

Lr. No.SARB/VSP/YKC/SSM/2025-26/256

DATE: 10.07.2025

Appendix-iv-A

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

Regd Post With Ack Due

Without Prejudice

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

M/s. Vivan Enterprises Rep by its Proprietrix Smt. Madhu Kochar Shop No:4, Sector -2, Shopping complex, Steel Plant, Ukkunagaram, Visakhapatnam-530032.	Smt. Madhu Kochar, W/o. Sri. Vijay Kochar, Dno:9-8-143, Jogivanipalem, Behind Kanya Theatre, Gajuwaka, Visakhapatnam-530026.
Sri. Vijay Kochar (Guarantor) S/o. Heeralal Kochar, D No: 9-8-143, Jogavanipalem, Behind Kanya theatre, Gajuwaka, Visakhapatnam.	

E-Auction Sale notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under section 9(1) read with provision to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the **physical possession** of which has been taken by the Authorized Officer of State Bank of India, the secured creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **29.07.2025**, for recovery of **Rs.1,69,00,365/- as on 24.06.2022 and present dues of Rs.2,93,52,964.53/- as on 30.06.2025 (Post repayments/ recovery if any) & as are also liable to pay future interest w.e.f. 01.07.2025 together with all incidental expenses, cost, charges, etc** due to the secured creditors from **M/s Vivan Enterprises**, Prop : Smt.Madhu Kochar, W/o Vijay Kochar, Shop No 2,4, Sector-2, Shopping Complex,Steel Plant, Ukkunagaram Visakhapatnam -530032 and Personal Guarantors and Mortgager **Smt. Madhu Kochar**, W/o. Sri. Vijay Kochar, Dno:9-8-143, Jogivanipalem,Behind Kanya Theatre, Gajuwaka, Visakhapatnam-530026 and **Sri. Vijay Kochar (Guarantor)** S/o. Heeralal Kochar, D No: 9-8-143, Jogavanipalem, Behind Kanya theatre, Gajuwaka, Visakhapatnam.

The reserve price and the earnest money will be as below for the property:

S.No of Property	Reserve Price	Earnest Money Deposit
SBINVIVAN270923	Rs.67,00,000	Rs.6,70,000



(Description of the immovable property with known encumbrances)

All that Residential land and building with D.No.7-781, S No. 134/8 admeasuring 2879.80 Sq.yards along with the building situated at Kalapaka Gram Panchayat, Parawada Mandal, Visakhapatnam Vide registered sale deed Doc No.4713/2016, dated 19-08-2016 is bounded by:

East: B.T. Road	South: Land belongs to Sri Gurram Moolayya,
West: Land belongs to Sri G. Dharmayya	North: B.T. Road

For detailed terms and conditions of the e-auction sale, please refer to the link provided in State Bank of India, the Secured Creditor's website www.sbi.co.in/web/sbi-in-the-news/auction-notice and **For Registration, EMD, Auction Details etc., visit <https://baanknet.com/eauction-psb/x-login> of the service provider : M/s PSB Alliance and M/s. Baanket, e-Auction Portal: <https://baanknet.com> & Toll free Number : +91 - 8291220220, Mail ID : support.baanknet@psballiance.com.**

Date: 10.07.2024

Place: Visakhapatnam

Authorised Officer



THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR

PROPERTY WILL BE SOLD ON "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name and address of the Borrower/guarantor	<p>1.M/s. Vivan Enterprises Rep by its Proprietrix Smt. Madhu Kochar Shop No:4,Sector -2, Shopping complex, Steel Plant, Ukkunagaram, Visakhapatnam-530032.</p> <p>2. Sri. Vijay Kochar (Guarantor) S/o. Heeralal Kochar, D No: 9-8-143, Jogavanipalem, Behind Kanya theatre, Gajuwaka, Visakhapatnam.</p> <p>3. Smt. Madhu Kochar, W/o. Sri. Vijay Kochar, Dno:9-8-143, Jogivanipalem, Behind Kanya Theatre, Gajuwaka, Visakhapatnam-530026.</p>	
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Resolution Branch, Administrative office Campus, Balaji Nagar, Siripuram, Visakhapatnam 530003.	
3	Description of the immovable secured assets to be sold		All that Residential land and building with D.No.7-781, S No. 134/8 admeasuring 2879.80 Sq.yards along with the building situated at Kalapaka Gram Panchayat, Parawada Mandal, Visakhapatnam Vide registered sale deed Doc No.4713/2016, dated 19-08-2016.
4	Details of the encumbrances known to the secured creditor		--
5	The secured debt for recovery of which the property is to be sold		Rs.1,69,00,365/- as on 24.06.2022 and are also liable to pay future interest w.e.f. 24.06.2022 and present dues of Rs.2,93,52,964.53/- as on 30.06.2025 (Post repayments/ recovery if any) & are also liable to pay future interest w.e.f. 01.07.2025 together with all incidental expenses, cost, charges, etc.
6	Deposit of earnest money		EMD amount Rs.6,70,000/- being the 10% of Reserve Price to be transferred / deposited by bidders in his / her/ their own Wallet provided by M/s PSB Alliance, e-



			Auction Portal: https://www.ebkray.in on its e-auction site.						
7	Reserve Price of the Immovable secured assets		<p>The reserve price and the earnest money will be as below for the property:</p> <table><tr><th>S.No of Property</th><th>Reserve Price</th><th>Earnest Money</th></tr><tr><td>SBINVIVAN270923</td><td>Rs.67,00,000/-</td><td>Rs.6,70,000/-</td></tr></table>	S.No of Property	Reserve Price	Earnest Money	SBINVIVAN270923	Rs.67,00,000/-	Rs.6,70,000/-
S.No of Property	Reserve Price	Earnest Money							
SBINVIVAN270923	Rs.67,00,000/-	Rs.6,70,000/-							
	Bank account in which EMD to be remitted		For Registration, EMD, Auction Details etc., visit https://baanknet.com/eauction-psb/x-login of the service provider : M/s PSB Alliance and M/s. Baanknet, e-Auction Portal: https://baanknet.com & Toll free Number : +91 - 8291220220, Mail ID : support.baanknet@psballiance.com						
	Last Date and Time within which EMD to be remitted		On or before the e auction						
8	Time and manner of payment		<p>The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale by the Secured Creditor or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser, in any case not exceeding three months. The balance sale price after adjusting the EMD (10% of Reserve Price) already paid has to be deposited to SBI SARB Visakhapatnam Branch, Account No 31313605026 held with SBI Siripuram Branch, Visakhapatnam IFSC SBIN0006846.</p>						
9	Time and place of public e-Auction		Date: 29.07.2025 Between 11.00 hrs to 16:00 hrs with unlimited extensions of 10 minutes each.						
10	The e-Auction will be conducted through the Bank's approved service provider		<p>The auction will be conducted online only, through service provider : M/s PSB Alliance and M/s. Baanknet For Registration, EMD, Auction Details etc., visit https://baanknet.com/eauction-psb/x-login of the service provider : M/s PSB Alliance and M/s. Baanknet, e-Auction Portal: https://baanknet.com & Toll free Number : +91 - 8291220220, Mail ID : support.baanknet@psballiance.com</p>						



11	Bid increment amount:		Rs.10,000/-
	Auto extension:		With auto time extension of ten minutes for each incremental bid
	Bid currency & unit of measurement		Indian Rupees
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number		14.07.2025 to 28.07.2025 From 10.00 A.M to 04.00 P.M. with Prior Appointment on Inspection of property all working days. Mobile : 9160949910 Sri. Y Kiran Chand & 9866027578, S. Subrahmanyam.

Other conditions

The Bidders should get themselves registered <https://baanknet.com/eauction-psb/x-login-registration> by providing requisite KYC documents and registration fee as per the practice followed by **M/s PSB Alliance** and **M/s Baanknet** well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).

The Intending bidder should transfer his EMD amount by means of transfer /challan generated on <https://baanknet.com> his/her/their bidder account maintained with by means of Online transfer from his bank account.

The Intending bidder should take care that the EMD amount is transferred before the auction and confirm that his/her/their wallet maintained with **M/s PSB Alliance** and **M/s. Baanknet** is reflecting the EMD amount, without which the system will not allow the bidder to participate in the e-auction.

To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property 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 is 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.
It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
Neither the Authorised Officer/ Bank nor M/s PSB Alliance and M/s. Baanknet will be held responsible for any Internet Network problem/Power failure/ any other technical lapses/failure etc., In order to ward-off such contingent situation the interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorized Officer of the bank and the remaining amount of 25 % of sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.
During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
The Bank / service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.
The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.
The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
The Authorized Officer shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
The property shall not be sold below the reserve price.
The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance and M/s. Baanknet . The Bidder has to place a request with M/s PSB Alliance and M/s. Baanknet for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
The Authorized Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.



In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.


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

The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder only.

In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned Authorized Officer of the concerned bank branch only.

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 e-Auction will be entertained.

This sale will attract the provisions of sec 194-IA of the Income Tax Act.


Authorized Officer

Place: Visakhapatnam

State Bank of India

Date: 10.07.2025

