

# Loan Collection & Recovery Department Hyderabad Division



LCRDHYD/HYD/SN/ALFA/55-3239/ /2023-24

10<sup>th</sup> August 2023

## SALE NOTICE (Sale through E-Auction Only)

**NOTICE FOR SALE OF IMMOVABLE PROPERTY ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as Rules).**

Whereas, The Authorized Officer of the Federal Bank Ltd. under the Act issued a **demand notice dated 07-11-2017** calling upon the borrower(s) and / or guarantor (s) and / or defaulters

1) M/s. Alfa Electronic Services (India) Private Limited, Regd. Office at No: 49-22-5, Sri Sai Mansion, Beside Sankara Matam, Lalitha Nagar, Visakhapatnam, Andhra Pradesh – 530016. <b>Also, at:</b> M/s Alfa Electronic Services (India) Private Limited, Unit at Plot No 1, A-1/C, 4th Floor Road No.1, IDA Nacharam, Hyderabad, Telangana-500076
2) Mrs. Swarna Gowri Mani, W/o. Mr. K. Venkateswara Rao, R/at.No.39-9-9/2/5, GMR Residency, Teneti Nagar, Murali Nagar, Visakhapatnam, Andhra Pradesh – 530007.
3) Mr. Venkatarama Laxminarayana Sarma K, S/o. Late Seeta Ramachandra Rao, R/at. No.15-15-2/22, B-5 Rishi Sagar Apartments, Krishna Nagar, Near Sri Vaishnavi Hospital, Maharanipecta, Vishakhapatnam, Andhra Pradesh – 530002.
4) Mrs. Swarna Mani Pasupuleti, W/o. Mr. Madhusudana Rao Pasupuleti, R/at No.1-84-16/1, M V P Colony, 1-80-1 to 1-90-24/1, Vishakhapatnam, Andhra Pradesh – 530017.
5) Mrs. B Madhavi, W/o. Mr. B Sarat Chand, R/at No.50-47-3, P & T Colony, Seethammadhara, Vishakhapatnam, Andhra Pradesh – 530013.
6) Mr. B Sarat Chand, S/o. B H V Ramana Rao, R/at No.50-47-3, P & T Colony, Seethammadhara, Vishakhapatnam, Andhra Pradesh – 530013
7) Mrs. Pasupuleti Sudharani, W/o. Mr. Somashekara Rao Pasupuleti, R/at No.1-84-16/1, M V P Colony, 1-80-1 to 1-90-24/1, Vishakhapatnam, Andhra Pradesh – 530017
8) Mr. Rama Subrahmanya Sastry K, S/o. Mr.Venkata Suryanarayana Kuchibhotla, R/at No.1-1-115/21, 1-1-114 to 1-1-19, Pedawaltair, Vishakhapatnam (urban) Vishakhapatnam, Andhra Pradesh – 530017. <b>(Expired)</b> a) Mrs. Kuchibhotla Padmavathi Devi, W/o Late Rama Subrahmanya Sastry K, R/at: 1-1-115/21, 1-1-114 to 1-1-19, Ramalakshmi Apartments, LB Colony, Pedawaltair, Vishakhapatnam, Andhra Pradesh – 530017, <b>being the legal heir of Late Rama Subrahmanya Sastry K</b> b) Mr. Sri Hari Kuchibhotla, S/o. Rama Subrahmanya Sastry K, R/at: 1-1-115/21, 1-1-114 to 1-1-19, Ramalakshmi Apartments, LB Colony, Pedawaltair, Vishakhapatnam, Andhra Pradesh – 530017, <b>being the legal heir of Late Rama Subrahmanya Sastry K</b>
9) Mr. Annam Raju Venkata Rama Koti, S/o. Mr.Sanjeeva Rao A, R/at Flat No 2C, Rishi Sagar Apartment, Buddhavarapu Gardens, Krishna Nagar, Maharanipecta, Vishakhapatnam, Andhra Pradesh – 530002 <b>(Expired)</b>

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| <p>a) Mrs. Lakshmi Prasanna Annam Raju W/o Late Annam Raju Venkata Rama Koti, R/at: Flat No 2C, Rishi Sagar Apartment, Buddhavarapu Gardens, Krishna Nagar, Maharanipeta, Vishakhapatnam, Andhra Pradesh – 530002, <b>being the legal heir of Late Annam Raju Venkata Rama Koti</b></p> <p>b) Mr. Annam Raju Vamsi Krishna S/o Late Annam Raju Venkata Rama Koti, R/at: Flat No 2C, Rishi Sagar Apartment, Buddhavarapu Gardens, Krishna Nagar, Maharanipeta, Vishakhapatnam, Andhra Pradesh – 530002, <b>being the legal heir of Late Annam Raju Venkata Rama Koti</b></p> |
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to pay the amount mentioned in the notice being ₹.10,05,29,310.66 (Rupees Ten Crore Five Lakhs Twenty Nine Thousand Three Hundred Ten and Paise Sixty Six Only) as on 31/10/2017 together with interest thereon @ 13.55% per annum with monthly rests along with overdue interest @ 2% per annum with monthly rests from 01/11/2017 to till payment being the amount due under the Cash Credit limit availed of by them from our branch Hyderabad within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) and / or defaulters having failed to repay the amount within the stipulated time, the authorized officer on behalf of the Federal Bank Ltd. has taken possession of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on 08/03/2018 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower(s) and / or guarantor (s) and / or defaulters and general public that the Bank has decided to sell on **20<sup>th</sup> September 2023** the property described herein below on "**AS IS WHERE IS & AS IS WHAT IS BASIS** " under Rules 8 & 9 of the said Rules for realizing the dues of **₹.18,95,36,132/- (Rupees Eighteen Crore Ninety Five Lakhs Thirty Six Thousand One Hundred Thirty Two only) as on 17/09/2023** with interest @ 13.30% per annum with monthly rests along with overdue interest @ 2% per annum from **18/09/2023** till the date of realization plus costs/charges and thus the undersigned hereby invites from interested parties the e-bids for purchasing the property subject to the terms and conditions mentioned hereunder.

### **DESCRIPTION OF THE IMMOVABLE PROPERTIES**

#### **SCHEDULE – A**

- I. All the piece and parcel of house site measuring 602 Sq.yds (503.726 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No. 1, Phase – 1, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: Plot No.2 (60 feet or 18.29 mts); West: Road leading to Mukkam Village (60 feet 41 inches or 18.41 mts); North: Land in survey No. 146/6 belonging to others (82 feet or 24.99 mts), South: 33 feet Road (98 feet 12 inches or 29.91 mts).
- II. All the piece and parcel of house site measuring 625 Sq.yds (522.581 Sq mts) in Survey No.146/7 to 32, 36 to 40, Plot No. 7, Phase – 1, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: Open Space (75 feet or 22.86 mts); West: 33 feet road (75 feet or 22.86 mts); North: Open space (75 feet or 22.86 mts), South: Plot No. 10 (75 feet 22.86 mts).
- III. All that piece and parcel of house site measuring 898.67 Sq yds (751.405 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No.4, Phase – 2, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: 33 feet wide Road (80 feet or

24.38 mts); West: Plot No. 3 (80 feet or 24.38 mts); North: Plot No. 2 (100 feet 91 inches or 30.76 mts), South: Plot No. 6 (101 feet 29 inches or 30.87 mts).

- IV. All the piece and parcel of house site measuring 934.01 Sq.yds (780.954 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No.11, Phase – 2, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: 33 feet wide Road (80 feet 66 inches or 24.58 mts); West: 33 feet wide Road (80 feet or 24.38 mts); North: Plot No. 12 (109 feet 75 inches or 33.45 mts), South: Plot No. 10 (99 feet 54 inches or 30.34 mts).
- V. All the piece and parcel of house site measuring 839.25 Sq.yds (701.089 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No.4, Phase – 1, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: Open Space (89 feet 83 inches or 27.38 mts); West: Road leading to Mukkam Village (92 feet or 28.04 mts); North: 33 feet Road (77 feet 66 inches or 23.67 mts), South: Plot No. 5 (88 feet 50 inches or 26.97 mts).
- VI. All the piece and parcel of house site measuring 931.78 Sq.yds (779.089 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No. 2, Phase – 2, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: 33 feet wide road (83 feet 12 inches or 25.33 mts); West: Plot No. 1 (83 feet 12 inches or 25.33 mts); North: Land in Survey No. 146/34 (100 feet 91 inches or 30.76 Mts), South: Plot No. 4 (100 feet 87 inches or 30.74 mts).
- VII. All the piece and parcel of house site measuring 1108.11 Sq.yds (926.524 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No. 12, Phase – 2, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: 33 feet wide road (86 feet 79 inches or 26.45 mts); West: 33 feet Road (86 or 26.21 mts); North: Land in Survey No. 146/35 (121 feet 12 inches or 36.91 Mts), South: Plot No. 11 (109 feet 75 inches or 33.45 mts).
- VIII. All the piece and parcel of house site measuring 600 Sq.yds (501.678 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No. 2, Phase – 1, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: Plot No. 3 (60 feet or 18.29 mts); West: Plot No. 1 (60 feet or 18.29 mts); North: Land in Survey No. 146/6 (90 feet or 27.43 Mts), South: 33 feet Road (90 feet or 27.43 mts).
- IX. All the piece and parcel of house site measuring 600 Sq.yds (501.678 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No. 3, Phase – 1, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: 33 Feet wide Road (60 feet or 18.29 mts); West: Plot No. 2 (60 feet or 18.29 mts); North: Land in Survey No. 146/5 (90 feet or 27.43 Mts), South: 33 feet Road (90 feet or 27.43 mts).
- X. All the piece and parcel of house site measuring 853.47 Sq.yds (713.612 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No. 1, Phase – 2, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: Plot No. 2 (83 feet 12 inches 26.33 mts); West: 33 feet wide Road (71 feet 83 inches or 21.89 mts); North: Land in Survey No. 146/33 (90 feet 75 inches or 27.43 Mts), South: Plot No.3 (98 feet 84 inches or 30.03 mts).
- XI. All the piece and parcel of house site measuring 874.04 Sq.yds (730.811 Sq mts) in Survey No. 146/7 to 32, 36 to 40, Plot No.3, Phase – 2, KANCHERU Village and Panchayati, Vide RC.No. 2/7, Bhogapuram sub-District, within limits of Vizianagaram District bounded by East: Plot No. 4 (80 feet or 24.38 mts);

West: 33 feet wide Road (80 feet or 24.38 mts); North: Plot No.1 (98 feet 54 inches or 30.03 Mts), South: Plot No.5 (98 feet 12 inches or 29.91 mts).

#### **SCHEDULE – B**

- I. All the piece and parcel of landed property measuring 863.15 Sq yds, bearing Plot No.8, R.C No.-2/7, Sy.Nos.146/9,10,13,14,16,17,20,21,24,28 & 38, Phase – 2, situated in KANCHERU Village and Panchayat, Bhogapuram, Vizianagaram District bounded by East : 33 Feet Layout Road, West: Plot No.7, North: Plot No.6, South: 33 Feet Layout Road.
- II. All the piece and parcel of landed property measuring 713.55 Sq.yds, bearing Plot No.9, R.C No-2/7, Sy.Nos.146/9,10,13,14,16,17,20,21,24,28 & 38, Phase – 2, situated in KANCHERU Village and Panchayat, Bhogapuram, Vizianagaram District bounded by East: Others Land, West: 33 Feet Layout Road, North: Plot No.10, South: 33 Feet Layout Road.

#### **SCHEDULE – C**

- I. All the piece and parcel of landed property measuring 1256.43 Sq yds, bearing Plot No.8, R.C No.2/7, Sy.Nos.146/11,19,23,30 & 36, Phase – 1, situated in KANCHERU Village and Panchayat, Bhogapuram, Vizianagaram District bounded by East: Plot No.9, West: Others Land, North: 33 Feet Layout Road, South: Others Land.
- II. All the piece and parcel of landed property measuring 1179.34 Sq yds, bearing Plot No.9, R.C No 2/7, Sy.Nos. 146/11,19,23,30 & 36, Phase – 1, situated in KANCHERU Village and Panchayat, Bhogapuram, Vizianagaram District bounded by East: 33 Feet Layout Road, West: Plot No. 8, North: 33 Feet Layout Road, South: Others Land.
- III. All the piece and parcel of landed property measuring 1173.42 Sq yds, bearing Plot No.10, R.C No 2/7, Sy.Nos.146/11,19,23,30 & 36, Phase – 1, situated in KANCHERU Village and Panchayat, Bhogapuram, Vizianagaram District bounded by East: Others Land, West: 33 Feet Layout Road, North: Plot No.7 and open space, South: Plot No.11.
- IV. All the piece and parcel of landed property measuring 817.14 Sq yds, bearing Plot No.11, R.C No 2/7, Sy.Nos. 146/11,19,23,30 & 36, Phase – 1, situated in KANCHERU Village and Panchayat, Bhogapuram, Vizianagaram District bounded by East: Others Land, West: 33 Feet Layout Road, North: Plot No. 10, South: Others Land.

#### **SCHEDULE – D**

All the piece and parcel of the land measuring 311 Sq.yds. or 259.996 Sq. Mtrs bearing Plot No. 6 Part and 7 covered by S.No 146 situated in Avasomavaram village, Avasomavaram Panchayat, Atchutapuram Mandal, Yelamanchili registration vide L.P.No.7/2004/VSP/ File no. 554/2004/V2 approved by Region Deputy Director of Town and Country Planning Visakhapatnam within the registration Sub district of Visakhapatnam bounded on East : 40'Feet Road, West : Plot No. 2, North: Plot No. 6 and South : 40 Feet Road.

### Terms and Conditions

1. The properties described above will be sold in separate lots.
2. The Reserve Price below which the properties will not be sold and the EMD amount details are as follows

Lot No.	Property Schedule	Reserve Price	EMD (10% of the Reserve Price)
Lot 1	Schedule A (11 Plots); Schedule B (2 Plots); Schedule C (4 Plots)	Rs.5,21,00,000/- (Rupees Five Crores Twenty One Lakhs only)	Rs.52,10,000/- (Rupees Fifty Two Lakhs Ten Thousand only)
Lot 2	Schedule D (1 Plot)	Rs.18,66,000/- (Rupees Eighteen Lakhs Sixty Six Thousand only)	Rs.1,88,600/- (Rupees One Lakhs Eighty Eight Thousand Six Hundred only)

3. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.auctiontiger.net>
4. Last date for the online submission of documents along with EMD (Earnest Money Deposit) details is 20/09/2023 before 01:00 PM to the email id: [hydlcrd@federalbank.co.in](mailto:hydlcrd@federalbank.co.in); The hardcopy of the documents along with KYC (PAN & AADHAR) & EMD particulars shall be submitted at The Federal Bank Ltd, Branch Visakhapatnam, D. No: 12-1-16, Naga Chambers, Waltair Main Road, Vishakhapatnam, Andhra Pradesh 530002 on or before **20-09-2023 before 01:00 PM.**
5. Last date for the submitting sealed tenders/covers with EMD (Earnest Money Deposit) is **20/09/2023 before 01:00 PM.**
6. The date and time of auction is on **20/09/2023 between 02.30 PM – 03.00 PM (IST)** with unlimited extension of 5 minutes each.
7. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s. e-Procurement Technologies Pvt. Ltd. (Auctiontiger) (website: <https://federalbank.auctiontiger.net> ), whereupon they would be allowed to participate in online e-auction.
8. The prospective bidders may avail online training on e-auction from M/s. M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger) (website: <https://federalbank.auctiontiger.net> ) B-705, Wall Street II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad – 380 006 Gujrat (India). Contact persons: Mr. Ram Sharma, Mobile: 8000023297, Support Help Desk Numbers: 9265562818/9265562821/079-6813 6842/6869. Email: [support@auctiontiger.net](mailto:support@auctiontiger.net) & [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net)
9. The Bank / M/S e-Procurement Technologies Pvt. Ltd (Auctiontiger) shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.

10. Those who intend to purchase more than one property has to submit separate tenders, along with separate demand drafts/RTGS, as mentioned above.
11. Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS Details as afore stated will be summarily rejected.
12. The auction would commence at the reserve price as mentioned above and after opening the sealed tenders/covers. Bidders shall improve their offers in multiples of ₹.1,00,000/- (Rupees One Lakh Only). Any increase in the bid amount over and above the reserve price should be in the multiples of ₹.1,00,000/-.
13. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Visakhapatnam or by way of RTGS, Bank details are: The Federal Bank Ltd, Branch Visakhapatnam, Account Number 12352200000017, IFSC Code FDRL0001235.
14. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
15. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The intending purchasers can inspect the property on 04/09/2023 between 02:00 PM & 05:00 PM and the intending purchasers who wish to inspect the property and/or for further Details/conditions may contact LCRD/Hyderabad Division (9677016638, 040-41923008;)
16. The successful bidder shall deposit 25% of the bid amount / sale price on the same day on acceptance of his tender / offer by the Bank or not later than the next working day and the balance 75% within 15 days, failing which the entire deposit made by him/her shall be forfeited without any notice and the property concerned will be re-sold.
17. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.
18. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction and claims/rights/dues/affecting the property prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property being sold with all the existing and future encumbrance whether known or unknown to the Bank. The Authorised officer/secured creditor shall not be responsible in any way for any third-party claims/rights/dues.
19. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
20. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for



change of name in the sale certificate other than the person who submitted the bid/participated in the Auction will be entertained.

21. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder. The Sale Certificate will not be issued pending operation of any stay/ injunction/ restraint order passed by the DRT/DRAT/High Court or any other court against the Bank/issuance of Sale Certificate. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing account. No request for return of deposit either in part or full/cancellation of sale will be entertained.
22. This sale will attract the provisions of sec 194-IA of the income Tax Act.
23. The borrowers/guarantors named above may treat this as the notice of 30 days as stipulated in Rule 8 (6) and Rule 9(1) of the said rules and pay the secured debt in full to avoid the sale of property.

**For The Federal Bank Ltd.**

**Dated this the 10<sup>th</sup> day of August 2023 at Hyderabad**

**(Authorised Officer under SARFAESI Act).**