THE SOUTH INDIAN BANK LTD
Regional Office Vijayawada
D.No:54-18/37/3-1, First Floor,
Radio Colony, Vijayawada,
Andhra Pradesh-520008
Email ID- ro1021@sib.co.in

SOUTH INDIAN Bank
EXPERIENCE NEXT-GEN BANKING

RO/9021/ REC/GEN/31/25-26
DATE: 31-07-2025

TENDER CUM AUCTION SALE NOTICE

WHEREAS, the Authorized Officer has issued demand notice Ref:RO/HYD/SAR/RK/452/2022-23 dated 25/04/2022 in NPA A/c M/s. Sri Lakshmi Ganapathi Industry calling upon **1)** Mrs. Venkata Nooka Nagaratnam Kotoju (Proprietor - M/s. Sri Lakshmi Ganapathi Industry) at Survey No 11/1 Bowluwada Village Anakapalle, Visakhapatnam, Andhra Pradesh - 531001; **2)** Mr. Srinivas Rao Kattoju at Do. 10-1-104 Pilla Vari Veedhi, Near Fish Market Anakapalle, Visakhapatnam, Andhra Pradesh – 531001 **3)** Mrs. Dwarapudi Lakshmi D No. 12-41-13, Satya Sai Marg, RTC Complex Anakapalle, Visakhapatnam, Andhra Pradesh – 531001 to pay the dues mentioned therein with further interest and penal interest/charges, in the respective accounts, as stated in the said notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Since, borrower/guarantors have failed to discharge the liabilities, the Authorised Officer of the secured creditor on 09-02-2024 has taken physical possession of the secured asset, details of which is given below, over which security interest is created in our favor:

DETAILS OF PROPERTY

All that part and parcel of land admeasuring 486 Sq. Yards (242 Sq. Yards + 244 Sq. Yards) along with residential Building bearing Plot No. 1& 2 and Door No. 12-4-8 (10) within Anakapalli Municipality Area having built up area admeasuring 3225 Sq. ft (approx) along with all other constructions, improvements, easementary rights existing and appurtenant thereon situated in Sy No. 20/2, 43/1 within Anakapalli Village and Taluk, Yeti Avathalakhandam, Visakhapatnam District and owned by Dwarapudi Lakshmi more fully described in Sale Deed No. 2239/1982 dated 14-04-1982 and Sale Deed No. 1344/1989 dated 22-04-1989 both, are registered under Sub Registrar Office at Anakapalli and bounded by;

East	:	Property of Boda Apparao
West	:	Crop Canal
North	:	Property of Vedula People
South	:	20 feet wide Road

That the Authorized Officer has also taken physical possession of the movables/goods lying therein which are more fully described in Schedule and therefore notice Ref: RO/HYD/REC/149/2025-2026 dated 30.06.2025 was issued to the borrowers/mortgagors/guarantors on 02.07.2025 to remove the movable assets not secured to the bank on or before 16.07.2025 with direction that failing same, it

For The South Indian Bank Ltd.

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CHIEF MANAGER
RO Vijayawada

The South Indian Bank Ltd., RO Vijayawada.

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shall be deemed that consent has been accorded for the sale of the said movables by the Bank and that the assets shall be auctioned off accordingly.

That the borrowers/mortgagors/guarantors/owners of the movables/goods inspite of the notice issued has failed to take delivery of the aforesaid movables/goods and based on the implied consent as contained in the notice issued by the Bank, the movables/goods are being brought for sale.

Notice is hereby given that the movables/goods more fully described in Schedule hereunder, will be sold by way of tender cum auction on "as is where is" basis, "as is what is" and "whatever there is" condition, on the date and at the place mentioned herein below, for realisation of a sum of **Rs.48,28,141.94(Rupees Forty Eight Lakhs Twenty Eight Thousands One Hundred and Forty One and Paise Ninety Four Only)** as on 22.05.2025 with further interest, costs and expenses there on in NPA account M/s Sri Lakshmi Ganapathi Industry of Gajuwaka branch subject to the following terms and conditions: -

SCHEDULE

Name of Property/Asset Owner	Dwarapudi Lakshmi
Description of property/asset-movables lying in the premises of ______________	Sr No 1: Almirahs — Qty 2 Sr No 2: Wooden Cots & Matresses — Qty 2 Sr No 3: TV Sansui(Old) — Qty 1 Sr No 4: Wooden Cot — Qty 1 Sr No 5: Samsung Fridge(Used) — Qty 1 Sr No 6: Kitchen utensils — Qty --
Reserve Price	Rs.5800.00(Rupees Five Thousands Eight Hundred Only)
Earnest Money Deposit (EMD)	Rs.580 (Rupees Five Hundred and Eighty Only)
Date, Time and Place of Sale	**14.08.2025, 11.30A.M.** **The South Indian Bank Ltd, Gajuwaka Branch**

Sr No	Particulars	Qty
1	Almirahs	2
2	Wooden Cots & Matresses	2
3	TV Sansui(Old)	1
4	Wooden Cot	1
5	Samsung Fridge(Used)	1
6	Kitchen utensils	--

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	D.No.11-4-2,Ward No.63, Simhadri Square, Kanathi Road, Kailash Nagar, Gajuwaka, Vishkapatnam, Andhra Pradesh-530 026
Mode of submission of EMD/ Sale amount	All amounts payable regarding EMD and sale shall be paid by way of Demand Draft drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or through RTGS to Account No :**0413073000000587** held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (**IFSC Code: SIBL0000413**)
Last date and time for submission of Bid along with EMD	EMD shall be deposited on or before 13.08.2025 by 05.00 PM
Property Inspection	From 3.00 PM to 5.00 PM on working days with prior appointment

TERMS AND CONDITIONS

1) The property will be sold on "As is where is", "As is what is", and "Whatever there is" condition and The South Indian Bank Ltd. (the Bank hereinafter) is not responsible for title, condition or any other facts affecting the property. The particulars furnished regarding the assets are stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Branch Gajuwaka at D.No.11-4-2,Ward No.63, Simhadri Square, Kanathi Road, Kailash Nagar, Gajuwaka, Vishkapatnam, Andhra Pradesh-530 026 and Vijayawada Regional Office at Vijayawada D.No:54-18/37/3-1, First Floor, Radio Colony, Vijayawada, Andhra Pradesh-520008 and also inspect the Assets and satisfy themselves about the assets before the submission of tender. The Bank shall not entertain any dispute regarding the Tender process or the scheduled assets after participating in the sale.
3) The intending purchaser shall submit duly filled in bid form in original (format available with Chief Manager) along with self-attested copies of Proof of identification/Address proof (KYC) to the Chief Manager and should carry the original for verification. Bids submitted otherwise than in the format prescribed shall not be eligible for consideration and will be liable for rejection.
4) In case of joint tenderers/bidders, an authorization letter signed by all the tenderers/bidders authorizing a tenderer/bidder (one among them who is holding a valid ID) is to be submitted along with bid form. In case the bidder is a corporate/Partnership firm, a copy of the resolution

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passed by the Board of Directors/Partners authorizing the actual bidder, who is holding a valid ID, needs to be submitted along with the bid form.

5) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer and due authorization.
6) After the submission of EMD, the tenderers/bidders shall not be allowed to withdraw the Bid forms/EMD. The amount of EMD paid by interested tenderers/bidders shall not carry any interest.
7) Bidding will commence from Reserve price or from the highest bid quoted, whichever is higher.
8) All amounts payable regarding the sale including EMD shall be paid by way of DD drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Hyderabad or through RTGS to Account No :**0413073000000587** held by " The Authorised Officer" in The South Indian Bank Ltd, Branch Diamond Point (**IFSC Code: SIBL0000413**).
9) Interested Tenderers shall submit Demand Draft / RTGS receipt for the EMD at The South Indian Bank Ltd, Gajuwaka Branch at D.No.11-4-2,Ward No.63, Simhadri Square,Kanathi Road, Kailash Nagar,Gajuwaka, Vishkapatnam, Andhra Pradesh-530 026 along with the Tender in a sealed cover before **5.00P.M. on 13/08/2025**.
10) Please note that interested purchasers shall be permitted to participate and bid in the auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned hereinabove.
11) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Bid Form and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Chief Manager, Vijayawada Regional Office of the Bank at his sole discretion.
12) The Chief Manager shall be at liberty to cancel the auction process at any time, before declaring the successful bidder, without assigning any reason.
13) The Sealed Tenders will be opened by the Chief Manager on **14.08.2025 at 11.30AM.** Any tender received quoting a price below the Reserve Price will be rejected outright. The bid submitted without the EMD shall be summarily rejected.
14) 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.
15) The Chief Manager is not bound to accept the highest offer and the Chief Manager has absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the Auction without assigning any reason thereof and the Bank will not entertain any claim or representation in that regard from the Tenderers. The sale is subject to confirmation by the Bank.
16) 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

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decision of the Chief Manager 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 at such time as may be decided by the Bank.

17) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Chief Manager to have inter se bidding among themselves to enhance their offer price.
18) Decision of the Chief Manager regarding declaration of successful tenderer/bidder shall be final and binding on all the tenderers/bidders.
19) The Successful Tenderer should pay 25.00 % of the bid amount (less EMD) immediately on receipt of bid acceptance letter and the balance 75.00% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Chief Manager, without any notice and the sale will be cancelled and the property will be brought to sale again.
20) 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 Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.
21) 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 may it be subsequently sold.
22) The sale is subject to confirmation by the Chief Manager, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25.00 % of Sale amount.
23) On the sale being confirmed and on receipt of the entire sale proceeds by the Chief Manager, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and this Tender cum Auction Notice.
24) The successful bidder/tenderer shall pay all the existing dues, taxes, rates, assessment, charges, fees, maintenance charges etc., payable to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law, even if it pertains to previous periods. Bid Price/Final Bid Price shall be exclusive of all charges and applicable GST and other taxes. The purchaser shall bear all the statutory/ non-statutory dues, taxes, transfer fees, other fees etc. owed to anybody with respect to the schedule asset.
25) The successful bidder/tenderer shall bear the applicable GST on the sale price of the movable asset for transfer of schedule asset in its/his/her name. Further, the successful Tenderer shall also bear the cost/charges for removing the schedule assets from the present premises/warehouse and the charges incurred for keeping the schedule assets at the present premises/warehouse from the date of bid acceptance letter.

For The South Indian Bank Ltd.

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26) The South Indian Bank Ltd is not liable to pay any interest/ refund EMD or any such amounts in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after auction is complete or any other reasons whatsoever.
27) The Chief Manager or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
28) The successful bidder/tenderer agrees to remove the schedule assets from the present premises at his/her own cost, within 2 days from the date of payment of entire auction proceeds, failing which the Chief Manager, without any further notice will cancel the sale and forfeit the auction proceeds and the assets will be brought for sale again.

29) To the best of knowledge and information of the South Indian Bank Ltd, there is no encumbrance on the property, however, the Bidder(s), in order to protect his/her/their individual interests is/are advised to verify the asset, conduct due diligence at his/their own costs in respect of the asset, as well as, ascertain the known and unknown liabilities, encumbrances and any other dues from the concerned authorities or stakeholders /claimant to their satisfaction before submitting the Bid. The inspection of property put on auction shall be permitted on demand, to interested tenderers/bidders, at sites from the date of issuance of the notice till the last date for submission of Bid Form. Participation by any person in the auction sale shall be treated as conclusive evidence of the fact that the party had inspected the property/ies offered for the sale and satisfied himself about the title and condition of the property and any Bid made shall be deemed to have been submitted after due & proper inspection of the Schedule Asset and hence Tenderers/bidders (s) shall not be entitled to make any requisition or raise any query/objection vis-à-vis Bank as to Title or condition of the Assets or any part thereof or any dues/taxes/levies irrespective as to whether disclosed or undisclosed.
30) For any further information and for inspection of the assets, the intended Tenderers may contact The South Indian Bank Ltd., Branch Gajuwaka or The Chief Manager at Regional Office, Vijayawada (Mob. No: 07558931236/ 090002 97130) during working hours.

For The South Indian Bank Ltd.

CHIEF MANAGER
RO Vijayawada

Date : 31.07.2025

Place : Vijayawada

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