

ESTD 1914



THE ELURU CO-OP URBAN BANK
TECU BANK
ఐ. ఏలూరు కో-ఆపరేటివ్ బ్యాంక్ లి.,

Eluru Main Branch
Door No. 14-1-14,
Canal Road,
Agraharam,
Eluru, Eluru District-534001
Phone No :08812 239143

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY THROUGH e-AUCTION.
SALE OF CHARGED IMMOVABLE PROPERTY UNDER THE SECURITISATION AND RECONSTRUCTION
OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The undersigned, as Authorised Officer of THE ELURU CO OPERATIVE URBAN BANK LIMITED, have taken possession of the following property under section 13(4) of the SARFAESI Act. Public at large are informed that e-auction (under SARFAESI Act, 2002) of the charged properties in the below mentioned account for realization of Bank's dues will be held on **"AS IS WHERE IS BASIS and AS IS WHAT IS BASIS"**

Name & Address of the Borrower	Sri Tadikalapudi Kishore Kumar S/o Sivananda Sharma, Door No:23A-4-1/1,YERRAMILLI MANSION, Flat No;101,Ts No:383,2 nd Floor,RR Peta,Eluru,Eluru District.
Outstanding Dues for recovery of which properties are being sold	Sri Tadikalapudi Kishore Kumar S/o Sivananda Sharma, To repay the amount mentioned in the notice being in (Housing Loan: 010131311000204)Rs.30,79,290.00 (Rupees Thirty lakhs Seventy Nine Thousand Two Hundred Ninety only) as on 18.12.2023 +Interest + expenses and costs, charges etc.
Demand Notice Date	18.12.2023
Name of Title Deed Holder	Sri Tadikalapudi Kishore Kumar S/o Sivananda Sharma,
Description of property Tender No: TECU BANK/ Eluru Main /SARFAESI/02/2025 All that piece and parcel of the property consisting of Residential Flat No: 101, 2ndFloor, in an undivided share of 25Sq.yds out of total extent of 754-5 Sq.yds Plinth Area: 1019Sq Feet (including Common area & Car Parking) in TS. No: 383, situated at Near Door No: 23A-4-1/1, "YERRAMILLI MANSIONS" Block No:2, Ramachandrarao Peta,Eluru, ,Eluru Sub-Registry, Pedapadu Mandal West Godavari District, belonging to Sri Tadikalapudi Kishore Kumar S/o Sivananda Sharma, (Vide Regd Sale Deed No.14811/2022, Date: 02.12.2022) Boundaries of Site EAST : Municipal Road WEST : Varalakshmi Apartment SOUTH : Property of Legal Heirs of Yerramilli Satyanarayana Raju NORTH : Property of applicant's Proposed vendor. Boundaries of Flat EAST : Flat No: 102 WEST : Open to sky SOUTH : Open to sky NORTH : Open to sky,	
Date & Time of e-Auction	Date: 16.06.2025 Time: 180 Minutes From 11.00 AM to 2.00 PM With unlimited extension of five minutes for each bid, if bidding continues, till the sale is concluded.
Reserve Price	Rs: 34,00,000/- (Rupees Thirty Four Lakhs only)
Earnest Money Deposit (EMD)	10% of the Reserve Price i.e Rs.3,40,000/- (Rupees Three Lakhs forty thousand only)

EMD Remittance	Deposit through EFT / NEFT / RTGS/ <u>Demand Draft/Bankers Cheque</u> in favour of THE CREDIT OF A/C. NO. 010110301000706 WITH THE ELURU CO-OPERATIVE URBAN BANK LIMITED, Main Branch, ELURU, ELURU DISTRICT. PH.08812-230143 Branch Code: 101 IFSC Code: UTIB0STECUB (fifth digit is zero)
Bid Increment Amount	Rs. 25,000/- (Rupees Twenty five thousand only)
Date and Time for submission of bid/ KYC documents/Proof of EMD etc.	On or before 15.06.2025, 10.00 A.M
Inspection of the properties	Date : 13/05/2025 to 15/06/2025 Time : 11.00 AM to 4.00 PM M/S JR Associates, 8885353700, 9553496667.

Terms and Conditions of the E-auction are as under:

1. E-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS" BASIS and will be conducted "Online". The auction will be conducted through the Bank's approved service provider M/S Dharani Krishna Ph: 9948182222, M/s C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building No.301, Gurgaon, Haryana-122015. Land Line No.+91-124302000/21/22, Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in www.tecubank.com
2. The Bank has taken physical possession of the assets on **26.02.2024** To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the assets. However, intending bidders should make their own independent enquiries regarding the encumbrances, title of the assets put on auction and claims/rights/dues affecting the assets, prior to submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The assets are being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
3. The intending bidders/purchasers are required to deposit EMD amount through NEFT/RTGS/Demand Draft / Bankers Cheque to the Name of the Account: TECU Bank Eluru Main Branch, Eluru, Eluru District.
4. Bidders shall hold a valid email ID. Email ID is absolutely necessary for the intending bidders as all the relevant information and allotment of ID and password by M/s C1 India Pvt Ltd, may be conveyed through email.
5. The bidders should submit the evidence for EMD deposit like UTR number along with Bid forms, self attested copies of (i) Proof of Identification(KYC) i.e Voter ID Card/Driving License/Passport etc., (ii) Current Address-Proof for communication, (iii) PAN Card of the bidder, (iv) valid e-mail ID, (v) contact number (Mobile/landline) of the bidder etc. to the Authorized Officer of TECU Bank Eluru Main Branch, by **15.06.2025 before 10.00 P.M for the E-auction to be held on 16.06.2025**. In case of joint bidders, an authorization letter signed by all the bidders authorizing actual bidder to submit and participate in the bid on their behalf should be attached to the bid form. Similarly, in case the bidder is a company, a copy of the resolution passed by the Board of Directors authorizing the actual bidder, who is holding a valid **Digital Signature Certificate**, to submit and participate in the bid on its behalf should be attached.
6. Names of the eligible bidders, will be identified by the TECU Bank Eluru Main Branch, Eluru, Eluru District., to participate in online e-auction on the portal www.tecubank.com
M/s C1 India Pvt Ltd, will provide User ID and Password after due verification of PAN of the Eligible Bidders.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
8. The assets shall not be sold below the Reserve price. However, the bidder shall increase the bid by one bid increment amount above the Reserve Price mentioned in the sale notice, when he/she is the sole bidder.
9. The e-Auction/bidding of above assets would be conducted exactly on the scheduled date and

time by way of inter-se bidding amongst the bidders. The bidders shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount". In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor.

10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall, on the same day or not later than next working day of e-auction, pay a deposit of 25% of the amount of sale price, inclusive of earnest money deposited and shall pay the balance amount (75% of sale consideration) to the Authorized Officer on or before 15th day of confirmation of sale. If the successful bidder defaults in depositing 25% and / or 75% of the amount the amount already deposited shall be forfeited and property shall be put to e-auction again and the defaulting bidder shall have no claim/right in respect of properties/amount deposited.

11. The qualified bidders may avail online training on e-Auction from M/s C1 India Pvt Ltd, prior to the date of e-Auction. Neither the Authorized Officer/Bank nor M/s C1 India Pvt Ltd, shall be held responsible for any Internet Network problem/Power failure/any other technical lapses/failure etc. In order to ward-off such contingent situation, interested bidders are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.

12. The purchasers shall bear the applicable stamp duties/additional stamp duty/transfer, charges, fee etc. and also all the statutory/non-statutory dues, GST, taxes, rates, assessment charges, fee etc. owing to anybody.

13. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or **withdraw any asset or portion** thereof from the auction proceedings at any stage without assigning any reason there for.

14. The Sale Certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name.

15. The Bank is not liable to pay any interest/ refund of EMD in case of any delay in issue of confirmation of sale/ Sale Certificate by virtue of any Court Order received after **e-auction** is held.

16. This notice to the above named borrower and its guarantors about the holding of e-auction sale has already been intimated vide sale notice dated: **13.12.2024**

17. The sale shall be subject to rules/conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For further details regarding inspection of movable assets the intending bidder may contact the Authorized Officer, TECU Bank Eluru Main Branch, Eluru, Eluru District. during office hours, Bank's approved Resolution Agent, M/S JR Associates, 8885353700,9553496667.or and also may contact the Bank's approved service provider M/S Dharani Krishna Ph: 9948182222, M/s C1 India Pvt Ltd, Udyog Vihar, Phase-2, Gulf Petrochem Building No.301, Gurgaon, Haryana-122015. Land Line No.+91-124302000/21/22, for any information on procedure of e-auction.

Place :Eluru

Date :12-05-2025

**Authorized Officer
For The Eluru Co-operative
Urban Bank Ltd. No .1356, Eluru**