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Ref No: AXIS/SAG/2019-20/230
19.02.2020

To:

- Mrs. E S Rakya Lakshmi alias P S Rajya Lakshmi,**
W/o. Mr. P Suresh Babu,
Proprietrix of M/s. R.L Egg Tray World,
Registered Office:
D.No.3-188, R.S.No. 138, Kondaguntur,
Rajanagaram Mandal,
East Godavari - 533 294.

Also at:

82-21-1/43, Flat No. 402,
4th Floor, D B V Raja Enclave,
A V Apparao Road,
Rajahmundry - 533 103,
East Godavari District.

Also at:

D.No.30-12-18/1, Bestha Vari Street,
Near Gollamaramma Gudi,
Ward No. 36, Rajahmundry,
East Godavari - 533 101.

- Mr. P Suresh Babu,**
S/o. Late Mr. Pilli Venkata Satyanarayanan,
82-21-1/43, Flat No. 402,
4th Floor, D B V Raja Enclave,
A V Apparao Road,
Rajahmundry - 533 103,
East Godavari District.

Also at:

D.No.30-12-18/1, Bestha Vari Street,
Near Gollamaramma Gudi,
Ward No. 36, Rajahmundry,
East Godavari - 533 101.

- Mrs. P Lakshmi Kumari,**
S/o. Late Mr. Pilli Venkata Satyanarayanan,
D.No.30-12-18/1, Bestha Vari Street,
Near Gollamaramma Gudi,
Ward No. 36, Rajahmundry,
East Godavari - 533 101.

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 them under.

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 07.12.2016** calling upon the borrower(s) and / or guarantor(s) to pay the amount mentioned in the notice being **Rs. 7,42,39,114.04/- (Rupees Seven Crores Forty Two Lakhs Thirty Nine Thousand One Hundred and Fourteen and Paise Four Only)** being the amount due as on 06.12.2016 (this amount includes interest applied only till 30.09.2016 only) together with future interest, thereon at the contractual rate of interest from 01.10.2016, 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 notices U/s 13(2) and the undersigned had taken possession of the below mentioned property on **14.02.2017** 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 and the same has been published in The New Indian Express and Andhra Prabha in Kurnool Editions on 23.01.2018. 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. 7,68,86,813.79/- (Rupees Seven Crores Sixty Eight Lakhs Eighty Six Thousands Eight Hundred and Thirteen and Paise Seventy Nine Only)** being the amount due as on 31.01.2020 (this amount includes interest applied till 31.01.2020 only with interest from 01.02.2020 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. Please note that expenses pertaining to demand notice, taking possession, valuation and sale etc, shall be first deducted from the sale proceeds, which may be realized by the undersigned and the balance of sale proceeds, will be appropriated towards your aforesaid liability. You are at liberty to participate in the E-Auction to be held or may bring suitable buyers on the terms and conditions mentioned in this notice. Please look for the sale advertisement that will appear in the newspapers in English and Telugu in due course.

DESCRIPTION OF THE IMMOVABLE ASSET

1. Equitable mortgage of the property in the name of M/s.R.L Egg Tray World, located at D.No.3-188, S.No.138, Kondagunturu Village, Rajanagaram Mandal, Rajanagaram Sub Registry, East Godavari Dist.

Zeroit dry land an extent of Ac.2.50 cents, on the North East in Ac.2.98 cents, after leaving Ac.0.15 cents for joint bore on the North East in Ac3.13 cents., on the East in full extent Ac.6.93 cents., in RS No. 139 of Konda Guntur village, Konda Guntur Gram Panchayat, Rajanagaram Mandal, Rajanagaram Sub Registry, East Godavari Dt.,

East : Land of Pilli Suresh Babu
South : Land of Pilli Laxmi Kumari (executant) in this number
West : Land of Pilli Laxmi Kumari (executant) in this number
North : Way created by the vendor to reach Kadiam paper mill road

Within the above said boundaries Ac. 2.50 cents or 12095.33 Sq.yrds., in that ACC roofed shed with electricity service connections with all its easementary and prescriptive rights.

2. Equitable mortgage of the property in the name of Mr. P Suresh Babu, S/o. Mr. Pilli Venkata Satyanarayana, located at D.No.3-188/2, S.No.135/1A & 135/2A, Kondagunturu Village, Rajanagaram Mandal, Rajanagaram Sub Registry, East Godavari Dist.



Item No. 1

Land an extent of Ac.0.93 cents, on the North West on the West in full extent Ac.2.70 cents., in RS No. 135/1A (after subdivision of R S No:135/1) of Kondaguntur village, Kondaguntur gram Panchayat, Rajanagaram Sub Registry, East Godavari District bounded by:-

East : Land in RS No. 135/1
South : Land of Pilli Sankari Rajya Laxmi & others in 135/1
West : Joint bore and land in Rs No. 139
North : Land in RS No. 152

Within the above boundaries Ac.0.93 cents, or 1.37 2/3 hectares with all rights, and joint right of 1/16th i.e. Ac.0.01 cents in the land Ac.0.15 cents situate on the North East in R.S.no.139, and in the bore well situate in the said land of Ac.0.15, and joint right of 1/16th in 15 HP Motor and Electricity connection of the bore well, with all other rights.

Item No. 2

Land an extent of Ac.2.10 cents, i.e., land extent in Ac.1.90 cents, on the West in full extent Ac.2.78 cents., in RS No. 135/2A(after subdivision of R S No:135/2) and land an extent of Ac.0.20 cents, on the South West in full extent Ac. 2.70 cents, in RS No 135/1A (after subdivision of R S No:135/1) total AC.2.10 cents, of land in Kondagunturu village, Kondagunturu Gram Panchayat, Rajanagaram Sub Registry, East Godavari District bounded by

East : Land in RS No. 135/2 some part and land in RS No. 135/1 some part
South : Land in Rs No. 137
West : Land of Pilli Laxmi Kumari in Rs No. 139
North : Land in RS No. 135/1

Within the above boundaries Ac.2.10 cents, or 0.85 hectares and joint right of 2/16th i.e. Ac.0.02 cents in the land Ac.0.15 cents situate on the North East in R.S.no.139, and in the bore well situate in the said land of Ac.0.15, and joint right of 2/16th in 15 HP Motor and Electricity connection of the bore well, with all other rights.

Item No.3

Site measuring 1063.32 Sq.yds., on the South in Ac.3.46 cents i.e. Land an extent of Ac.0.11 cents on the South in full extent Ac.4.14 cents in R.S.no.140/1 and full extent Ac.1.35 cents in R.S.no.140/2A total Ac.3.46 cents of Kondaguntur village, Kondagunturu Panchayat, Rajanagaram Mandal, Rajanagaram Sub Registry, East Godavari District bounded by:

East : Land sold Pilli Lakshmi Kumari in R.S.No.139 - 98'.0"
South : M/S Rajya Lakshmi Enterprises D.No.3-188/2, in R.S.no.139 - 278'.0"
West : Coastal Paper Mills Road - 30'.0"
North : Site of vendor P.S. Rajya Lakshmi in R.S.no.140/1 and 140/2 - 360'.0"

Within the above boundaries 1063.32 Sq.yards or 889.04 Sq.mts of vacant site in that ½ joint right of 531.2/3 Sq.yds., or 444.52 Sq.mts., with all rights. In that the proposed mortgagor has 1/4th joint right.

Item No.4

Site measuring 1205.40 Sq.yds., on the North of M/S RL Egg Tray World, Kondaguntur Factory, on the east to the D.No.3-188/1, in Ac.2.98 cents after deducting on the North East Ac.0.15 cents left for joint bore well, in Ac.3.13 cents on the North in full extent Ac.6.23 cents in R.S.No.139 of Kondaguntur village, Kondagunturu Panchayat, Rajanagaram Mandal, Rajanagaram Sub Registry, East Godavari District bounded by:

East : Land of Pilli Suresh Babu in R.S.No.135/1A - 40'.0"
South : Land of M/S RL Egg Tray World, Kondaguntur Factory - 331'.6"



West : Site of P.S. Rajya Lakshmi in R.S.No.140/2A
 North : Site of P.S. Rajya Lakshmi in R.S.No.140/2A some part
 And site of Vadrevu Jagannadham in R.S.no.140/2B

- 98'.0"

- 249'.6"

Within the above boundaries 1205.40 Sq.yds., or 1007.83 Sq.mts of vacant site in with all rights. In that the proposed mortgagor has 1/4th joint right.

Date and time of e- Auction	09.03.2020 between 11.00 A.M. to 11:30 A.M. for Property 1 and 11:30 A.M. to 12.00 Noon for Property 2 with maximum of 3 attempts of five minutes each till sale is completed.
Reserve Price	Rs. 1,82,00,000/- (Rupees One Crore and Eighty Two Lakhs Only) for Property 1 and Rs. 1,42,00,000/- (Rupees One Crore and Forty Two Lakhs Only) for Property 2
Earnest Money Deposit	Rs. 18,20,000/- (Rupees Eighteen Lakhs and Twenty Thousands Only) for Property 1 and Rs. 14,20,000/- (Rupees Fourteen Lakhs and Twenty Thousands Only) for Property 2
EMD Remittance	Deposit through EFT / NEFT / RTGS/DD Transfer in favour of "AXIS BANK LTD" to the credit of A/c. No. 107010633007 of SL-Funds In Transit , Axis Bank Ltd, Corporate Credit Service Unit (CCSU), No: 7-27-8, Vyagram Road, T Nagar, Rajahmundry – 533101, Sol id : 107 , IFS Code : UTIB0000107
Bid Multiplier	Rs. 1,00,000/-
Inspection of property	03.03.2020 between 11:00 A.M. and 03:00 P.M. for Properties 1 & 2.
Submission of online application for bid with EMD	22.02.2020 - 11.00 A.M. for Properties 1 & 2.
Last date for submission of online application for bid with EMD	07.03.2020 up to 5.00 P.M. for Properties 1 & 2.

Public E-Auction Sale Notice will be published in "The New Indian Express" and "Andhra Prabha" – East Godavari Editions on **22.02.2020**.

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.
2. 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>
3. Intending bidders shall hold valid e-mail address. For further enquiry you may please contact M/s e-Procurement Technologies Limited, Mr Ravi Chukka – 9052070217, Landline – 079-61200530 and email id: ap@auctiontiger.net.
4. 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.
5. The EMD and other payments shall be remitted through EFT / NEFT / RTGS/DD to the bank account as specified above.
6. Bid form without EMD & below the Reserve Price shall be rejected summarily.



7. After the submission of the bid forms, the bidders are not allowed to withdraw the bid forms/EMD, before completion of the e-auction.
8. 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.
9. Auction / bidding will be only online through the portal provided by ETL.
10. 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.
11. 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.
12. 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.
13. 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.
14. The purchaser shall bear the charges/fee payable for conveyance such as registration fee, stamp duty, etc. as applicable as per law.
15. 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). 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. The sale certificate will be delivered only after the payment of the entire bid amount and other charges if any.
22. This publication is also taken as 15 days' notice to the borrowers /guarantors/mortgagors.
23. 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 office hours, Phone No. 044 – 61371110 / 1107 / 1100 / 1101, Axis Bank Ltd, SAG - South, Javahar Towers, 1st Floor, New No. 3, Old No. 2, Club House Road, Anna Salai, Chennai – 600 002. For e-auction services please contact the Bank's approved service provider M/s. e-Procurement Technologies Limited, Mr Ravi Chukka – 9052070217, Landline – 079-61200530 and email id: ap@auctiontiger.net.

Place: Chennai
Date: 19.02.2020

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[Signature]
AUTHORISED OFFICER
AXIS BANK LIMITED