

Ref No: AXIS/ SOUTH/ SAG/ 2021-22/ 081

Date : 04.12.2021

To

1. **M/s. Mohana Cotton Ginning Private Ltd,**
Registered Office;
D No. 3-153, Garapadu Post,
Vatticherukuru Mandal,
Gundur District,
Andhra Pradesh - 522 017.
2. **Mr. B.Srinivasa Babu,**
S/o. Mr.Chandramouli Banda,
3-318/1, 2/5, Ward No. 25,
Vijayalakshmi Puram,
Bapatla , Guntur,
Andhra Pradesh - 522 101.
3. **Mr. K.Vinayak Koteswar,**
S/o. Mr. K.V.S. Hanumantha Rao,
Flat No.507, H.No.2-81 and 82,
Adarash Garden Residency,
Chaintanyapur,
Hyderabad
Telangana - 500 060.

Also At:

Plot No. 6A, Korremula,
Chowdariguda, Ghatkesar,
Rangareddy District,
Telangana - 500 088.

4. **Mr. M.R. Deepak,**
S/o. M.D.Rameshetty,
No.145, 60 Feet Road,
BEML 5th Stage,
Near Shakti Hills Resort,
Rajarajeswari Nagar, Bangalore,
Karnataka - 560 098.
5. **Mr. K.V.S. Hanumantha Rao,**
S/o. Mr. Bala Krishna Raja Sharam,
WB 3-371, Ward No. 25,
Vijayalakshmi Puram,
Bapatla , Guntur,
Andhra Pradesh - 522 101. ♦



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6. **Mr. K.B.S. Phani Raj,**
S/o. Mr. K.V.S. Hanumantha Rao,
16-11-760/1, Moosaram Bagh,
Opp. Noble Degree College,
Malakpet, Hyderabad,
Telangana - 500 036.
7. **Mr. A. Subramanyam,**
S/o. Mr. Rajagopalan,
No.1-28-8, Abbaraju Vari Street,
Nazar Peta, Tenali, Guntur District,
Andhra Pradesh - 522 201.
8. **Mrs. P.N.M.L. Bhargavi,**
D/o. Nagarajan Pitchoonoori Sundara,
Flat no.507, H.No.2-81 and 82, Adarsh Residency,
Chaitanyapuri, Hyderabad,
Telangana - 500 060.
9. **Mrs. Banda Shobha,**
W/o. Mr.Banda Srinivasa Babu,
WB 3-318/1, 2/5, Ward No. 25,
Vijayalakshmi Puram,
Bapatla, Guntur,
Andhra Pradesh - 522 101.

Dear Sir/Madam,

Sub: Notice for sale of Secured Asset under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 and Rules framed thereunder.

E-AUCTION SALE NOTICE

The undersigned is having powers to issue the notice of sale and in exercise all powers of sale under the Act., whereas, the Authorised Officer had issued **Demand Notice dated 16.08.2018** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being of **Rs. 10,44,86,998.69 (Rupees Ten Crores Forty Four Lakhs Eighty Six Thousand Nine Hundred and Ninety Eight and Paise Sixty Nine Only)** being the amount due as on 14.08.2018 (this amount includes interest applied only till 30.06.2018 only) together with future interest, thereon at the contractual rate of interest from 01.07.2018, costs and other consequences, damages etc., including the expenses for the said takeover and sale of assets within 60 days from the date of receipt of the said notice.

Whereas you have failed to satisfy your /borrower(s) liabilities to the Bank even after receipt of notice u/s 13(2) and the undersigned had taken possession of the below mentioned property on **15.12.2018** as per sec 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of security interest Act, 2002 (herein after called the act) which has been offered as security by you towards your/borrower's liabilities. Therefore the bank in exercise of its rights granted under the Act and rules, issues this notice under rule 8(6) (immovable) and Rule 9 of the security interest (Enforcement) rules, 2002 calling upon you to discharge in full liabilities amounting to of



Rs. 15,07,39,508.69 (Rupees Fifteen Crores Seven Lakhs Thirty Nine Thousand Five Hundred and Eight and Paise Sixty Nine Only) being the amount due as on 31.10.2021 (this amount includes interest applied till 31.10.2021 only) with interest from 01.11.2021 with costs, expenses, **within 15 days** from the date of this notice, failing which, the bank shall proceed under the Act with the sale of the secured assets by inviting bids through online E-Auction to realize the above stated outstanding, with interest and costs on the terms and conditions as will be stipulated by the undersigned.

This is without prejudice to any other rights available to the bank under the subject Act or any other law in force. You are at liberty to participate in the E-Auction to be held or may bring suitable buyers on the terms and conditions mentioned below. Please look for the sale advertisement that will appear in the newspapers in English and Kannada in due course.

DESCRIPTION OF THE IMMOVABLE ASSET

Equitable mortgage of the property owned by Mr. M.R.Deepak located at Krishnarajapuram Village, Kengeri Hobli, Bangalore South Taluk:

All that piece and parcel of Residential Land bearing New Survey No.12, Old Survey no.8/1 (Converted for residential usage as per official Memorandum dated 25.03.1998, bearing No. ALN SR (SK) 10/96-97 issued by the Deputy Commissioner, Bangalore District, Bangalore) situated at Krishnarajapuram village, Kengeri Hobli, Bangalore South Taluk, measuring Ac. 3.25 Guntas and bounded on: East by: Sy.No. 13 and Hamapupura Village Boundary, West by: Sy.No. 15 and Sheshagirihalli Village Boundary, North by: 40 feet Road, South by: Sy.No. 15.

Date and time of e- Auction	23.12.2021 between 10:30 A.M. to 11:00 A.M. (with maximum of 3 attempts of five minutes till sale is completed).
Reserve Price	Rs. 5,00,00,000/- (Rupees Five Crores Only)
Earnest Money Deposit	Rs. 50,00,000/- (Rupees Fifty Lakhs Only)
EMD Remittance	Deposit through EFT / NEFT / RTGS/DD Transfer in favour of "AXIS BANK LTD" to the credit of A/c.No.1541010633007 of SL-Funds In Transit , Axis Bank Ltd, Corporate Banking Branch (CBB) - Bangalore, Indian Express Building, Second Floor, No: 1, Queens Road, Bangalore – 560 001 Branch Code: 1541 : IFSC Code : UTIB0001541
Bid Multiplier	Rs. 1,00,000/-
Inspection of property	10.12.2021 between 11:00 A.M. to 03:00 P.M.
Submission of online application for bid with EMD	07.12.2021 - 11.00 A.M. onwards
Last date for submission of online application for bid with EMD	22.12.2021 up to 5:00 P.M.

Public E-Auction Sale Notice will be published in **"The New Indian Express"** and **"Kannada Prabha"** in **Bangalore Editions** on **07.12.2021**.



Terms and Conditions

1. The property will be sold by e-Auction through the Bank's approved service provider M/s e-Procurement Technologies Ltd (ETL) under the supervision of the Authorised Officer of the Bank. e-Auction Tender Document containing online e-Auction bid form, declaration, general terms and conditions of online auction sale are available in ETL's website <https://axisbank.auctiontiger.net>
2. Intending bidders shall hold valid e-mail address. For further enquiry you may please contact M/s e-Procurement Technologies Limited, Mr Praveen Thevar – 97227 78828, Landline – 079-61200530 and email id: praveen.thevar@auctiontiger.net.
3. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal of <https://axisbank.auctiontiger.net>. Bids submitted otherwise shall not be eligible for consideration.
4. The EMD and other payments shall be remitted through EFT / NEFT / RTGS/DD to the bank account as specified above.
5. Bid form without EMD & below the Reserve Price shall be rejected summarily.
6. After the submission of the bid forms, the bidders are not allowed to withdraw the bid forms/EMD, before completion of the e-auction.
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 one hour with maximum of 3 attempts of five minutes each till sale is completed.
8. Auction / bidding will be only online through the portal provided by ETL.
9. Demo e-Auction process will be conducted by ETL for familiarization and allocation of user name/password to eligible prospective bidders for access to the e-Auction at the specified date and time.
10. The property shall be sold to the highest bidder. The purchaser shall deposit 25% of the sale price (less the EMD) immediately and the balance sale price within 15 days from the date of auction sale.
11. In default of payment of balance sale price referred to above within the time stipulated unless otherwise extended, the sale will stand automatically revoked and the deposit(s) shall be forfeited.
12. On confirmation of sale by the Bank and if terms of payment have been complied with, the Authorised Officer will issue the Sale Certificate in the name of the purchaser only.
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 property is sold on 'As is where is' 'As is what is' 'Whatever there is' and 'No recourse basis' condition. The purchasers should satisfy themselves in this connection before participating in the e-Auction and the bank does not give any guarantee or warranty (about classification / quality and quantity of the assets). SA No. 5/2018 is pending in DRT Bangalore and there is no stay on Auction of the property. The purchasers should make their own enquiries regarding any attachments, claims, charges, statutory liabilities, arrears of property tax, electricity dues, etc. of the property by themselves before participating in the auction.
15. The particulars about the property specified in the tender document have been stated to the best of the information of the Authorised Officer and the Authorised Officer shall not be answerable for any error, mis-statement or omission in this proclamation.
16. EMD of the unsuccessful bidders will be returned through EFT/NEFT/RTGS/DD to the bank account details provided by them in the bid form and intimated via their email id.
17. The Authorised Officer has the absolute right to accept or reject the bid or postpone or cancel the sale, as the case may be without assigning any reason thereof and also to modify any terms and conditions of this sale without any prior notice. Property being put up for sale only based on the symbolic possession taken by Bank U/s 13(4) of SARFAESI.
18. The property is being sold with existing encumbrances whether known or unknown to the bank and the intending bidder shall satisfy himself about the title, Ownership, statutory



- approvals, encumbrances, claims etc. in regard to the property. Any encumbrance that may arise after the date of the notice will also be borne by the purchaser.
19. In case of all the tenders are rejected, Authorised Officer can negotiate with any of the Tenderers or other parties for sale of the properties by private treaty.
 20. The sale certificate will be delivered only after the payment of the entire bid amount and other charges if any.
 21. This publication should be considered as 15 days' notice to the borrowers /guarantors/mortgagors under the Act.
 22. 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.

For further details regarding inspection of property / e-Auction, the intending bidders may contact during business hours, Phone No. 9342879564 & 90030 76859. For e-auction services please contact the Bank's approved service provider M/s. e-Procurement Technologies Limited, Mr Praveen Thevar – 97227 78828, Landline – 079-61200530 and email id: praveen.thevar@auctiontiger.net.

Place: Chennai
Date : 04.12.2021




AUTHORISED OFFICER
AXIS BANK