



इंडियन ओवरसीज बैंक
Indian Overseas Bank

दूरभाष Phone : 040-23468807/836

ईमेल email : iob2582@iob.in

आस्ति पुनर्निर्माण प्रबंधन शाखा: चौथी मंजिल, आईओबी प्लेटिनम प्लाजा, चंदना ब्रदर्स के सामने वाली गली, चिकडपल्ली, हैदराबाद – 500 020

ARM Branch (ARMB): Fourth Floor, IOB Platinum Plaza, Lane Opp: Chandana Bros, Chikkadpally, Hyderabad – 500020

E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas **M/s. R.K Digital Technologies** has borrowed monies from Indian Overseas Bank against the mortgage of the immovable properties more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a **demand notice** under Section 13(2) of the SARFAESI Act, 2002 (Act) on 10.05.2021 calling upon the **borrowers: M/s. R K Digital Technologies (Proprietor : Mr. Kalathuru Ravi)** and **guarantor/Mortgagor: Mrs. Kalathuru Jyothi** to pay amount due to the Bank, being **Rs 95,99,290.04/- (Rupees Ninety Five Lakhs Ninety Nine Thousand Two hundred Ninety and Four paisa Only)** as on **10.05.2021** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrowers & guarantors having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on **19.01.2022** under Section 13 (4) of the Act with the right to sell the same in **“As is where is” and “As is what is” “Whatever there is” and “without Recourse”** basis under Section 13(4) of the Act read with Rules 8 &9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank's dues. The dues to the bank as on the date of taking possession was intimated as **Rs. Rs. 1,03,57,275.04/- (Rs One Crore three Lakhs Fifty Seven Thousand two Hundred seventy five and paise four Only)** as on **19.01.2022** payable together with further interest at contractual rates and rests along with costs, charges etc till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on **30.06.2024** is **Rs. 1,41,95,883.04/- (Rupees One Crore Forty One Lakhs Ninety Five Thousand and Eight hundred eighty three and Paisa four Only)** along with further interest at contractual rate and rests, besides costs/charges till the date of repayment in full, after reckoning repayments, amounting to Rs. Nil subsequent to the Bank issuing demand notice.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned properties.



Schedule of Secures Assets:

Schedule of Property

Lot 1 -

All the property of Flat No.206A, Second Floor, bearing municipal H.No 10-2-10/206 in the Complex " MATURU APARTMENTS" situated at 10-2-10, Old Vazir Manzil, A.C Guards, Hyderabad, Telangana State with Plinth Area of 615 SFT along with 38.47 Sq. yards of Undivided Share of Land out of Total Land of 3694.4 Sq. yards standing in the name of Mr. Kalathuru Ravi, S/o Mr. K. Rosaiah Chetty.

Property Boundaries are as under :

North : Flat No. 205 South : Flat No. 207
East : Corridor West : Open to Sky

Reserve Price: Rs. 20,80,000/-
(Excluding TDS)

EMD:Rs.2,08,000/-

Lot 2 -

All the property of Flat No.124A, First Floor bearing municipal H.No 10-2-10/124 in the Complex " MATURU APARTMENTS" situated at 10-2-10, Old Vazir Manzil, A.C Guards, Hyderabad, Telangana State with Plinth Area of 615 SFT along with 42 Sq. yards of Undivided Share of Land out of Total Land of 3694.4 Sq. yards standing in the name of Mrs. Kalathuru Jyothi, W/o Mr. Kalathuru Ravi..

Property Boundaries are as under :

North : Flat No. 123 South : Flat No. 125
East : Open to Sky West : Corridor

Reserve Price: Rs. 20,80,000/-
(Excluding TDS)

EMD:Rs.2,08,000/-



Date and time of e-auction	07.08.2024 Between 11:00 AM to 01.00 PM with auto extension of five minutes each till sale is completed.
Reserve Price	Lot-1- Rs. 20,80,000/- (Excluding TDS) Lot-2- Rs. 20,80,000/- (Excluding TDS)
Earnest Money Deposit	Lot-1- Rs.2,08,000/- Lot-2- Rs.2,08,000/-
Bid Multiplier	Rs.1,00,000/- (The amount in multiples of which the bid is to be increased)
EMD Remittance	Deposit through NEFT/RTGS Transfer in favour of "SARFAESI SALE PARKING ACCOUNT" to the credit of A/c No.25820113035001, IFSC Code: IOBA0002582. It shall be paid online through NEFT/RTGS mode (After generation of Challan from https://ebkray.in/ which will provide account details) in bidders Global EMD Wallet account.
Inspection of property	Any working day Please contact the Branch till 30.7.2024 in working hours
Submission of Online application for bid with EMD	25.07.2024
Last date for submission of online application for BID with EMD	06.08.2024
Known Encumbrance if any	NIL

Terms and Conditions

1. The property will be sold by e-auction through the Bank's approved service provider <https://ebkray.in/> under the supervision of the Authorized Officer of the Bank.
2. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available in PSB Alliance e BKray Portal website <https://ebkray.in/>
3. Intending bidders shall hold a valid email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details, please contact the service provider at the below mentioned address/phone no/e-mail.

Please use below URL for direct access to platform for easy access to the Buyers for ID creation and participating in auctions.

URL: <https://ebkray.in/eauction-psb/bidder-registration>

Contact: +91 8291220220 **email id:** support.ebkray@psballiance.com

Address : Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala, east Mumbai – 400037



4. Bids in the prescribed formats shall be submitted "online" through the portal <https://ebkgray.in/> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 5 pm hours on **06.08.2024**.
5. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
6. Bids without EMD shall be rejected summarily.
7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 5 Minutes with auto extension time of 5 minutes each till the sale is concluded.
8. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
9. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
10. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.
11. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
12. The property is being sold on 'as is where is' and 'as is what is' and 'Whatever there is' basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries about the property at their own costs before participating in the auction.
13. As regards the Statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, Statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
14. Sale is subject to confirmation by the secured creditor.
15. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
16. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. **The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**
17. **When a single bid has been received, the bid should be higher than the reserve price. According to SARFAESI Rule 9, Sale will not be confirmed if the bid price is less than or equal to reserve price.**



18.* In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

[*In case of any sale / transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax]

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Asset Recovery Management Branch, Fourth Floor, IOB Platinum Plaza, 1-8-522/27/2,3,4 Lane Opp: Chandana Bros.,Chikkadapally, Hyderabad-500020 during office hours, Phone No: 040-23468807 / 836 or the Bank's approved service provider <https://ebkray.in/>.

Place: Hyderabad

Date: 19.07.2024



A handwritten signature in blue ink, appearing to read 'Salm', written over the printed name 'Authorized Officer'.

Authorized Officer

Indian Overseas Bank