

SALE NOTICE
(Sale through Auction)**NOTICE FOR SALE OF IMMOVABLE PROPERTY ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as Rules).**

Whereas, The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 03/07/2021 calling upon the borrower(s) and co obligants /co borrowers /guarantors **(1).** M/s. Suguna Dairy Pvt Ltd, D No.8-2-69/H/6, Sy No.202,203 & 204, Ward No.8, Block No.5, Beside Chandrareddy Gardens, Near Hanuman Temple, Karmanghat Village, Saroornagar, Hyderabad, Telangana – 500 079; Also, at: 4th Floor, 17-1-210/6/21 and 22, ANR Arcade, Santosh Nagar X Road, Hyderabad, Telangana – 500 059; **(2).** Mr. Pandu Ranga Reddy A, S/o. Mr. Narasimha Reddy A, H No.17-1-382/N/19, Plot No.19, Block No.1, Nagarjuna Colony, Opp. State Library, Champapet, Vaishali Nagar, Saroornagar, Hyderabad, Telangana – 500 097; **(3).** Mrs. A. Sowjanya Reddy, W/o. Pandu Ranga Reddy A, H No.17-1-382/N/19, Plot No.19, Block No.1, Nagarjuna Colony, Opp. State Library, Champapet, Vaishali Nagar, Saroornagar, Hyderabad, Telangana – 500 097., to repay the amount mentioned in the notice being.,

- a) ₹.3,07,76,146.85 (Rupees Three Crore Seven Lakhs Seventy Six Thousand One Hundred Forty Six and Paise Eighty Five Only) being the amount due under the aforesaid Cash Credit limit availed under OD & Cash Credit Loan A/c. No.19435500000010 in the name of M/s. Suguna Dairy Private Limited as on 03-07-2021(interest applied upto 30-06-2021) together with future interest @9.45 % p.a. with monthly rests and penal interest @ 4 % per annum from 01-07-2021 till payment and costs and other charges;
- b) ₹.60,47,182.00 (Rupees Sixty Lakhs Forty Seven Thousand One Hundred Eighty Two Only) being amount due under the aforesaid Working Capital Term Loan under (Guaranteed Emergency Credit Line (GECL)) Loan A/c. No.19436900000055 in the name of M/s. Suguna Dairy Private Limited as on 03-07-2021(interest applied upto 20-06-2021) together with future interest @9.25% p.a. with monthly rests and penal interest @ 4 % per annum from 21-06-2021 till payment and costs and other charges;

within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and co obligants /co borrowers /guarantors having failed to repay the amount within the stipulated time, the authorized officer on behalf of the Federal Bank Ltd. has taken possession of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on 27/07/2022 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower(s) and co obligants /co borrowers /guarantors and general public that the Bank has decided to sell on **28th December 2022** the property described herein below on "**AS IS WHERE IS**", "**AS IS WHAT IS BASIS** " & "**WHATEVER THERE IS**" basis under Rules 8 & 9 of the said Rules for realizing the dues of

- a) ₹.3,33,98,391.74 (Rupees Three Crore Thirty Three Lakhs Ninety Eight Thousand Three Hundred Ninety One and Paise Seventy Four Only) being the amount due under the aforesaid Cash Credit limit availed under OD

& Cash Credit Loan A/c. No.19435500000010 in the name of M/s. Suguna Dairy Private Limited as on 22-11-2022(interest applied upto 31-10-2022) together with future interest @9.55 % p.a. with monthly rests and penal interest @ 4 % per annum from 01-11-2022 till payment and costs and other charges;

- b) ₹.55,42,968.50 (Rupees Fifty Five Lakhs Forty Two Thousand Nine Hundred Sixty Eight and Paise Fifty Only) being amount due under the aforesaid Working Capital Term Loan under (Guaranteed Emergency Credit Line (GECL)) Loan A/c. No.19436900000055 in the name of M/s. Suguna Dairy Private Limited as on 22-11-2022 (interest applied upto 20-11-2022) together with future interest @9.25% p.a. with monthly rests and penal interest @ 4 % per annum from 21-11-2022 till payment and costs and other charges;

and thus the undersigned hereby invites from interested parties, the sealed tenders/bids for purchasing the property subject to the terms and conditions mentioned hereunder.

Description of Mortgaged Immovable Property

All the piece and parcel of the land bearing Plot No.4, admeasuring 417 Sq. Yds or 349 Sq. Mtrs., in Sy. Nos: 53, 54 and 56 in Saheb Nagar Khurd Village, L B Nagar Municipality, Hayathnagar Revenue Mandal and MPP, Ranga Reddy Registration Dist., and ZPP, Hyderabad East Registration Sub-District, bounded by NORTH: Plot No. 3; SOUTH: 30' Wide Road; EAST: Neighbor's Plots and WEST: 20' Wide Open area and thereafter 60' Wide Road; more fully described as per Sale Deed No. 8328/1991 dated: 16-08-1991 of Hyderabad East SRO standing in the name of Mr. Pandu Ranga Reddy A together with all buildings constructed therein.

Terms and Conditions

- 1. The Reserve Price below which the property will not be sold is ₹.5,02,35,000/- (Rupees Five Crores Two Lakhs Thirty Five Thousand Only) and the EMD amount is ₹.50,23,500/- (Rupees Fifty Lakhs Twenty Three Five Hundred Only)**
2. Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS/NEFT as afore stated will be summarily rejected.
3. Last date for the submitting sealed tenders/covers with EMD (Earnest Money Deposit) is **28-12-2022** before 01.00 PM.
4. The intending purchasers shall be present before the undersigned at his office on 28-12-2022 at 02:30 PM (Wednesday) when the tenders will be opened.
5. The auction would commence at the reserve price as mentioned above and after opening the sealed tenders/covers. Bidders shall improve their offers in multiples of ₹.1,00,000/- (Rupees One Lakhs Only). Any increase in the bid amount over and above the reserve price should be in the multiples of ₹.1,00,000/-.
6. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Hyderabad or by way of RTGS, Bank details are: The Federal Bank Ltd, LCRD/Hyderabad Division, Account No. 06012200000015, IFSC Code FDRL0000601.
7. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.
8. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The intending purchasers can inspect the property with prior appointment at his/her own expenses from 01-12-2022 to 15-12-2022 between 03:00 PM to 05:00 PM and the intending

purchasers who wish to inspect the property and/or for further Details/conditions may contact LCRD/Hyderabad Division (9505760677, 9550412226, 040-41923008;)

9. The successful bidder shall deposit 25% of the bid amount / sale price on the same day on acceptance of his tender / offer by the Bank or not later than the next working day and the balance 75% within 15 days, failing which the entire deposit made by him/her shall be forfeited without any notice and the property concerned will be re-sold.
10. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.
11. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, title of property put on auction and claims/rights/dues/affecting the property prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property being sold with all the existing and future encumbrance whether known or unknown to the Bank. The Authorised officer/secured creditor shall not be responsible in any way for any third-party claims/rights/dues.
- 12. *The Federal Bank Branch – Vanasathalipuum and School of Bhasyam Education Society are functioning in the scheduled property, as tenants.***
13. The sale of property is only on "AS IS WHERE IS", "AS IS WHAT IS BASIS " & "WHATEVER THERE IS" basis. The Transfer of property in the name of successful bidder will be on "AS IS WHERE IS" condition and the Bank shall neither be responsible for any delay in this regard nor liable for payment of any interest on the deposited amount.
14. The Authorised officer has the absolute right to accept or reject the bid/all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
15. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the Auction will be entertained.
16. This sale will attract the provisions of sec 194-IA of the income Tax Act.
17. The borrowers/guarantors named above may treat this as the notice of 30 days as stipulated in Rule 8 (6) and Rule 9(1) of the said rules and pay the secured debt in full to avoid the sale of property.

For The Federal Bank Ltd.

Dated this the 23rd day of November 2022 at Hyderabad

(Authorised Officer under SARFAESI Act).