: Property of U. Govinda Rao, South: Property of Naraharasetti Taradevi, West: Yarnagudem to Koyyalagudem Road, North: Property owned by Konjara Sathiyya.

Item No. III: 6100 Sq. Yards = 504 Sq Meters out of Ac. 2-92 cents covered by RS No. 518/1 within the following boundaries: East: Property of Thota Kanna Rao, South: Property of Naraharasetti Taradevi, West: Property of Thota Kanna Rao together with all easement right, North: Property owned by Thota Kanna Rao.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Description of the Property	Symbolic / Physical Possession	Date
Property No.1 as above	Symbolic	22.02.2018
Property No.2 as above	Physical	23.02.2018
Property No.3 as above	Physical	23.02.2018
Property No.4 as above	Physical	23.02.2018
Property No.5 as above	Physical	23.02.2018
Property No.6 as above	Physical	23.02.2018
Property No.7 as above	Physical	23.02.2018
Property No.8 as above	Physical	23.02.2018
Property No.9 as above	Symbolic	23.02.2018

Date: 23rd February, 2018
Place: Hyderabad

Sd/- Authorized Officer
IDBI Bank Limited

The above notice was published in Business Standard (English) newspaper on February 27, 2018.

III. BRIEF DESCRIPTION OF SECURED ASSETS

DESCRIPTION OF THE PROPERTIES

1. Sheds, Godowns, RCC roof structures and site in an area of 15803.4 Sq.Yds = Ac.3-26½ cents (comprising of 4139 Sq.Yds=Ac.0-85½ cents on western side out of Ac.1-48½ cents on northern side out of Ac. 2-10 cents covered by R.S.No.146/2A, 3049-2 Sq.Yds = Ac.0.63 cents on eastern side out of Ac.1-48½ cents on northern side out of Ac.2-10 cents covered by RS No.146/2A and 8615-2 Sq.Yds = Ac.1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac.2-10 cents covered by R.S.No.146/2A) situated at I.Pangidi Village, within I.Pangidi Gram Panchayati, Kovvur Mandal, within Sub registrar of Kovvur, West Godavari District, Andhra Pradesh.

Item No. I: Property in an area of 4139 Sq Yards = 3460.074 Sq meters = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A **Bounded by** : East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Road and site of Potru Ranga Rao after the road. North: Road leading from Rajahmundry to Nidadavole

Item No. II: Property in an area of 3049-2 Sq Yards = 2549-527 Sq meters = Ac. 0-63 cents on eastern side out of Ac. 1-48½ cents on northern side of Ac. 2-10 cents covered by RS No. 146/2A **Bounded by**: East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Property of mortgagor. North: Road leading from Rajahmundry to Nidadavole.

Item No. III: Property in an area of 8615-2 Sq Yards = 7203-427 Sq meters = Ac. 1-78 cents on northern side out of Ac. 1-48½ cents on northern side of Ac. 2-10 cents covered by RS No. 146/2A **Bounded by**: East: Road. South: Site of Potru Kondala Rao and others. West: Property of mortgagor. North: Road.

2. Residential / Commercial land admeasuring 4405 Sq yards= 3700 Sq Meters covered by RS No.66/2, near Door No. 2-8 out of Ac. 2-61 cents situated at Dumantuni Gudem Village, within Gram Panchayati of Dumantuni Gudem, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh, within the following boundaries: **East:** Road **South:** Road **West:** Site of Sri Alluri Sessa Rao **North:** Site of mortgagor.

3. Land admeasuring 6873 Sq.yds= 5773 Sq.Mtrs on western side out of Ac.5-45 cents covered by R.S.No.65/1, together with 15 HP bore and motor and electrical services connection situated at Dumantuni Gudem Village, within Gram Panchayati of Dumantuni Gudem, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh, within the following boundaries: **East:** Site of Vanga Jain Babu **South:** Site of mortgagor in R.S.No. 66/2 **West:** Site of Alluri Sessa Rao **North:** Road & Site of Dumantha Rao Thammiraju and others.

4. Land admeasuring 7260 Sq.Yds = 6098 Sq.Mtrs = Ac. 1.50 cents land out of Ac.7-82 cents covered by R.S.No.99/1, Kurukuuru Village, within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh within the following boundaries: **East:** Site in R.S.No.99/2 **South:** Site belongs to Katragadda Venkataratnam and others **West:** Site belongs to Vanga Jain Babu and Road together with all easement right **North:** Site belongs to Pasala Sandeep Chowdari.

5. Land admeasuring 17666 Sq yards = 14839 Sq Meters =Ac. 3.65 cents land out of Ac. 7-82 cents covered by RS No.99/1, Kurukuuru Village, Within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh, within the following boundaries: **East:** Site belongs to mortgagor **South:** Site belongs to Akkina Bapiraju **West:** Road leading to Nidadavolu **North:** Site belongs to Pasala Sandeep Chowdari together with all easement right.

6. Land measuring 11954.8 Sq.yds = 10042 Sq Mtrs = Ac. 2.47 cents land covered by R.S.No. 323/1, situated at Kurukuuru village, within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh within the following boundaries: **East:** Road leading to Nidadavolu **South:** Site belongs to Pasala Satyanarayana and Kothapalli Rajugopalam **West:** Way **North:** Way and R & B Road together with all easement right.

7. RCC and ACC roof sheds in a total area of 5129 Sq yards out of Ac. 2-92 cents bearing Door No.7-82 & 7-83 covered by RS No.518/1 situated in Yarnagudem Gudam Village, within Gram Panchayati of Yarnagudem, Sub Registrar of Ananthapalli Mandal, West Godavari District, Andhra Pradesh.

Item No. I: RCC & ACC roof factory building bearing Door No. 7-83 in an area of 2758 Sq.yds = 1998 Sq.mts. out of Ac 2-92 cents within the following boundaries: **East:** Property of Birudugadda Baburao and Others **South:** Property of Naraharasetti Brahmanandam & Venkatanandam etc. **West:** Yarnagudem to Koyyalagudem Road **North:** Property owned by Balijupalli Phani Kumar.

Item No. II: 1771 Sq.yds with construction thereon near Door No.: 7-82 out of Ac. 2-92 cents, within the following boundaries: **East:** Property of U. Govinda Rao **South:** Property of Naraharasetti Tara Devi **West:** Yarnagudem to Koyyalagudem Road **North:** Property owned by Konjaria Sathiyya.

Item No. III: 600 Sq.yds=504 Sq.mts. of land out of Ac. 2-92 cents covered by R.S.No.:518/1 within the following boundaries: **East:** Property of Thota Kanna Rao **South:** Property of Naraharasetti Tara Devi **West:** Property of Thota Kanna Rao together with all easement right **North:** Property owned by Thota Kanna Rao.

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

(As on October 01, 2017)

Name of Secured Lender	Name of Company	Nature of assistance	Amount (Rs. lakh)
IDBI Bank Ltd.	Sri Krishna Stockists And Traders Pvt. Ltd.	Cash Credit	3139.94

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 "theSARFAESI 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 theTender Document.			
2	<u>Issue of Bid/Tender Document</u> The BID/Tender Document along with Tender Form is available from 25.01.2023 to 12.02.2023 on any working day (except Sundays, 2 nd & 4 th Saturdays and Holidays) between 10.00 AM and 05.00 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 IDBIBank website (www.idbibank.in) and (https://www.bankeauctions.com).			
3	<u>Reserve Price and Earnest Money Deposit (EMD)</u>			
	S No	Property Details	in Rs. lakh	
			Reserve Price	
			EMD	
	1	<p>Sheds, Godowns, RCC roof structures and site in an area of 15803.4 Sq.Yds = Ac.3-26½ cents (comprising of 4139 Sq.Yds=Ac.0-85½ cents on western side out of Ac.1-48½ cents on northern side out of Ac. 2-10 cents covered by R.S.No.146/2A, 3049-2 Sq.Yds = Ac.0.63 cents on eastern side out of Ac.1-48½ cents on northern side out of Ac.2-10 cents covered by RS No.146/2A and 8615-2 Sq.Yds = Ac.1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac.2-10 cents covered by R.S.No.146/2A) situated at I.Pangidi Village, within I.Pangidi Gram Panchayati, Kovvur Mandal, within Sub registrar of Kovvur, West Godavari District, Andhra Pradesh.</p> <p><u>Item No. I:</u> Property in an area of 4139 Sq Yards = 3460.074 Sq meters = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A Bounded by : East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Road and site of Potru Ranga Rao after the road. North: Road leading from Rajahmundry to Nidadavole</p> <p><u>Item No. II:</u> Property in an area of 3049-2 Sq Yards = 2549-527 Sq meters = Ac. 0-63 cents on eastern side out of Ac. 1-48½ cents on northern side of Ac. 2-10 cents covered by RS No. 146/2A Bounded by: East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Property of mortgagor. North: Road leading from Rajahmundry to Nidadavole.</p> <p><u>Item No. III:</u> Property in an area of 8615-2 Sq Yards = 7203-427 Sq meters = Ac. 1-78 cents on northern side out of Ac. 1-48½ cents on northern side of Ac. 2-10 cents covered by RS No. 146/2A Bounded by: East: Road. South: Site of Potru</p>	359.87	36.00

	Kondala Rao and others. West: Property of mortgagor. North: Road.		
2	Residential / Commercial land admeasuring 4405 Sq yards= 3700 Sq Meters covered by RS No.66/2, near Door No. 2-8 out of Ac. 2-61 cents situated at Dumantuni Gudem Village, within Gram Panchayati of Dumantuni Gudem, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh, within the following boundaries: East: Road South: Road West: Site of Sri Alluri Sesha Rao North: Site of mortgagor.	70.48	7.10
3	Land admeasuring 6873 Sq.yds= 5773 Sq.Mtrs on western side out of Ac.5-45 cents covered by R.S.No.65/1, together with 15 HP bore and motor and electrical services connection situated at Dumantuni Gudem Village, within Gram Panchayati of Dumantuni Gudem, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh, within the following boundaries: East: Site of Vanga Jain Babu South: Site of mortgagor in R.S.No. 66/2 West: Site of Alluri Sesha Rao North: Road & Site of Dumantha Rao Thammiraju and others.	109.97	11.00
4	Land admeasuring 7260 Sq.Yds = 6098 Sq.Mtrs = Ac. 1.50 cents land out of Ac.7-82 cents covered by R.S.No.99/1, Kurukuuru Village, within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh within the following boundaries: East: Site in R.S.No.99/2 South: Site belongs to Katragadda Venkataratnam and others West: Site belongs to Vanga Jain Babu and Road together with all easement right North: Site belongs to Pasala Sandeep Chowdari.	60.00	6.00
5	Land admeasuring 17666 Sq yards = 14839 Sq Meters =Ac. 3.65 cents land out of Ac. 7-82 cents covered by RS No.99/1, Kurukuuru Village, Within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh, within the following boundaries: East: Site belongs to mortgagor South: Site belongs to Akkina Bapiraju West: Road leading to Nidadavolu North: Site belongs to Pasala Sandeep Chowdari together with all easement right.	146.00	14.60
6	Land measuring 11954.8 Sq.yds = 10042 Sq Mtrs = Ac. 2.47 cents land covered by R.S.No. 323/1, situated at Kurukuuru village, within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh within the following boundaries: East: Road leading to Nidadavolu South: Site belongs to Pasala Satyanarayana and Kothapalli Rajugopalam West: Way North: Way and R & B Road together with all easement right.	98.80	9.90
7	RCC and ACC roof sheds in a total area of 5129 Sq yards out of Ac. 2-92 cents bearing Door No.7-82 & 7-83 covered by RS No.518/1 situated in Yarnagudem Gudam Village, within Gram Panchayati of Yarnagudem, Sub Registrar of Ananthapalli Mandal, West Godavari District, Andhra Pradesh. Item No. I: RCC & ACC roof factory building bearing Door No. 7-83 in an area of 2758 Sq.yds = 1998 Sq.mts. out of Ac 2-92 cents within the following boundaries: East: Property of Birudugadda Baburao and Others South: Property of	73.86	7.40

	<p>Naraharasetti Brahmanandam & Venkatanandam etc. West: Yarnagudem to Koyyalagudem Road North: Property owned by Balijupalli Phani Kumar.</p> <p>Item No. II: 1771 Sq.yds with construction thereon near Door No.: 7-82 out of Ac. 2-92 cents, within the following boundaries: East: Property of U. Govinda Rao South: Property of Naraharasetti Tara Devi West: Yarnagudem to Koyyalagudem Road North: Property owned by Konjaria Sathiyya.</p> <p>Item No. III: 600 Sq.yds=504 Sq.mts. of land out of Ac. 2-92 cents covered by R.S.No.:518/1 within the following boundaries: East: Property of Thota Kanna Rao South: Property of Naraharasetti Tara Devi West: Property of Thota Kanna Rao together with all easement right North: Property owned by Thota Kanna Rao.</p>		
4	<p>The sale of Secured Assets is on <i>“As is where is basis”</i>, <i>“As is what is basis”</i> and <i>“whatever there is basis”</i>. The description of the immovable properties 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 movable/immovable 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 Sri Krishna Stockists and Traders Pvt. Ltd. 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.</p>		
5	<p><u>Inspection of assets</u> The interested parties may, inspect the property at their own cost and expense, with prior appointment on February 01 and 02, 2023 (Between 10.00 AM and 5.00 PM) by contacting the Enforcement Agent, Shri G. V. Sai Prasad (Mobile-9000899533).</p>		
6	<p><u>Due Diligence by the Bidders</u> 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.</p>		
7	<p>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 area of the premises and details of immovable 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/properties and that the bidder concurs or otherwise admits the identity of the assets/properties purchased by him/her notwithstanding any discrepancy or variation, by comparison of the description in the particulars of the assets/properties and their condition.</p>		

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	<p><u>Submission of Bid</u></p> <p>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 page of the Bid. Bids received for sale and / or accepted are not transferable.</p> <p>The Formats for submission of Profile of the bidders are given in Chapter VII & VIII respectively of this Bid Documents.</p> <p>The format chapter VII is for Individuals and</p> <p>The format chapter VIII is Company/Proprietorship/ Partnership firm.</p> <p>Bidders may fill in only the form relevant to them.</p> <p>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. Jayasree Limaye (jv.limaye@idbi.co.in).</p>
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	<p><u>Last date for submission of Bid Document</u></p> <p>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 upto <u>February 10, 2023 till 5 PM</u> (last date) in a sealed cover mentioning “BID FOR SRI KRISHNA STOCKISTS AND TRADERS PVT. LTD”. <u>Remittance of EMD by way of RTGS :</u> 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.</p>
14	The bidder/representative of the bidder whose Bid Document is complete in every respect and whose EMD remittance through NEFT/RTGS 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 complaint 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	<p><u>Registration with E-Auction Service Provider</u></p> <p>1. Participants who are not already registered with the e-auction provider</p>

	<p>M/s. C1 India Pvt. Ltd. should register themselves by following the procedure mentioned at the website: https://www.bankeauctions.com.</p> <ol style="list-style-type: none"> The participants /intending purchasers are necessarily required to submit following documents/papers for registration to C1 India Pvt. Ltd. SOI form duly signed & filled up. Please download form from https://www.bankeauctions.com Self-attested copy of Pan Card Self-attested valid residential proof (Voter Id card, Passport copy, Ration card, telephone bill, electric bill - any one) Self-attested valid e-mail id and mobile no. Board resolution to participate in auction in case if bidder is a company. <p>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 NEFT/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.</p> <p>3. <u>After receiving the user-id / password, in case any bidders feel the need for training / e – auction support</u> (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).</p> <p>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.</p>							
16	<p><u>Date and Time of e-auction</u></p> <p>The e-auction day: <u>February 13, 2023.</u></p> <p>The e-auction would be held at various timings as mentioned below:</p> <table border="1"> <thead> <tr> <th>S No</th><th>Property Details</th><th>Date & time of e-Auction</th></tr> </thead> <tbody> <tr> <td>1</td><td> <p>Sheds, Godowns, RCC roof structures and site in an area of 15803.4 Sq.Yds = Ac.3-26½ cents (comprising of 4139 Sq.Yds=Ac.0-85½ cents on western side out of Ac.1-48½ cents on northern side out of Ac. 2-10 cents covered by R.S.No.146/2A, 3049-2 Sq.Yds = Ac.0.63 cents on eastern side out of Ac.1-48½ cents on northern side out of Ac.2-10 cents covered by RS No.146/2A and 8615-2 Sq.Yds = Ac.1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac.2-10 cents covered by R.S.No.146/2A) situated at I.Pangidi Village, within I.Pangidi Gram Panchayati, Kovvur Mandal, within Sub registrar of Kovvur, West Godavari District, Andhra Pradesh.</p> <p><u>Item No. I:</u> Property in an area of 4139 Sq Yards = 3460.074 Sq meters = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A Bounded by : East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Road and site of Potru Ranga Rao after the road. North: Road leading from Rajahmundry to Nidadavole</p> </td><td>February 13, 2023 from 11.00 AM to 11.30 AM</td></tr> </tbody> </table>		S No	Property Details	Date & time of e-Auction	1	<p>Sheds, Godowns, RCC roof structures and site in an area of 15803.4 Sq.Yds = Ac.3-26½ cents (comprising of 4139 Sq.Yds=Ac.0-85½ cents on western side out of Ac.1-48½ cents on northern side out of Ac. 2-10 cents covered by R.S.No.146/2A, 3049-2 Sq.Yds = Ac.0.63 cents on eastern side out of Ac.1-48½ cents on northern side out of Ac.2-10 cents covered by RS No.146/2A and 8615-2 Sq.Yds = Ac.1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac.2-10 cents covered by R.S.No.146/2A) situated at I.Pangidi Village, within I.Pangidi Gram Panchayati, Kovvur Mandal, within Sub registrar of Kovvur, West Godavari District, Andhra Pradesh.</p> <p><u>Item No. I:</u> Property in an area of 4139 Sq Yards = 3460.074 Sq meters = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A Bounded by : East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Road and site of Potru Ranga Rao after the road. North: Road leading from Rajahmundry to Nidadavole</p>	February 13, 2023 from 11.00 AM to 11.30 AM
S No	Property Details	Date & time of e-Auction						
1	<p>Sheds, Godowns, RCC roof structures and site in an area of 15803.4 Sq.Yds = Ac.3-26½ cents (comprising of 4139 Sq.Yds=Ac.0-85½ cents on western side out of Ac.1-48½ cents on northern side out of Ac. 2-10 cents covered by R.S.No.146/2A, 3049-2 Sq.Yds = Ac.0.63 cents on eastern side out of Ac.1-48½ cents on northern side out of Ac.2-10 cents covered by RS No.146/2A and 8615-2 Sq.Yds = Ac.1-78 cents on northern side out of Ac. 1-48½ cents on northern side out of Ac.2-10 cents covered by R.S.No.146/2A) situated at I.Pangidi Village, within I.Pangidi Gram Panchayati, Kovvur Mandal, within Sub registrar of Kovvur, West Godavari District, Andhra Pradesh.</p> <p><u>Item No. I:</u> Property in an area of 4139 Sq Yards = 3460.074 Sq meters = Ac. 0-85½ cents on western side out of Ac. 1-48½ cents on northern side out of Ac. 2-10 cents covered by RS No. 146/2A Bounded by : East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Road and site of Potru Ranga Rao after the road. North: Road leading from Rajahmundry to Nidadavole</p>	February 13, 2023 from 11.00 AM to 11.30 AM						

	<p>Item No. II: Property in an area of 3049-2 Sq Yards = 2549-527 Sq meters = Ac. 0-63 cents on eastern side out of Ac. 1-48½ cents on northern side of Ac. 2-10 cents covered by RS No. 146/2A Bounded by: East: Property of mortgagor. South: Site of Potru Hanumantha Rao and others. West: Property of mortgagor. North: Road leading from Rajahmundry to Nidadavole.</p> <p>Item No. III: Property in an area of 8615-2 Sq Yards = 7203-427 Sq meters = Ac. 1-78 cents on northern side out of Ac. 1-48½ cents on northern side of Ac. 2-10 cents covered by RS No. 146/2A Bounded by: East: Road. South: Site of Potru Kondala Rao and others. West: Property of mortgagor. North: Road.</p>	
2	Residential / Commercial land admeasuring 4405 Sq yards= 3700 Sq Meters covered by RS No.66/2, near Door No. 2-8 out of Ac. 2-61 cents situated at Dumantuni Gudem Village, within Gram Panchayati of Dumantuni Gudem, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh, within the following boundaries: East: Road South: Road West: Site of Sri Alluri Sessa Rao North: Site of mortgagor.	February 13, 2023 from 11.30 AM to 12 Noon
3	Land admeasuring 6873 Sq.yds= 5773 Sq.Mtrs on western side out of Ac.5-45 cents covered by R.S.No.65/1, together with 15 HP bore and motor and electrical services connection situated at Dumantuni Gudem Village, within Gram Panchayati of Dumantuni Gudem, Ananthapalli Mandal, Rajahmundry Road, West Godavari District, Andhra Pradesh, within the following boundaries: East: Site of Vanga Jain Babu South: Site of mortgagor in R.S.No. 66/2 West: Site of Alluri Sessa Rao North: Road & Site of Dumantha Rao Thammiraju and others.	February 13, 2023 from 12.00 Noon to 12.30 PM
4	Land admeasuring 7260 Sq.Yds = 6098 Sq.Mtrs = Ac. 1.50 cents land out of Ac.7-82 cents covered by R.S.No.99/1, Kurukuuru Village, within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh within the following boundaries: East: Site in R.S.No.99/2 South: Site belongs to Katragadda Venkataratnam and others West: Site belongs to Vanga Jain Babu and Road together with all easement right North: Site belongs to Pasala Sandeep Chowdari.	February 13, 2023 from 12.30 PM to 01.00 PM
5	Land admeasuring 17666 Sq yards = 14839 Sq Meters =Ac. 3.65 cents land out of Ac. 7-82 cents covered by RS No.99/1, Kurukuuru Village, Within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh, within the following boundaries: East: Site belongs to mortgagor South: Site belongs to Akkina Bapiraju West: Road leading to Nidadavolu North: Site belongs to Pasala Sandeep Chowdari together with all easement right.	February 13, 2023 from 2.00 PM to 2.30 PM
6	Land measuring 11954.8 Sq.yds = 10042 Sq Mtrs = Ac. 2.47 cents land covered by R.S.No. 323/1, situated at Kurukuuru village, within Kurukuuru Gram Panchayat, Sub Registrar of Ananthapalli, Deverapalli Mandal, West Godavari District, Andhra Pradesh within the following boundaries: East: Road leading to Nidadavolu South: Site belongs to Pasala Satyanarayana and Kothapalli Rajugopalam West: Way North: Way and R & B Road together with all easement right.	February 13, 2023 from 2.30 PM to 3.00 PM

7	<p>RCC and ACC roof sheds in a total area of 5129 Sq yards out of Ac. 2-92 cents bearing Door No.7-82 & 7-83 covered by RS No.518/1 situated in Yarnagudem Gudam Village, within Gram Panchayati of Yarnagudem, Sub Registrar of Ananthapalli Mandal, West Godavari District, Andhra Pradesh.</p> <p>Item No. I: RCC & ACC roof factory building bearing Door No. 7-83 in an area of 2758 Sq.yds = 1998 Sq.mts. out of Ac 2-92 cents within the following boundaries: East: Property of Birudugadda Baburao and Others South: Property of Naraharasetti Brahmanandam & Venkatanandam etc. West: Yarnagudem to Koyyalagudem Road North: Property owned by Balijupalli Phani Kumar.</p> <p>Item No. II: 1771 Sq.yds with construction thereon near Door No.: 7-82 out of Ac. 2-92 cents, within the following boundaries: East: Property of U. Govinda Rao South: Property of Naraharasetti Tara Devi West: Yarnagudem to Koyyalagudem Road North: Property owned by Konjaria Sathiyya.</p> <p>Item No. III: 600 Sq.yds=504 Sq.mts. of land out of Ac. 2-92 cents covered by R.S.No.:518/1 within the following boundaries: East: Property of Thota Kanna Rao South: Property of Naraharasetti Tara Devi West: Property of Thota Kanna Rao together with all easement right North: Property owned by Thota Kanna Rao.</p>	February 13, 2023 from 3.00 PM to 3.30 PM
	<p>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.</p> <p>Increase in Bid Amount :</p> <ul style="list-style-type: none"> ➤ It may be noted that increase in bid amount, if any, during the e-auction period shall be in multiples of Rs.10,000/- thereof for each property, otherwise the bid would not be accepted. ➤ First bid should be of Reserve Price incremental in multiples of Rs.10,000/- over the reserve price and in multiples thereof as mentioned above. 	
17	<p>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.</p>	
18	<p>Payment of Sale Price -</p> <p>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 February 14, 2023 by 5.00 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 of Sri Krishna Stockists and Traders Pvt. Ltd." payable at Hyderabad issued by any Nationalized Bank/Scheduled Bank or by way of NEFT / RTGS in favour of IDBI Bank Ltd. Account No. 0133102000002899, IFSC Code: IBKL0000133, Branch: Specialized Corporate Branch, Chapel Road, Hyderabad.</p>	

	<p>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 February 28, 2023 by way of crossed A/c. payee Demand Draft/Pay Order/Banker's Cheque drawn in favour of "IDBI Bank Ltd. –A/c Sri Krishna Stockists and Traders Pvt. Ltd." 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 month.</p>
19	<p>In case the successful bidder fails to deposit 25% of the sale price on or before February 14, 2023 by 5.00 PM 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.</p>
20	<p>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.</p>
21	<p>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.</p>
22	<p>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 immovable property in favour of the purchaser as per the format provided in the Security Interest (Enforcement) Rules, 2002.</p>
23	<p>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.</p>
24	<p>The purchaser will be required to bear all the necessary expenses like stamp duty, registration expenses, GST 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., 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.</p>

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 herein above 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.
27	<u>General Terms and Conditions</u> The AO shall be at liberty to amend/modify/delete/drop any of the above conditions as maybe 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 Bid/Tender Document, the AO reserves the right not to accept the highest bid. Further notwithstanding anything stated elsewhere in this Bid/Tender document, the AO also reserves the right to call off the sale process at any point of time without assigning any reasons.
32	<u>Jurisdiction</u> 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 / PROPERTIES OF M/S. SRI KRISHNA STOCKISTS AND TRADERS PVT. LTD.

1	Issue of Bid/Offer Document	The Bid/Tender Document can be obtained from Smt. Jayashree Limaye, Authorised Officer & DGM, NMG, IDBI Bank Ltd., Specialised Corporate Branch, 5-9-89/1, Chapel Road, Hyderabad-500001 (email : jv.limaye@idbi.co.in) from January 25, 2023 to February 10, 2023 on any working day (except Bank Holidays) between 10.00 AM and 4.00 PM. The Bid Document can also be downloaded from IDBI Bank's website (www.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	February 10, 2023 (between 10.00 a.m. & 4.00 p.m.)
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 / properties mortgaged in the account of **M/s. Sri Krishna Stockists and Traders Pvt. Ltd,** for the property located at

.....
.....

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

			<div style="border: 1px solid black; padding: 10px; text-align: center;"> AFFIX PASSPORT SIZE PHOTO OF THE BIDDER & SIGN ACROSS </div>
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	:	
6	Details of the BID/ Tender Document	:	
	Form No.	:	
7	Details of Earnest Money Deposit (EMD)	:	

	<i>i)</i> Demand Draft No./Pay Order No.	:	
	<i>ii)</i> Date of Demand Draft /Pay Order	:	
	<i>iii)</i> 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.			
	<i>(iv)</i> RTGS UTR No.	:	
	<i>(v)</i> Amount remitted	:	
	<i>(vi)</i> Date	:	
8	Income Tax Permanent Account Number(s) PAN of Bidder	:	
9	Details of Tender	:	Rs.
	Bank account details (in case of refund)	:	Account Name: Account No. : IFSC Code : 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 / properties mortgaged in the account of **M/s. Sri Krishna Stockists and Traders Pvt. Ltd**, for the property located at

.....
.....

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

1	a) Name of the Company/ Firm/ Party <i>(in Block letters)</i>	
	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/Offffer Document	
	Form No.	
13	Details of Earnest Money Deposit	
	<i>i</i>) Demand Draft No /Pay Order No	
	<i>ii</i>) Date of Demand Draft /Pay Order	
	<i>iii</i>) 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.		
	<i>(iv)</i> RTGS UTR No.	:
	<i>(v)</i> Amount remitted	:
	<i>(vi)</i> Date	:
14	Income Tax Permanent Account Number(s) PAN of Bidder	:
15	Details of Tender	: Rs.
	Bank account details (in case of refund)	: Account Name : Account No. : IFSC Code : 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. FORM OF APPENDIX TO THE BID (DECLARATION BY THE BIDDER)
(ON THE STAMP PAPER OF RS. 100/-)

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 properties of M/s.Sri Krishna Stockists and Traders Pvt. Ltd.
located at.....

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. Sri Krishna Stockists and Traders Pvt. Ltd.**, 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. Sri Krishna Stockists and Traders Pvt. Ltd., 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____2023

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 :