



**बैंक ऑफ महाराष्ट्र**  
**Bank of Maharashtra**

भारत सरकार का उद्यम

**एक परिवार एक बैंक**

प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5

**Head Office:**

LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5

अंचल कार्यालय,

4-3-448 से 460 और 465 से 468, पहली मंजिल, विनूथना  
पिट्टीस माजेस्टी, गोपाल भाग, बैंक स्ट्रीट के पास, कोठी,  
हैदराबाद 500 001

**Zonal Office**

HNo.4-3-448 To 460 & 465 to 468, First Floor,  
Vinoothna Pittle's Majesty, Gopal Bagh, Near Bank  
Street, Koti, Hyderabad - 500 001

टेलीफोन/TELE : 040 24757005 / 24755080

ई-मेल/e-mail : agmarc\_hyd@mahabank.co.in



एक कदम समृद्धि की ओर  
'साधारण अधिकार'  
की भावना से हम प्रतिक्रिया दें

AX21/1508/e auction/2019-20

Date: 20.01.2020

**Terms & Conditions for E Auction Sale Notice No. 2 /1508/2019-20**

Sr. No	Branch & Phone No.	Name of Borrower	Name of Guarantor	Amount Due	Short description of the property with known encumbrances	Possession Type	Reserve Price / Earnest Money Deposit	Last date of bid submission with EMD (DD/MM/YY YY)
1	Stressed Asset Management (SAM) Branch, Hyderabad Contact no 040-24751521	M/s PSR Elecon Pvt Ltd.	a) Pokuri Srinivasa Rao b) Smt, Pokuri Soujanya c) Raj Kumar Agarwal d) Kamakshi Agarwal e) V. Ramanamma f) M. Ramanaiah g) Mannam Kotaiah h) V. Jayaprada	Rs.34,07,39,543-/(excluding future interest w.e.f 14.01.2020, expenses and other charges if any)	All the piece and parcel of Residential Building with House No. 58-8-2(2) at ward no 6, 17 <sup>th</sup> Block, Ramakurvari Street, Santhapet, Ongole Dist Prakasam. Survey No 764 admeasuring 138 7/9 Sq yards.	Symbolic	Reserve Price Rs. 44,00,000/-  Earnest Money Deposit Rs. 4,40,000/-	24.02.2020
2.	Stressed Asset Management (SAM) Branch, Hyderabad Contact no 040-24751521	M/s PSR Elecon Pvt Ltd	a) Pokuri Srinivasa Rao b) Smt, Pokuri Soujanya c) Raj Kumar Agarwal d) Kamakshi Agarwal e) V. Ramanamma f) M. Ramanaiah g) Mannam Kotaiah h) V. Jayaprada	Rs.34,07,39,543-/(excluding future interest w.e.f 14.01.2020, expenses and other charges if any)	All the piece and parcel of Flat No 105 admeasuring 1100 Sq ft area (plint & Common area and car parking). Ground floor, Master enclave Apartments, TS No 50/3, Door No 37-1-7(18A) Block No 4, Saibaba Temple, Santhapet, Ongole District Prakasam,	Symbolic	Reserve Price Rs.31,35,000/-  Earnest Money Deposit Rs. 3,13,500/-	24.02.2020





3.	Stressed Asset Management (SAM) Branch, Hyderabad Contact no 040-24751521	a) Pokuri Srinivasa Rao b) Smt, Pokuri Soujanya c) Raj Kumar Agarwal d) Kamakshi Agarwal e) V. Ramanam ma f) M. Ramanaiah g) Mannam Kotaiah h) V. Jayaprada	Rs.34,07,39,543-/(excluding future interest w.e.f 14.01.2020, expenses and other charges if any)	All the piece and parcel of the Vacant site (Four Plots) admeasuring 1080 Sq yards in Sy No.6/5 bearing Plot Nos. 9,11,12 & 13 at Vennuru Village, Mandal- Mamidipalem, Ongole District, Prakasam	Symbolic	Reserve Price Rs.54,00,000/-  Earnest Money Deposit Rs. 5,40,000/-	24.02.2020
4.	Stressed Asset Management (SAM) Branch, Hyderabad Contact no 040-24751521	a) Pokuri Srinivasa Rao b) Smt, Pokuri Soujanya c) Raj Kumar Agarwal d) Kamakshi Agarwal e) V. Ramanam ma f) M. Ramanaiah g) Mannam Kotaiah h) V. Jayaprada	Rs.34,07,39,543-/(excluding future interest w.e.f 14.01.2020, expenses and other charges if any)	All the piece and parcel of the Vacant site ( Plot adjacent to Govt ITI )admeasuring acre 0-30 Cents or 179 ankanams(gadulu) or 1435 Sq yards patta No 95, Survey No 177/1A Mukthinuthalapadu Village and Gram Panchayat, Ongole, District Prakasam,  Land admeasuring 413.3 Sq Yards in Survey No.177/1, sub divided Sy.no 177/1B situate at Mukthinuthalapadu Village and Gram Panchayat, Ongole ,District Prakasam,	Symbolic	Reserve Price Rs. 57,78,000/-  Earnest Money Deposit Rs.5,77,800/-	24.02.2020

- 1) The auction sale will be Online E-Auction/Bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> on 25.02.2020 for mentioned properties from 3.00 pm with unlimited extensions of 10 minutes duration each. Bidders shall improve their offers in multiple of Rs. 50,000 /- (Rs. Fifty Thousand Only) during online bidding for property.
- 2) Registration of Bidders is essential with <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Bidders to upload requisite KYC documents.
- 3) Bidders are advised to go through the website <https://ibapi.in> & [http://www.bankofmaharashtra.in/properties\\_for\\_sale.asp](http://www.bankofmaharashtra.in/properties_for_sale.asp) for detailed terms and conditions of auction sale before submitting their bids and taking part in the E-auction sale proceedings.
- 4) Offer should be submitted online only in the prescribed format with relevant details, as available on the website from date of publication.





- 5) Intending bidder should hold a valid e-mail id. Interested bidders should have their own arrangements for internet service. Internet connectivity and other paraphernalia requirements shall have to be ensured by the bidders themselves.
- 6) Bidders staying abroad/NRIs/PIOs/Bidders holding dual citizenship must submit photo page of his/her valid Indian Passport.
- 7) All persons participating in the E Auction should submit sufficient and acceptable proof of their identity, residence address and copy of PAN/TAN cards etc. The bidders should upload scanned copies of PAN card and proof of residential address, while submitting e-tender. The bidders other than individuals should also upload proper mandate for e bidding.
- 8) Prospective bidders may avail online training from website: <https://ibapi.in> & <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>. Educational videos are available on the websites.
- 9) E-Auction is being held on "AS IS WHERE IS AND WHATEVER THERE IS BASIS" after taking symbolic possession of the properties. Successful bidder/s shall have to get physical possession of the properties at his /their own cost, risk and responsibility. Though the bank will facility in taking possession by obtaining orders from the competent authorizes.

To the Best of knowledge and information of the Bank, there is no encumbrance on any property. However, the Bidder/s has to satisfy himself about the details of property before submitting their bids/taking part in e-auction sale proceedings. The bidder/ purchaser should make their own inquiries regarding any statutory liabilities, arrears of tax, claims etc. by themselves before making the bid. The Bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues of the Municipal Corporation/ local authority/ Co-operative Housing Society or any other dues, taxes, levies, fees/transfer fees if any, in respect of and/or in relation to the sale of the said property. Successful bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

- 10) The intending purchasers can inspect the property with prior appointment at his/her own expenses **on 19.02.2020 between 10.00AM to 5.30 PM**. For prior appointment please contact Asst General Manager, Stress Asset Management (SAM) Branch, Hyderabad (**Mobile no 9764643655**).
- 11) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/ to the credit of **Office Account ARB Branch**, Current Account No. **60237061503** with Bank of Maharashtra, **Sultan Bazar Branch**, IFSC code: **MAHB0000019** before submitting the tender online. The said EMD shall be adjusted towards final bid amount in the case of highest bidder. In respect of other/unsuccessful bidders the EMD will be refunded without interest through RTGS/NEFT to the account from which it is received.
- 12) A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No. and the account number through which EMD is remitted) shall be forwarded to the Branch Manager/ authorized officer, Asset Recovery Branch, Bank of Maharashtra, Hyderabad zone, so as to reach on or before **24.02.2020 ,4.30PM**
- 13) Bidders may give offers either for one or for all the properties. In case of offers for more than one property bidders will have to deposit the EMD for each property.
- 14) Highest bid will be provisionally accepted on "subject to approval" basis and the highest bidder shall not have any right/title over the property until the sale is confirmed by the Authorized Officer.
- 15) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day or by the next day of E-auction sale in the mode stipulated in **clause 11** above. The balance of the bid amount shall have to be deposited on or before the fifteenth day of confirmation of Sale.





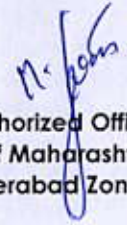
- 16) On confirmation of the sale by the Bank and compliance of the terms of payment, the Authorized officer shall issue a certificate of sale of the said property in favor of the successful bidder/purchaser in the form given in Appendix V to Enforcement of Security Interest Rules. The sale certificate shall be issued only in the same name in which the tender is submitted.
- 17) The successful bidder would bear all the charges/fees payable for conveyance such as stamp duty, registration fee or any other cost as applicable as per the law. All statutory/non-statutory dues, taxes, rates, assessments, charges fees e.t.c will be the responsibility of the successful bidder only.
- 18) In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, the Bank shall be entitled to forfeit all the monies till then paid by the successful bidder and put up the property in question for resale/disposal in its absolute discretion, and the defaulting successful bidder shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- 19) The Bank has the absolute right and discretion to accept or reject any bid or adjourn / postpone / cancel the sale / modify any terms and conditions of the sale without any prior notice and assigning any reason.
- 20) Particulars specified in respect of the property in the public notice have been stated to the best of the information of the Authorized Officer/Bank and Bank would not entertain any claim or representation in that regard from the bidders.
- 21) This publication is also thirty days' notice required under section 13(8) (6) of Securitization Act to the above borrower/guarantors.
- 22) The sale shall be subject to rules/conditions prescribed under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
- 23) Disputes, if any, shall be within the jurisdiction of **Hyderabad** Courts only.
- 24) Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

**Special Instructions:**

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Bank of Maharashtra nor the Service Provider will be responsible for any lapses/failure (Internet failure, power failure etc.).

**Place: HYDERABAD**

**Date: 20.01.2020**

  
**Authorized Officer**  
**Bank of Maharashtra**  
**Hyderabad Zone**

