



**Stressed Assets Management Branch, Secunderabad**

D.No.5-9-76, 2<sup>nd</sup> & 3<sup>rd</sup> Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001

E-mail ID: team1samb.sec@sbi.co.in, Tel: 040-23251921

**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 Borrowers	M/s. Karuturi Ceramics Pvt. Ltd., Rep. By: M.D., Sri.AmitHridaynathChaturvedi,, D.N23-16-44, JaigopalBhavan, Haripuram,Rajahmundry, East GodavariDt.(A.P.).Pin:533 105		
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch, Secunderabad D.No.5-9-76, 2 <sup>nd</sup> & 3 <sup>rd</sup> Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001.  Name of Authorized officer: K. Ravi Kumar Mobile No. -9676057436		
3	Description of the immovable secured assets to be sold	<p><b>Lot - 1 :-</b></p> <p><b>Property No.1 :</b> All that part and parcel of residential property (Ground Floor + First Floor) belongs to Sri. Amit Chaturvedi, S/o. Late Shri. Hridaynath Chaturvedi in an extent of <b>600 Square Yards</b> comprising two parts (Part-A 250 Sq.Yds or 209.02 Sq.Mtrs and Part-B 350 Sq.Yds or 292.63 SqMtrs) bearing Plot No.140-B, TP No. 24/72, with Door No. <b>23-16-44</b> in R.S No.34, Ward No.10, situated at Lalitha Nagar, Haripuram, under Rajahmundry Municipal Corporation Limits Rajahmundry, East Godavari District (A.P) and bounded by:</p> <table border="1" data-bbox="746 1400 1501 1765"> <tr> <td data-bbox="746 1400 1125 1765"> <p><b>Part-A : 250 Sq.Yds bounded by:</b> East: Site belongs to Plot No. 140-A. (56'.3"); South: Site belongs to Vendee. (40'.0"); West: Site belongs to Plot No.141. (40'.0"); North: Co-op. marketing yard. (56'.3"); Doc No.2235/91 dated 08/04/1991</p> </td> <td data-bbox="1129 1400 1501 1765"> <p><b>Part-B : 350 Sq.Yds bounded by :</b> East: Site belongs to Plot No.140-A. (78'.9"); South: Road. (40'.0") West: Site belonging to Plot No.141. (78'.9"); North: Remaining site of vendor in this Plot (Part-1). (40') Doc No 7092/90 dated 05/10/1990</p> </td> </tr> </table> <p>By virtue of registered will of Late Shri. Hridaynath Chaturvedi, 179/2008 dated. 04-06-2008, and reg. at District Registrar's Officer, Rajahmundry infavour of Shri Amit Chaturvedi.</p>	<p><b>Part-A : 250 Sq.Yds bounded by:</b> East: Site belongs to Plot No. 140-A. (56'.3"); South: Site belongs to Vendee. (40'.0"); West: Site belongs to Plot No.141. (40'.0"); North: Co-op. marketing yard. (56'.3"); Doc No.2235/91 dated 08/04/1991</p>	<p><b>Part-B : 350 Sq.Yds bounded by :</b> East: Site belongs to Plot No.140-A. (78'.9"); South: Road. (40'.0") West: Site belonging to Plot No.141. (78'.9"); North: Remaining site of vendor in this Plot (Part-1). (40') Doc No 7092/90 dated 05/10/1990</p>
<p><b>Part-A : 250 Sq.Yds bounded by:</b> East: Site belongs to Plot No. 140-A. (56'.3"); South: Site belongs to Vendee. (40'.0"); West: Site belongs to Plot No.141. (40'.0"); North: Co-op. marketing yard. (56'.3"); Doc No.2235/91 dated 08/04/1991</p>	<p><b>Part-B : 350 Sq.Yds bounded by :</b> East: Site belongs to Plot No.140-A. (78'.9"); South: Road. (40'.0") West: Site belonging to Plot No.141. (78'.9"); North: Remaining site of vendor in this Plot (Part-1). (40') Doc No 7092/90 dated 05/10/1990</p>			



		<p><b>Lot – 2:</b></p> <p><b>a)</b> All that part and parcel of residential property belongs to Sri. Amit Chaturvedi, S/o. Late Shri. Hridaynath Chaturvedi, in an extent of <b>240 Sq. Yds</b> or 200.66 Sq.Mtrs bearing Plot No.129 &amp; 130 in R.S No.34, T.P. No.20/53, with Door No.<b>23-16-1/1</b>, situated at Lalitha Nagar, Haripuram, under Rajahmundry Municipal Corporation Limits Rajahmundry, Rajahmundry, East Godavari District (A.P) and bounded by : East: Property belonging to C.T.R.I. (27'.0"); South: Vendor's Mother's Property. (80'.0"); West: Road. (27'.0"); North: Remaining property of Vendor. (80'.0") (DocNo.2442/2011 dtd.28.04.2011 and reg. at D.R.O. Rajahmundry.)</p> <p><b>b)</b> All that part and parcel of residential property of Smt. Ruchita Chaturvedi, W/o. Sri. Amit Chaturvedi in an extent of <b>353.33 Sq. Yards</b> or 295.41 Sq.Mtrs. bearing Plot No.129 &amp; 130 in R.S No.34, Door No.<b>23-16-1/1</b>, situated at Lalitha Nagar, Haripuram, under Rajahmundry Municipal Corporation Limits Rajahmundry, Rajahmundry, East Godavari District (A.P) and bounded by: East: Property belonging to C.T.R.I. (39'.6"); South: Property belonging to Sri. Amit Chaturvedi. (80'.0"); West: Road.(40'.0"); North : Road. (80'.0") (Doc No.2496/2012 dtd.23.04.2012 and registered at D.R.O. Rajahmundry)</p>
4	Details of the encumbrances known to the secured creditor	The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process.
5	The secured debt for recovery of which the property is to be sold	Rs. 80,21,45,406-93 (Rupees Eighty Crores Twenty One Lakhs Forty Five Thousands Four Hundred and Six and paisa Ninety Three only) as on 30-09-2024 plus interest and expenses thereof at contractual rate with effect from 01-10-2024 + with incidental expenses, costs, charges, etc,
6	Deposit of Earnest Money	<p>Lot – 1 : Rs.32,30,000/- Lot – 2 : Rs.31,90,000/-</p> <p>Being the 10% of Reserve price to be remitted by RTGS/NEFT by the Bidder from his bank account to Bidder's Global EMD wallet maintained with ebkray.</p>
7	Reserve Price of the immovable secured assets.  <b>Bank Account</b> in which EMD to be remitted.	<p>Lot – 1 : Rs.3,23,00,000/- Lot – 2 : Rs.3,19,00,000/-</p> <p>Interested bidder may deposit Pre-Bid EMD with ebkray before the close of e-auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in ebkray's Bank account and updation of such information in the e-auction website. This may take some time as per Banking process and hence bidders, in their own interest, are advised to submit the Pre-Bid EMD amount well in advance to avoid any last minute problem.</p>



8	<b>Time and manner of payment</b>	<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 Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited.</p> <p>The Balance 75% of the sale price is payable on or before the 15th 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.</p>
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	<p>e-auction date &amp; time:  Lot - 1 : On 07.01.2025 between 10.00 a.m. to 3.00 p.m.  Lot -2 : On 07.01.2025 between 10.00 a.m. to 3.00 p.m.  With extension of 10 minutes for each bid.</p>
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 mention above	<p>web portal : <a href="https://ebkray.in">https://ebkray.in</a></p> <p>E-Auction will be provided by Bank's e Auction service provider. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <a href="https://ebkray.in">https://ebkray.in</a>. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal <a href="https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-andothers">https://sbi.co.in/web/sbi-in-the-news/auction-notices/sarfaesi-andothers</a> and <a href="https://ebkray.in">https://ebkray.in</a>.</p>
11	i) Bid increment amount. ii) Auto extension -----times (limited/unlimited) iii) Bid currency and Unit of measurement	<p>Lot - 1: Rs.50,000/-  Lot -2: Rs.50,000/-</p> <p>ii) Auto extension of 10 minutes each.</p> <p>iii) INR</p>
12	<b>Date and Time</b> 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	<p>Date: 10.11.2024 to 06.01.2025 between 11.00 a.m. to 2.00 p.m with prior information.</p> <p>Name: K. Ravi Kumar  Email ID: <a href="mailto:team1samb.sec@sbi.co.in">team1samb.sec@sbi.co.in</a>  Mobile No.9676057436</p> <p>Mr. Satyanarayana – 9440836500  Raghu Associates, Hyderabad</p>
13	Other conditions	<p>(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e -mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s PSB Alliance Pvt. Ltd. through its auction portal/website <a href="https://ebkray.in">https://ebkray.in</a> may be conveyed through email.</p> <p>(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 License/Passport etc.,</p>



	<p>(ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e mail ID (v) Contact number(mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, Stressed Assets Management Branch, D.No.5-9-76, 2<sup>nd</sup> &amp; 3<sup>rd</sup> Floors, Prabhat Towers, Opp. SBI Amaravati LHO, Chapel Road, Gunfoundry, Hyderabad-500001 well before the auction date. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.</p> <p>(c) Name of Eligible Bidders will be identified by the State Bank of India, SAMB, Secudnderabad to participate in online e-auction on the portal <a href="https://ebkray.in">https://ebkray.in</a>.</p> <p>(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 auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.</p> <p>(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.</p> <p>(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.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; 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.</p> <p>(h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(i) 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.</p> <p>(j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.</p> <p>(l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s PSB Alliance Pvt. Ltd. The Bidder has to place a request in e-bkray portal provided by M/s PSB Alliance Pvt. Ltd for refund of the same back to his bank</p>
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		<p>account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>(m) 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 auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p>
14	Details of pending litigation, if any, in respect of property proposed to be sold.	Not known to Bank. The intending bidders are advised to satisfy himself by local enquiry and from own sources before participating in the auction process.

Date : 01.11.2024  
Place : Hyderabad

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

*[Signature]*  
Authorised Officer  
ए. आ. प्र. शाखा / SAM BRANCH-4106  
Authorised Officer  
सिकंदराबाद / Secunderabad  
State Bank of India, SAMB, Secunderabad.

