

To,

Date: 18<sup>th</sup> October, 2024

- 1. Mr. Raghunatha Vara Prasad Bandaru (Borrower)**  
Proprietor of M/s Amaravati Publications D.No.29-23-30,  
Tadepalli Vari Street, Suryarao Pet, Vijayawada,  
Krishna, Andhra Pradesh - 520002.

*Also At:*

**Mr. Raghunatha Vara Prasad Bandaru (Borrower)**  
Proprietor of M/s Amaravati Publications  
12-26/6G, TF-2, Sai Nilayam,  
Sri RamaLingeswara Swamy Colony,  
Tadigadapa Donka Road, Yanamalakuduru,  
Vijayawada, Krishna, Andhra Pradesh - 520007.

- 2. Mr. Bandaru Rani (Co-Borrower)**  
12-26/6G, TF-2, Sai Nilayam,  
Sri RamaLingeswara Swamy Colony,  
Tadigadapa Donka Road, Yanamalakuduru,  
Vijayawada, Krishna, Andhra Pradesh - 520007.
- 3. Mrs. Manduri Narayanamma (Co-Borrower & Mortgagor)**  
Flat No .202, Chigurupati Lakshmi Narasimha  
Residency, Current Office Road, Yanamalakuduru,  
Vijayawada, Krishna, Andhra Pradesh - 520007.

*Also At:*

Flat no.202, First Floor, Chigurupati Lakshmi Narasimba Residency,  
Door No 29, R.S.No.21/4, Near Center, Katta Road,  
Yalamalakuduru Gram, Penamaluru Mandal, Krishna District - 520007

### **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES [UNDER RULE 8(6)]**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken on **15<sup>th</sup> May, 2024** by the Authorized Officer of **Mahindra & Mahindra Financial Services Limited** being the Secured Creditor and will be sold on "As is where is", "As is what is", and "Whatever there is" on **25<sup>th</sup> November, 2024** for recovery of **Rs. 22,15,666.58 (Rupees Twenty Two Lakhs Fifteen Thousand Six Hundred Sixty Six and Paise Fifty Eight only)** as on **16<sup>th</sup> November 2022** due to the Secured Creditor ("Mahindra and Mahindra Financial Services Limited") from **Mr. Raghunatha Vara Prasad Bandaru (Borrower), Mr. Bandaru Rani (Co-Borrower) & Mrs. Manduri Narayanamma (Co-Borrower & Mortgagor)**.

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|---|--|--|
| 1 | <b>Name of the Borrower &amp; Mortgagor</b>                              | <b>Mr. Raghunatha Vara Prasad Bandaru (Borrower) &amp; Mrs. Manduri Narayanamma (Co-Borrower &amp; Mortgagor)</b>  |
| 2 | <b>Name of the Secured Creditor/ Lender</b>                              | Mahindra & Mahindra Financial Services Ltd   |
| 3 | <b>Date; Time &amp; Venue of Auction</b>                                 | <b>25<sup>th</sup> November, 2024 at 10:00 AM to 05.00 PM</b><br><br>The E-Auction Sale will be online through e-auction portal.<br><br><i>The interested bidders shall submit their EMD details and documents through Web Portal: <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> (the user ID &amp; Password can be obtained free of cost by registering name with <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> ) through Login ID &amp; Password. The EMD shall be payable through Demand Draft payable at Mumbai and favouring "Mahindra and Mahindra Financial Services Ltd" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID <u>24.11.2024</u>.</i> |
| 4 | <b>Lot- I*</b>   | Demand Notice dated- 23/12/2022; Amount Due: Rs.22,15,666.58 (Rupees Twenty Two Lakhs Fifteen Thousand Six Hundred Sixty Six and Paise Fifty Eight only) as on 16th November 2022;<br>Date of Possession: <u>15<sup>th</sup> May, 2024</u>   |
| 5 | <b>Reserve Price</b>   | 15,54,000/- (Rupees Fifteen Lakh Fifty Four Thousand Only)   |
| 6 | <b>Earnest Money Deposit ("EMD")</b>                                     | 1,55,400/- (Rupees One Lakh Fifty Five Thousand Four Hundred Only)   |
| 7 | <b>Bid Incremental Amount</b>  | 1,00,000/- (Rupees One Lakh Only)  |
| 8 | <b>Date &amp; Time of inspection of property for intending purchaser</b> | 18 <sup>th</sup> to 22 <sup>th</sup> of November, 2024<br>Between <u>11:00 AM to 5:00 PM</u>   |
|   | <b>Contact Person Name, Number &amp; Email-Id</b>                        | Mr. V. S. SAI GANESH VELAMURI +91 871229931.<br><a href="mailto:VELAMURI.SAI@mahindra.com">VELAMURI.SAI@mahindra.com</a><br>Ms. TRUPTI PARVADI +91 9158356607.<br><a href="mailto:PARVADI.TRUPTI@mahindra.com">PARVADI.TRUPTI@mahindra.com</a><br>Mr. Deepak Wavhale +91 9975421187.<br><a href="mailto:wavhale.deepak@mahfin.com">wavhale.deepak@mahfin.com</a>   |



## DESCRIPTION OF IMMOVABLE PROPERTIES

**ITEM NO-I-** All that piece and parcel of the **Immovable Property** at Krishna District, Vijayawada Regn. Dist. Patamata Sub-Dist, Yanamalakuduru Gram Panchayat area, Yanamalakuduru Village, Re-survey no.21/4, Nearest Door no.20-40, an Extent of 607.20 Sq.yds of Site with Apartment belonging to **Mrs. Manduri Narayanamma** and is being bounded by:

On or towards East -: R S Towers

On or towards West -: Compound Wall of Rice Mill

On or towards South -: Property of Velagapudi Ramanamma and Samineni Sambasiva Rao and other

On or towards North -: Passage Left by Garimella Sambasiva Rao & Garimells Ram Prasad

Within these boundaries an extent of 607.20 Sq.yds. or 507.67 Sq.mts of site with Apartment therein.

An undivided unspecified and indivisible share of site measuring 29.20 Sq.yds or 24.41 Sq.mts Out of 607.20 Sq.yds of site Semi Finished Flat bearing no.202 located in first floor, of "Chigurupati Lakshmi Narasimha Residency" with a plinth area of 600 Sq.ft (Including common area, Two Wheeler Parking Area) is being bounded by :

On or towards East -: Flat No.102

On or towards West -: Flat No.302

On or towards South -: Flat No.203

On or towards North -: Open to Sky

**TERMS & CONDITIONS:** (1) The properties is being sold on "As is where is", "As is what is" and "Whatever there is" as such sale is without any kind of warranties and indemnities. (2) The aforesaid properties shall not be sold below the reserve price mentioned above. Intending bidders are required to deposit the EMD shall be payable through Demand Draft payable at **Mumbai** and favouring "**Mahindra and Mahindra Financial Services Ltd**" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID 24.11.2024. (3) Bids are invited for the lot together with Bid Price clearly mentioned. (4) The EMD deposit shall be adjusted in the case of successful bidder, and for others will be refunded within 7 days after opening of the bids. The earnest money deposit will not carry any interest. (5) The bid shall be submitted along with the aforesaid EMD in a sealed cover superscribed "**Offer for purchase of Property (Lot No. -I)**" so as to reach **Ms. TRUPTI PARVADI, Authorized Officer, Mahindra and Mahindra Financial Services Limited, at the said address** on or before 24.11.2024. (6) Bids so received by the Authorized Officer shall be opened in presence of all the bidders on 25.11.2024 on prescribed time. The E-Auction Sale will be online through e-auction portal. The EMD shall be payable through Demand Draft payable at Mumbai and favouring "Mahindra and Mahindra Financial Services Ltd" drawn on any nationalized or scheduled bank on or before Last date of receipt of BID 24.11.2024. The Authorized Officer after opening the bids shall also make an auction and the bidders are entitled to participate in the auction and the highest bidder in the auction shall be declared as the purchaser. (7) The successful Purchaser/s of the Lot, shall deposit 25% of the sale price, adjusting the EMD already paid, immediately or latest before closing hours of the next working day after the acceptance of bid price by the Authorized Officer in respect of the sale, failing which the earnest deposit shall be forfeited.

(8) The balance sale price should be paid by the purchaser to the authorized officer on or before 15th day of confirmation of sale of the immovable property or within such extended period as may be agreed upon in writing by and between the purchaser and the secured creditor, in any case not exceeding 3 months. In case of failure to deposit the balance amount within the prescribed period, the amount deposited shall be forfeited. (9) The successful purchaser would bear the Charges/fees payable for conveyance such as stamp duty, registration fee, etc., as applicable as per law for the immovable properties. (10) To the best of the knowledge and information of the Authorized Officer no encumbrances exists on the property (11) The Purchaser shall bear all the applicable charges, levies, taxes, duties if any payable on demand on such properties which is exclusive of the sale price. (12) The purchaser shall be solely responsible for getting all the requisite licenses, permissions, approvals/clearances, compliances, registrations etc. for the property to be transferred in his/its name, at his/its own cost and expense. (13) The purchaser shall make his own arrangement for getting required consents, permissions, approvals, power connection, water and other facilities and payment of arrears of rates & taxes of the said property and shall meet all the costs of whatever nature to be incurred in that behalf. Lender shall not be liable to pay any arrears of charges and costs/expenses by whatever name known or called, if any, in respect of the same. The purchaser shall make own inquiries about arrears of dues for supply of power, water, duties, cess, levies, imposts, taxes, penalties etc. and other facilities, if any, and it shall be borne and paid by the purchaser alone. (14) The Authorized Officer 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 Bid without assigning the reason thereof. (15) The sale is subject to conditions prescribed in the SARFAESI Act/Rules, 2002. (16) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://www.bankeauctions.com> & [www.mahindrafinance.com](http://www.mahindrafinance.com) before submitting their bids and taking part in e-auction. (17) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid. (18) The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. (19) Interested bidders may avail support/ online training on E-Auction from M/s. C1 India Pvt Ltd Contact No: 7291981124 / 7291981125 / 7291981126. Contact Person Mr. Balaji Mannur, Mob No: 07977701080, e-mail-Id: [Mannur.govindarajan@c1india.com](mailto:Mannur.govindarajan@c1india.com) and for any query in relation to Property, they may contact Authorised Officer (Mr. V. S. SAI GANESH VELAMURI, Mob. No. 871229931, Email Id: [VELAMURI.SAI@mahindra.com](mailto:VELAMURI.SAI@mahindra.com), (Mr. Deepak Wavhale, Mob No. 9975421187, Email Id: [wavhale.deepak@mahfin.com](mailto:wavhale.deepak@mahfin.com) & Mrs. Trupti Parvadi, Mob No. 9158356607, Email Id: [PARVADI.TRUPTI@mahindra.com](mailto:PARVADI.TRUPTI@mahindra.com) )

For detailed terms and conditions of sale, please visit: <https://www.mahindrafinance.com/sme-loans/auction-sarfaesi>

Yours Faithfully,



Authorised Signatory  
Mahindra and Mahindra Financial Services Limited