

M/s. Adarsh Communications Pvt. Limited., Rep by Managing Director. Shri. Manikonda Anjaneyulu & Director Smt. M. Reeta,
Regd. office: Plot No.43, H.No.8-2-24/1/7/43, Nagarjuna Hills, Panjagutta, Hyderabad – 500 082 (A/c No.31202713116-CC)

Sri.M.Anjaneyulu S/o. Sri.M.Nageshwara Rao, Smt.M.Reeta W/o. Sri.M.Anjaneyulu,
H.No.8-3-110/2/A & B, Flat No.402, Laxmi Nilayam, Sri Nagar Colony, Hyd – 75. H.No.8-3-110/2/A & B, Flat No.402, Laxmi Nilayam, Sri Nagar Colony, Hyd – 75

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[Under Rule 8(6) of Security Interest {Enforcement} Rules]

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 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 properties mortgaged to the Secured Creditor, the symbolic possession of which have 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" basis on 14.03.2019, for recovery of Rs.20,85,65,760/-

(Rs. Twenty Crore Eighty Five lac Sixty Five Thousand Seven Hundred Sixty Only) as on 21/02/2019 and Interest yet to be debited to account from 01.07.2013 + expenses. Demand Notice Date: 01.06.2013.) and incidental expenses, costs due to the secured creditor from the borrowers i.e., M/S. ADARSH COMMUNICATIONS PVT.LTD. Pvt. Ltd & Guarantors Sri.M.Anjaneyulu S/o. Sri.M.Nageshwara Rao & Smt.M.Reeta W/o. Sri.M.Anjaneyulu,. The reserve price, earnest money deposit particulars and short description of the properties with known encumbrances are mentioned below.

PROPERTY NO.1:

All that the part and parcel of Open land with Plot No.C – 16 admeasuring 2870 Sq.yards situated at IDA, Moulali, Malkajgiri Mandal, Ranga Reddy District, belonging to **Sri.M.Anjaneyulu, vide Doc No.586/2010, Dated:26.02.2010**, registered at Office of **The Sub Register, Malkajgiri** and bounded by-

**NORTH : C-15 unit,
EAST : 40' Wide Road,**

**SOUTH : 40' Wide Road,
WEST : Post office and APIDC Office.**

PRICE: RS. 3,54,00,000/- EMD:35,40,000 /- TIME: 12:00 P.M. TO 1:00 P.M.

Please note that last date for payment of EMD in respect of all the four properties is 12.03.2019.

Note:

1. AS PER SURVEY REPORT, THE AVAILABILITY OF LAND IS 2581.91 SQ.YARDS.


For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website <https://bank.sbi> / www.sbi.co.in .Contact person: (Mr.Chintamani.Behera:9966244712, Mr.S.N.V.Gupta:9676937201)


Date: 21.02.2019
Place: Hyderabad



Chintamani Behera
AUTHORISED OFFICER.



 bank.sbi

 +91-40-2314 7100

 +91-40-2980 7791

 sbi.18359@sbi.co.in

నిరర్థక అస్తుల నిర్వహణ శాఖ - II
డోర్ నెం. 3-4-1013/ఎ, మొదటి అంతస్తు,
సి.ఎ.సి. టియన్ఆర్టిసి బస్ స్టేషన్,
కాచిగూడ, హైదరాబాద్ - 500 027.
Website : www.sbi.co.in

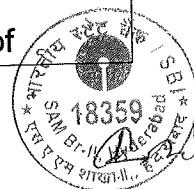
తనవగ్రస్త ఆర్థిక ప్రबंधन शाखा - II
घ.सं. 3-4-1013/ए, 1 वी मंजिल,
सी.ए.सी., टी.एस.आर.टी.सी बस स्टेशन
काचीगुडा, हैदराबाद - 500 027.
Website : www.sbi.co.in

Stressed Assets Management Br. - II
D.No.3-4-1013/A, 1st Floor,
CAC, TSRTC Bus Station,
Kachiguda, Hyderabad - 500 027.
Website : www.sbi.co.in

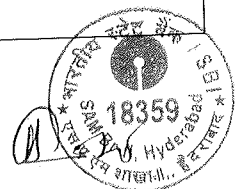
THE TERMS AND CONDITIONS OF THE AUCTION SALE

Properties will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"

1	Name and address of the Borrower	M/S.ADARSH COMMUNICATIONS PVT.LTD. Pvt. Ltd. , Regd. office: Plot No.43, H.No.8-2-24/17/43, Nagarjuna Hills, Panjagutta, Hyderabad – 500 082
2	Name and address of Branch, the secured creditor	Stressed Assets Management Branch-II, Hyderabad, D.No: 3-4-1013/A, 1 ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 Email ID of the Authorised Officer: chintamani.behera1@sbi.co.in Email ID of the Bank: sbi.18359@sbi.co.in
3	Description of the immovable secured assets to be sold.	All that the part and parcel of Open land with Plot No.C – 16 admeasuring 2870 Sq.yards situated at IDA, Moulali, Malkajgiri Mandal, Ranga Reddy District, belonging to Sri.M.Anjaneyulu, vide Doc No.586/2010, Dated:26.02.2010 , registered at Office of The Sub Register, Malkajgiri and bounded by- NORTH : C-15 unit, SOUTH : 40' Wide Road, EAST : 40' Wide Road, WEST : Post office and APIDC Office.
4	Details of the encumbrances known to the secured creditor.	The physical possession of property is with the bank.
5	The secured debt for recovery of which the property is to be sold	Rs.20,85,65,760/- (Rs.Twenty Crore Eighty Five lac Sixty Five Thousand Seven Hundred Sixty Only) as on 21/02/2019 and Interest yet to be debited to account from 01.07.2013 + expenses. Demand Notice Date: 01.06.2013.) and incidental expenses, costs due to the secured creditor from the borrowers i.e., M/S.ADARSH COMMUNICATIONS PVT.LTD. Pvt. Ltd & Guarantors Sri.M.Anjaneyulu S/o. Sri.M.Nageshwara Rao & Smt.M.Reeta W/o. Sri.M.Anjaneyulu,
6	Deposit of earnest money	Property No.1: EMD: Rs.3540000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account.
7	Reserve Price of the immovable secured assets:	1) For property No.1 : Rs.3,54,00,000/-
	Bank account in which EMD to be remitted	1) Account No: 35754829917 2) Account Name: EMDs account on account of



		e-Auction. 3) IFSC: SBIN0018359 4) Bank: State Bank of India, Stressed Assets Management Branch-II, Kachiguda, Hyderabad.
	Last Date and Time within which EMD to be remitted	Date: 12.03.2019 Time: 5:00 P.M.
8	Time and manner of payment.	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	1) For property No.1 : 12:00 P.M. To 1:00 P.M.
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal https://www.bankeauctions.com
11	(i) Bid increment amount:	(i) For property No.1: Rs.10,00,000/-
	(ii) Auto extension:	(ii) For all properties: With auto time extension of five minutes for each incremental bid till sale is completed.
	(iii) Bid currency & unit of measurement	(iii) 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	Any working day with prior appointment before 12.03.2019 and 5:00 P.M. 1) Shri. Chintamani Behera, Authorised Officer and AGM: Mob No: 9966244712 2) Shri S.N.V.Gupta, Manager, Mob No:9676937201



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Other conditions

(a) Valid email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s C1 India Pvt Ltd may be conveyed through e mail.

(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving Licence/ Passport etc., (ii) Current Address – proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number to the Authorised Officer of State Bank of India, Stressed Assets Management Branch-II, D.No: 3-4-1013/A, 1ST Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 by 12.03.2019 and 5:00 P.M. Scanned copies of the original of these documents can also be submitted to e-mail id of Authorised Officer.

(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch -II, Hyderabad to participate in online e-Auction on the portal <https://www.bankeauctions.com> of M/s C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders.

(d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.

(e) 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.

(f) 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.

(g) 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.

(h) 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.

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

(j) The Authorised Officer shall be at liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason.

(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

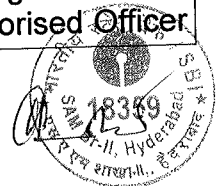
(n) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(o) 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.

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

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

(r) 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 Authorised Officer




shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.

(s) 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.

Date: 21.02.2019

Place: Hyderabad


Chintamani Behera
AUTHORISED OFFICER
STATE BANK OF INDIA

