Indian Overseas Bank
Hanamkonda Branch
2-5-614, DMart Side Lane
Subedari, Hanamkonda – 506001
Tel. No.: 0870-2577083 Mail Id: iob0173@iob.in

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

Date: 15.07.2024

To

Borrower/ Mortgagor/ Guarantor

1) **M/s. Narasimha Poultry Farm and Feed (Borrower),**
Represented by its proprietor: Ravula Narasaiah,
Door No. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310

2) **Mr. Ravula Narasaiah (Borrower/ Mortgagor)**
S/o. Ramulu,
R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310

3) **Mrs. Ravula Sugunamma (Guarantor/ Mortgagor)**
W/o. Ravula Narasaiah,
R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310

4) **Mr. Ravula Ramakrishna (Guarantor)**
S/o. Ravula Narasaiah,
R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310

5) **Mr. Jinukala Sammaiah (Guarantor/ Mortgagor)**
S/o. Mallaiah,
R/o. 5-38, Laknepalle, Ramavaram Village, Narasampet Mandal, Warangal Rural District, Telangana State – 506331

Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **05.07.2023** issued to you regarding taking possession of the secured assets at more fully described in the schedule below and the publication of the said possession notice in **Velugu** (**Telugu Daily**) and **The South India Times** (**English Daily**) on **09.07.2023** by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act,2002 and the Rules there under.
3. You the above named borrowers / mortgagors / guarantors have failed to pay the dues in full save and except payments amounting to Rs.**58903.00** after issuance of Demand Notice dated **16.05.2022**. Hence, it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.
4. After appropriating the aforesaid repayments, the dues in the loan account as on **08.01.2024** is **Rs.48,54,226/- (Rupees Forty Eight Lakh Fifty Four Thousand Two Hundred and Twenty Six only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.
5. We hereby give you notice of **15** days that the below mentioned secured assets shall be sold by the undersigned on **06.08.2024** between **11 A.M.** and **1.00 P.M.** hours with auto extension of **10** minutes through e-auction using **https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in** (Web portal).

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms & conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in **Andhra Jyothi** (**Telugu Daily**) and **The Hindu** (**English Daily**) shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets:

All that part and parcel of MT Roof Residencial Building bearing H.No.1-156, having total land extent of 194 SqYds, with a plinth area of 1071 SFT, Situated at Gavicherla Village, Sangem Mandal, Warangal District of Telangana State, Pincode : 506310. (Mortgagor – **Mrs. Ravula Sugunamma, W/o. Ravula Narsaiah**)

Boundaries:
North : House of Mr. Ravula Narsaiah
South : 12 feet Road
East : House of Mr. Ravula Narsaiah
West : House of Mr. Ravula Ramachandru

Yours Faithfully

Authorised officer

Encl:

1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice

Indian Overseas Bank
Hanamkonda Branch
2-5-614, DMart Side Lane
Subedari, Hanamkonda – 506001
Tel. No.: 0870-2577083 Mail Id: iob0173@iob.in

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas, **M/s. Narasimha Poultry Farm and Feed (Borrower), Represented by its proprietor: Ravula Narasaiah**, have borrowed monies from Indian Overseas Bank against the mortgage of Immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under section 13(2) of the SARFAESI Act, 2002 on **16.05.2022** calling upon the borrower(s), guarantor(s) and mortgagor(s) mentioned below

Borrower/ Mortgagor/ Guarantor
1) M/s. Narasimha Poultry Farm and Feed (Borrower), **Represented by its proprietor: Ravula Narasaiah,** Door No. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310
2) Mr. Ravula Narasaiah (Borrower/ Mortgagor) S/o. Ramulu, R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310
3) Mrs. Ravula Sugunamma (Guarantor/ Mortgagor) W/o. Ravula Narasaiah, R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310
4) Mr. Ravula Ramakrishna (Guarantor) S/o. Ravula Narasaiah, R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310
5) Mr. Jinukala Sammaiah (Guarantor/ Mortgagor) S/o. Mallaiah, R/o. 5-38, Laknepalle, Ramavaram Village, Narasampet Mandal, Warangal Rural District, Telangana State – 506331

to pay the amount due to the bank, being **Rs.40,54,861/- (Rupees Forty Lakh Fifty Four Thousand Eight Hundred and Sixty One only)** as on **16.05.2022** payable together with further interest at contractual rate and rests along with costs and charges etc., till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers having failed to pay the amount due to the Bank as called for in the said demand notice, the Bank has taken possession of the secured asset more fully described in the schedule hereunder on **05.07.2023** under Section 13 (4) of the Act with the right to sell the same in "As is where is", "As is what is" and "Whatever there is" basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of bank's dues. The dues to the bank as on date of taking possession was intimated as **Rs.44,81,902/- (Rupees Forty Four Lakh Eighty One Thousand Nine Hundred and Two only)** as on **05.07.2023** payable together with further interest at contractual rates and rests along with costs, charges etc., till date of repayment, after reckoning repayments, if any, since the date mentioned in demand notice.

The dues of the borrower(s) as on works out to **Rs.48,54,226/- (Rupees Forty Eight Lakh Fifty Four Thousand Two Hundred and Twenty Six only)** as on **08.01.2024** plus further interest at contractual rates and rests along with costs, charges etc.

This may also be treated as a Notice under Rule 8 (6)/ Rule 9 (1) of Security Interest (Enforcement) Rules 2002 to the borrower(s) and guarantor(s) of the said loan about holding of e-auction on the below mentioned date.

The undersigned in exercise of the powers conferred under Section 13 (4) of the said Act proposed to realize the bank's dues by sale of the under mentioned property by conducting e-auction.

SCHEDULE OF THE PROPERTY

All that part and parcel of MT Roof Residencial Building bearing H.No.1-156, having total land extent of 194 SqYds, with a plinth area of 1071 SFT, Situated at Gavicherla Village, Sangem Mandal, Warangal District of Telangana State, Pincode : 506310. (Mortgagor – **Mrs. Ravula Sugunamma, W/o. Ravula Narsaiah**)

Boundaries:
North : House of Mr. Ravula Narsaiah
South : 12 feet Road
East : House of Mr. Ravula Narsaiah
West : House of Mr. Ravula Ramachandru

AUCTION DETAILS

Date and time of e-auction	**06.08.2024 (Tuesday)** between 11.00 AM and 01.00 PM with auto extension of 10 minutes each till sale is completed.
Reserve Price (Rs.)	11,22,000/-
EMD (Rs.)	1,12,200/-
EMD Remittance	Over successful registration, the EMD will be deducted from bidder wallet and will be credited to Bank Account automatically.
Bid increase amount	Rs.50,000 (the amount in multiples of which the bid is to be increased)
Submission of online application for bid with EMD	17.07.2024 onwards
Last date for submission of online application for bid with EMD	05.08.2024 till 4.00 PM
Inspection of property	With prior Appointment from Authorised Officer on all working days (10.00 A.M. to 5.00 P. M.)

Terms & Conditions:

1. The property(ies) will be sold by e-auction through the Bank's approved service provider **https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in** under the supervision of the Authorized officer of the Bank.
2. The intending Bidders/ Purchasers are requested to register on portal **https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in** using their mobile number and email id. Further they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending bidders/ purchasers has to transfer the EMD amount using online mode in his Global EMD wallet account by **05.08.2024**. Intending bidders shall have a valid email address and should register their name/ account by login to the website of the aforesaid service provider.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/ RTGS mode (after generation of challan from **https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in** which will provide account details) in bidders Global EMD wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest money deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
4. The intending participants of e-auction may download copies of the Sale Notice, Terms and conditions of e-auction, help Manual on operational part of e-auction related to this e-auction from ebkray portal (https://www.ebkray.in).
5. The submission of online application for bid with EMD shall start from **17.07.2024**.
6. Bidder's Global Wallet should have sufficient balance (≥ EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bidding time will initially be for a period of 120 minutes with auto time extension of 10 minutes each till the sale is concluded.
8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.50000/- to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.
9. **In case of sole/ single bidder participation, minimum one increment amount over and above Reserve Price is required/ necessary for declaration as H1 Bidder.**
10. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer, shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "Indian Overseas Bank, **Hanamkonda Branch**".
11. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
12. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.
13. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
14. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
15. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.
16. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
17. Sale is subject to confirmation by the secured creditor Bank.
18. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.
19. **In case of any sale/ transfer of immovable property of Rupees Fifty lakh and above, the transferee has to be pay an amount equal to 1% of the consideration as Income Tax as per Section 194 I A of the Income Tax Act, 1961. Hence, the bidder shall bear the Income Tax @ 1% on the final bid amount.**
20. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, **Hanamkonda Branch.**
21. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (**https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in**) details of which are available on the e-Auction portal.
22. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.
23. Platform (**https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in**) for e-auction will be provided by service provider M/s PSB Alliance Pvt Ltd., **Address:** Unit 1, 3rd floor, VIOS commercial tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037, **Phone:** 8291220220, **Email:** support.ebkray@psballiance.com. The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website **https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in**.

Place : **Hanamkonda**
Date : **15.07.2024**

Authorised Officer

PAPER PUBLICATION FORMAT OF E- AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Indian Overseas Bank
Hanamkonda Branch
2-5-614, DMart Side Lane Subedari, Hanamkonda – 506001
Tel. No.: 0870-2577083 Mail Id: iob0173@iob.in

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable property/ies mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following property/ies pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on **"AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS"** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through E-auction platform provided at the Web Portal (**https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in**)

Name & address of the Borrower(s)/ Mortgagor(s)/ Guarantor(s): 1) M/s. Narasimha Poultry Farm and Feed (Borrower), Represented by its proprietor: Ravula Narasaiah, Door No. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310. **2) Mr. Ravula Narasaiah (Borrower/ Mortgagor),** S/o. Ramulu, R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310. **3) Mrs. Ravula Sugunamma (Guarantor/ Mortgagor),** W/o. Ravula Narasaiah, R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310. **4) Mr. Ravula Ramakrishna (Guarantor),** S/o. Ravula Narasaiah, R/o. 1-192, Gavicherla, Sangem Mandal, Warangal Rural District, Telangana State – 506310. **5) Mr. Jinukala Sammaiah (Guarantor/ Mortgagor),** S/o. Mallaiah, R/o. 5-38, Laknepalle, Ramavaram Village, Narasampet Mandal, Warangal Rural District, Telangana State – 506331
Date of NPA: 02.05.2022 **Date of Demand notice:** 16.05.2022
Dues claimed in Demand Notice: Rs.40,54,861/- (Rupees Forty Lakh Fifty Four Thousand Eight Hundred and Sixty One only) as on **16.05.2022** with further interest & costs.
Date of possession notice: 05.07.2023
Dues claimed in Possession Notice: Rs.44,81,902/- (Rupees Forty Four Lakh Eighty One Thousand Nine Hundred and Two only) as on **05.07.2023** with further interest & costs.
*Outstanding dues Rs.Nil of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

DESCRIPTION OF THE IMMOVABLE PROPERTY & E-AUCTION DETAILS:

All that part and parcel of MT Roof Residencial Building bearing H.No.1-156, having total land extent of 194 SqYds, with a plinth area of 1071 SFT, Situated at Gavicherla Village, Sangem Mandal, Warangal District of Telangana State, Pincode : 506310. (Mortgagor – **Mrs. Ravula Sugunamma, W/o. Ravula Narsaiah**), Bounded by **North:** House of Mr. Ravula Narsaiah, **South:** 12 feet Road, **East:** House of Mr. Ravula Narsaiah, **West:** House of Mr. Ravula Ramachandru

Reserve price: Rs.11,22,000/- **Date & Time of auction:** 06.08.2024 (Tuesday) between 11A.M. to 1.00P.M.
EMD: Rs. 1,12,200/- **Bid increase amount:** Rs.50,000.00 **Auto extension time:** 10 minutes
Known Encumbrance if any: Nil, **Inspection Date & Time:** All working days between 10.00 A.M. and 5.00 P.M. with prior appointment, **Submission of online application for bid with EMD:** 17.07.2024. onwards,
Last date for submission of bid application with EMD: 05.08.2024 till 4.00 P.M.
***Bank's dues have priority over the Statutory dues**

For terms and conditions Please visit: **https://ebkray.in/eauction-psb/bidder-registration** (or) **https://ebkray.in** (web portal of e-auction of service provider). The intending bidders may contact the Authorised Officer/Chief Manager, Indian Overseas Bank, during office hours, **Phone no.0870-2577083 , Mobile No.9340503248** or the Bank's approved service provider: M/s PSB Alliance Pvt Ltd., **Address:** Unit 1, 3rd floor, VIOS commercial tower, Near Wadala Truck Terminal, Wadala East, Mumbai – 400037, **Phone:** 8291220220, **Email:** support.ebkray@psballiance.com.

https://ebkray.in/eauction-psb/bidder-registration (or) **https://ebkray.in**
Place: Hanamkonda Sd/-
Date : 15.07.2024 Authorised Officer, Indian Overseas Bank