

AUCTION NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTIES

Public Auction for sale of movable and immovable properties of M/s Biomax Fuels limited is scheduled to be held on 23.09.2024 & 25.09.2024. The Auction notice is published on 01.09.2024 in newspapers:

“Times of India” & “Eenadu” in Andhra Pradesh & Telangana Edition



ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD.

(MULTI - STATE SCHEDULED BANK)

Door No.:8-2-680/1&2, Road No. 12, Banjara Hills, Hyderabad – 500 034

Head Office, Phone No.s : 23437103, 105, 106 & 114, 110, 130, 27823431824 & 1825,

Web : www.apmaheshbank.com, E-mail : info@apmaheshbank.com

Branch Address:- D.No. 30-15-41, Leela Plaza, First Floor, Dabagardens, Visakhapatnam-530 020

E-AUCTION SALE NOTICE

E-AUCTION SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE ASSETS UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 READ WITH PROVISIO TO RULE 6 (2) & 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002

Notice is hereby given to the public in general and in particular to the borrower/guarantor that the below described movable and immovable assets charged/hypothecated/mortgaged to Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, VISAKHA PATNAM BRANCH, (Secured Creditor), the possession of which has been taken by the Authorized Officer of Andhra Pradesh Mahesh Co-operative Urban Bank Ltd. (Secured Creditor) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" condition on 23.09.2024 (Property No.1) & 25.09.2024 (Property NO.2) at 11.30 A.M to 1.30 P.M for recovery of Rs.31,24,12,262.30 (Rupees Thirty One Crores Twenty Four Lakhs Twelve Thousand Two Hundred and Sixty Two Paise Thirty Only) as on 22.08.2024 plus interest from 01.08.2024, cost and expenses etc., thereon to the Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, VISAKHAPATNAM BRANCH, (Secured Creditor) from the below mentioned borrower (S)/guarantor (s)/mortgager(s) 1) M/s Biomax Fuels Limited. Represented by its Managing Director.Mr. Ravinder Mula S/o Sri Narasimha Mula 2) Mr. Kalyan Chakravarthy Mula S/o Sri Ravinder Mula 3) Smt Mula Anila Gouri D/o Sri Ravinder Mula. 4) Corporate Guarantee of M/s Theme Ambience Resorts and Hotels Pvt.Ltd. Rep by its Authorized representative Mr. Bimal Kumar Kedia 5) Legal Heirs of Late Sri K.V Narayan Das 6) Smt. K Shashi Kala W/o Late Sri K.V Narayan Das 7) Legal Heirs of Late Sri Gopma Surya Prakash Rao

DESCRIPTION OF MOVABLE AND IMMOVABLE ASSETS

PROPERTY NO.1:Primary:1.Hypothecation & Charge on fixed assets of the Company, existing, proposed and all future acquisitions. 2.Hypothecation & charge on all current assets of the company.

Collateral:All that lease hold rights on the property of piece of land known as plot Nos. S,T,W,W1,O1 & O2, of Kapujaggaraju peta at Phase III, VSEZ, Visakhapatnam, by admeasurements of 66,404 Sq.Mts thereabouts and bounded as follows i.e. to say Survey Nos.141 & 145:

Note: 1) Lease agreement due for renewal. 2) Statutory dues of VSEZ authority at Visakhapatnam.

S.NO 1.	S.NO 2.
On or towards the North Say for the plot S&T = VSEZ water tank Compound wall.	On or towards the North Say for the plot W,W1,O1&O2 = Compound Wall
On or towards the South say HBL Power Systems.	On or towards the South say Kusalava international.
On or towards the East say VSEZ compound wall.	On or towards the East say Main Road of VSEZ.
On or towards the West say Main Road of VSEZ.	On or towards the West say Service Road

PROPERTY NO.2:All that piece & parcel of site measuring 1148 Sq.yds or 959.87 Sq.mts (However, 769.00 Sq.Yds are available owing to Road Widening, encroachments as against 1148 Sq.Yds) being part of plot Nos.II & III situated at Bowdara Road, (as per GVMC, Town Surveyor Endorsement vide C.A.No.01362/008245/18/CCP, Dt.16-06-2018) covered by Block No.33, T.S.No.1126/1 of Allipuram Ward within the limits of Greater Visakhapatnam Municipal Corporation and Visakhapatnam Registration Sub District and belonging to Late Mr.Gopma Surya Prakash Rao S/o Sri Dali Naidu Gopma (Deceased belongs to Successors/Legal heirs) and bounded by:East: Property of D.No. 32-1-8 & 32-1-5 North: Property of D.No. 33-1-56,West: Property of D.No. 33-1-1, South: Property belonging to Sri. Hazarimal Sharma & Others.

Nature of Possession	Symbolic Possession (Property No.1) Physical Possession (Property No.2)
Reserve Price	PROPERTY NO.1 Rs 54,91,03,000=00 (Rupees Fifty Four Crores Ninety One Lakhs and Three Thousand Only) PROPERTY NO.2 Rs 6,92,10,000=00 (Rupees Six Crores Ninety Two Lakhs Ten Thousand Only)
Earnest Money Deposit (EMD)	PROPERTY NO.1 Rs. 5,50,00,000=00 (Rupees Five Crores Fifty Lakhs only) PROPERTY NO.2 Rs. 69,21,000=00 (Rupees Sixty Nine Lakhs Twenty One Thousand only)
Bid Increment Amount	Rs 10,00,000.00 (PROPERTY NO.1) Rs 5,00,000.00 (PROPERTY NO.2)
Date and Time of E-Auction	23.09.2024 (PROPERTY NO.1) 25.09.2024 (PROPERTY NO.2) from 11.30 A.M to 1.30 P.M on both days
Last date and time of submission of bid along with EMD	On or before 19.09.2024 BY 4.00 P.M

For detailed terms and conditions of the sale please refer to the link provided in Web Portal of Andhra Pradesh Mahesh Co-operative Urban Bank Ltd (Secured Creditor) Website i.e., www.apmaheshbank.com. Details are also available at https://bankauctions.in.

For any further information and for inspection of property, the intended bidders may contact the Manager(Recovery), Mobile No 9959646989, and Branch Manager, Vishakhapatnam, Mobile No 9490236056, 9394075538, landline No.s. 0891-2591173 & 0891-2752323.

Dated: 31.08.2024
Place: Hyderabad

Sd/-Authorised Officer
Andhra Pradesh Mahesh Co-operative Urban Bank Ltd
(MULTI - STATE SCHEDULED BANK)