

Zonal SASTRA Centre, 1st Floor, 7 Bhikhai Bama Place, Africa Avenue, New Delhi -110066
e-mail: id: 290343@pnb.co.in

SI - 13

Date:- 12.09.2024

M/s. Siddhi Vinayak Power Generation & Distributors Pvt. Ltd. (Since M/s Siddhi Vinayak Power Generation & Distributors (P) Ltd., merged with M/s Swarup Power Generation (P) Ltd.) Reg Office: 504-505, Kusal Bazar Building, 32-33, Nehru Place, New Delhi-110019	Mr. Surendra Babu Sabbineni, Director of M/s Siddhi Vinayak Power Generation & Distributors (P) Ltd., & M/s Swarup Power Generation (P) Ltd.) 1145, Road No. 58, Jubilee Hills Hyderabad-500033
Shri Harihar Rao Garapati, Director of M/s Siddhi Vinayak Power Generation & Distributors (P) Ltd. & M/s Swarup Power Generation (P) Ltd.) Plot No. 304' Vasantha Villa, Raghuram Street, Mogalrajpuram, Vijaywada-520010 (A.P.)	

Sub: Auction Sale Notice for sale of Immovable Properties under Section 13(4) of the Securitization and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002, read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Madam / Sir,

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the properties given below is under Physical Possession/Symbolic possession which has been taken by the Authorized Officer of Punjab National Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on 23.10.2024 for recovery of dues of Rs. 68,75,85,444.63/- (Rupees Sixty Eight Crore Seventy Five Lakh Eighty Five Thousand Four Hundred Fourty Four Rupees & Sixty Three Paise Only) plus further Interest + Bank Charges + other charges as on 09.08.2015 Plus further Interest + Bank Charges + other charges incurred by bank for recovery} due to the Punjab National Bank B/O- Nehru Place, New Delhi from M/s Siddhi Vinayak Power Generation & Distributors Pvt Ltd and Mr. Surendra Babu Sabbineni and Shri Harihar Rao Garapati.

The reserve price and Earnest Money will deposit on or before **auction date i.e. 23.10.2024** as per following details:

Sr. No.	Description of property	Reserve price (Rs in Cr)	EMD (Rs in Cr)
1	Industrial Plot, Situated at Village Tena, Block No 47 under the revenue Survey No 27/1-A Block No 48 under the revenue Survey No 27/1-B Block No 49 under the revenue Survey No 27/1-C Block No 50 under the revenue Survey No 27/1-D Taluka Olpad, Dist. Surat total area 16573 sq. mtr. in the name of Sh. Surendra Babu Sabbineni S/o Sabbineni Papaiah.	5.20	0.52

Details and full description of the immovable property:

Sr. No.	Description of property	Possession
1	Industrial Plot, Situated at Village Tena, Block No 47 under the revenue Survey No 27/1-A	Physical Possession



Zonal SASTRA Centre, 1st Floor, 7 Bhikhaji Cama Place, Africa Avenue, New Delhi -110066
e-mail id: zs8343@pnb.co.in

Block No 48 under the revenue Survey No 27/1-B Block No 49 under the revenue Survey No 27/1-C Block No 50 under the revenue Survey No 27/1-D Taluka Olpad, Dist. Surat total area 16573 sq. mtr. in the name of Sh. Surendra Babu Sabbineni S/o Sabbineni Papaiah.	
--	--

For detailed terms and conditions of the sale please refer the enclosed sale notice or may contact Zonal Sastra Centre, 1st Floor, 7 Bhikaji Cama Place, Africa Avenue, Delhi during office hours on any working day.

Thanking you
.....
(NAME) Kumar)
Chief Manager
AUTHORISED OFFICER
PUNJAB NATIONAL BANK
SECURED CREDITOR



Zonal SASTRA Centre, 1st Floor, 7 Bhikhaji Cama Place, Africa Avenue, New Delhi -110066
e-mail id: zs8343@pnb.co.in

Annexure31: Sale notice for sale of immovable properties

Auction Ref No. M/s Siddhi Vinayak Power Generation & Distributers Pvt. Ltd.

Date: 12.09.2024

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Borrower (s) and Guarantor (s), that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Sr. No.	Name of the Branch Zonal SASTRA: Delhi	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property (ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002 B) Outstanding Amount C) Possession Date u/s 13(4) of SARFESI ACT 2002 D) Nature of Possession Symbolic/Physical/ Constructive	A) Reserve Price (Rs. in Cr)	Date/ Time of E-Auction	Details of the encumb rances known to the secured creditors
	Name of the Account M/s Siddhi Vinayak Power Generation & Distributers Pvt. Ltd.			B) EMD (last date of deposit of EMD) C) Bid Increase Amount		
	Name & addresses of the Borrower/Guarantors Account					



Zonal SASTRA Centre, 1st Floor, 7 Bhikhaji Cama Placo, Africa Avenue, New Delhi -110066
e-mail id: zs8343@pnb.co.in

1.	M/s. Siddhi Vinayak Power Generation & Distributers Pvt. Ltd. (Since M/s Siddhi Vinayak Power Generation & Distributers (P) Ltd., merged with M/s Swarup Power Generation (P) Ltd.) Reg Office:504-505, Kusal Bazar Building, 32-33, Nehru Place, New Delhi-110019	1. Industrial Plot, Situated at Village Tena, Block No 47 under the revenue Survey No 27/1-A Block No 48 under the revenue Survey No 27/1-B Block No 49 under the revenue Survey No 27/1-C Block No 50 under the revenue Survey No 27/1-D Taluka Olpad, Dist. Surat total area 16573 sq. mtr. in the name of Sh. Surendra Babu Sabbineni S/o Papaiah.	A) 10.08.2015 B) Rs. 6875.85/- Lakh+int.+Charges as on 09.08.2015 C) 19.12.2016 D) Physical	A) Rs.5.20 Cr B) 0.52 Cr EMD last Date: 22.10.2024 C) Rs. 1.00 Lakh	23.10.2024 From 11:00 AM to 4:00 PM (Afternoon)	Not known
2.	Mr. Surendra Babu Sabbineni, Director of M/s Siddhi Vinayak Power Generation & Distributers (P) Ltd., & M/s Swarup Power Generation (P) Ltd.) 1145, Road No. 58, Jubilee Hills Hyderabad-500033					
3.	Shri Harihar Rao Garapati, Director of M/s Siddhi Vinayak Power Generation & Distributers (P) Ltd. & M/s Swarup Power Generation (P) Ltd.) Plot No. 304' Vasantha Villa, Raghuram Street, Mogalrajpuram, Vijaywada-520010 (A.P.)					

TERMS AND CONDITIONS OF E-AUCTION SALE

Zonal SASTRA Centre, 1st Floor, 7 Bhikhaji Cama Place, Africa Avenue, New Delhi -110066
e-mail id: zs8343@pnb.co.in

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1. The auction sale will be "online through e-auction" portal <https://www.ebkray.in>.
2. The intending Bidders/ Purchasers are requested to register on portal (<https://ebkray.in>) using their email-id and mobile number. The process of eKYC is to be done through Digilocker. Once the e-KYC is done, the intending Bidders/ Purchasers may transfer the EMD amount to their e-Wallet using online/challan mode before the e-Auction Date and time in the portal. The registration, verification of e-KYC, transfer of EMD in wallet and linking of wallet amount to Property must be completed well in advance, before auction.
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online/challan mode and will be credited in bidders e-Wallet. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.
4. Platform (<https://ebkray.in>) for e-Auction will be provided by e Auction service provider M/s PSB Alliance Pvt. Ltd. having its Registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 (Helpdesk Number +91 8291220220, Email Id: 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> This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
5. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portal.
 - a. [https:// ebkray.in](https://ebkray.in)
 - b. www.pnbindia.in.
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction portal (<https:// ebkray.in>).
7. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
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 increase in the bid amount must be of increment amount mentioned. 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. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
10. In case of any difficulty or need of assistance before or during e-Auction process, bidder may contact authorized representative of our e-Auction Service Provider M/s PSB Alliance Pvt. Ltd. Details of which are available on the ebkray portal.
11. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
12. The secured asset will not be sold below the reserve price.
13. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The



Zonal SASTRA Centre, 1st Floor, 7 Bhikhaji Cama Place, Africa Avenue, New Delhi -110066
e-mail id: zs8343@pnb.co.in

- Authorized Officer, Punjab National Bank, A/c (Name of the A/C) Payable at In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
14. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194- 1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
 15. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
 16. The sale certificate shall be issued in the favour of successful bidder on deposit of full bid amount as per the provisions of the act.
 17. The properties are being sold on 'AS IS WHERE IS BASIS and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
 18. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
 19. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The bidder inspects the property in consultation with the dealing official as per the details provide.
 20. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
 21. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.
 22. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
 23. It is open to the Bank to appoint a representative and make self-bid and participate in the auction.

For detailed term and conditions of the sale, please ensure to refer <https://ebkgray.in>, www.pnbindia.in.

Date:12.09.2024

Place: Delhi

Secured Creditor: Punjab National Bank



STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002