

STATE BANK OF INDIA

Stressed Assets Management Branch, Secunderabad
H No.5-9-76, 2nd Floor, Prabhat Towers, Opp. Amravathi LHO,
Chapel Road, Gunfoundry, Hyderabad-500001
E-mail ID: team4samb.sec@sbi.co.in, Tel: 040-23251921

Appendix – IV-A
[See proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 Borrower(s) and Guarantor (s) 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, on behalf of the consortium member banks will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis on **30.09.2024** for recovery of Rs.1709,14,26,734.34 (Rupees Seventeen hundred and nine Crores fourteen lakhs twenty six thousand seven hundred thirty four and thirty four paise only) and IDBI Bank, Chapel Road, Hyderabad – Rs.1177,17,23,277.45 (Rupees Eleven hundred seventy seven crores seventeen lakhs twenty three thousand two hundred seventy seven and forty five paise only) as on 30.06.2024 and future interest at contractual rate from 01.07.2024 together with incidental expenses, costs, charges, etc due to the secured creditors from **M/s Apex Encon Projects Pvt. Ltd.**, represented by Official Liquidator and following guarantors:

1. Smt. N Padmavathi, Legal Representative of late Sri Nekkanti Rama Rao, Village: Nelliparthi, Mandal: Salur, District Vizianagaram – 535 591.
2. Smt. Nekkanti Padmavathi, W/o of late Sri Nekkanti Rama Rao C/o Praveenya Institute of Marine Engineering and Maritime Studies, Modavalasa, Thgarapuvalasa, Andhra Pradesh – 531 162.
3. Sri.Nekkanti Venkata Anjaneya Varma S/o Pevenkanna Nekkanti, Director M/s Usha Madhuri Enterprises Pvt Ltd.2-45, Burjivalasa, Kottuparuvu, Andhra Pradesh- 535 593.
4. Sri. N. Anjaneya Varma, S/o Nekkanti Venkata Narayana, Flat No.1802, 'G' Block, Apna Sarovar, Nallagandla, Lingampally, Hyderabad-500019.
5. Sri, Phani Ratna Kumar Potluri, Plot No 78 & 79, Surayanagar Colony, Karkhana, Secunderabad – 500 015.
6. Sri Veeravenkata Satyanarayana Bobba, Quarter No 313-8, Sector 7, Ukku nagaram, Vizag – 530 032.
7. Sri. Viswanatha Raju Dantuluri, S/o Suryanarayana Raju Dantuluri, Flat No.404, H.No.11-9-16/B16, Vishnu Apartments, Near Jagannadha Swamy Temple, Dasapalla Hills, Visakhapatnam-530 003.
8. Sri N Krishna, S/o Satti Raju, H.No.1-207, Neliparthi Vill, Salur Mandal, Dist. Vijayanagaram, Andhra Pradesh – 535 591.



9. Sri N Subba Rao S/o Satti Raju, H.No.1-208, Neliparthi Vill, Salur Mandal, Dist. Vijayanagaram, Andhrapradesh – 535 591.

Note: IDBI Bank Ltd, who is the member of the Consortium, has given their consent to State Bank of India, Stressed Assets Management Branch, Secunderabad to proceed under SARFAESI Act as a Consortium Leader.

The property mentioned below are mortgaged jointly to SBI & IDBI and both the Banks are having pari-passu charge over the said property.

The reserve price and the earnest money to be deposited as mentioned below:

| | |
|----------------|--|
| EMD Remittance | The intending bidders have to get themselves registered on the EBKRAY PORTAL (https://ebkray.in) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit to EBKRAY wallet in EBKRAY portal through their Bank account. |
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Note: This is also a notice to the Borrower/Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the publication of sale notice.

(Short description of the Immovable property with known encumbrances, mentioned as under)

Schedule of Property

| SI No | Address of Security Charged Covered Under Auction | Reserve Price(RP) |
|-------|--|--|
| | | EMD Amount 10% of The Reserve Price |
| | | Incremental amount |
| | | Auction Date and time |
| 1 | Semi-finished building in land admeasuring 652 Square Meters located at Plot No. 63 at Survey No. 169 (pt) CTS No. 1627 (pt) Maroshi Village Royal Palms Goregaon (E) Mumbai in the name of M/s Apex Encon Projects Pvt. Ltd. (Lease deed 1315/2010 dt 16.12.2010) | Rs. 4,20,00,000/- |
| | | Rs 42,00,000/- |
| | | Rs 1,00,000/- |
| | | Auction date: 30.09.2024 Auction time : 11.00 A.M. to 1.00 P.M. |

Note: Attention is invited to all prospective bidders, that the said property is a lease hold right property for a period of 999 years from 19th December, 2009. Hence, the successful bidders will get lease hold rights on the property for the balance period of 984 years.

Date & Time of Inspection of Property 17.09.2024 to 27.09.2024 from 11.30 AM to 4.00 PM



For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor website (a) www.sbi.co.in (b) <https://ebkray.in>

For inspection and any clarifications the intending bidders may contact the Authorized officer Sri M Prasad on Phone No. 9912551100/ Sri Srinivas Lolla on phone No.9440722645 or Bank's Approved Resolution Agents – **Shri. Vinay Krishna Agarwal**, M/S VIVRO FINANCIAL SERVICES PRIVATE LIMITED, 607/608, Marathon Icon, Veer Santaji Lane, Opp. Peninsula Corporate Park, Off Ganpatrao Kadam Marg, Lower Parel West, Mumbai-400013. **Mobile 9004890903**



Date: 29.07.2024
Place: Hyderabad

Prasad
Prasad
Asst. General Manager & Authorized Officer
State Bank of India, SAM Branch, Secunderabad

Prasad