

AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES
Public Auction for sale of immovable properties of M/s Swasthik Agencies is scheduled to be held on 28.03.2025. The Auction notice is published on 20.02.2025 in newspapers:

“The Hindust” & “Andhra Jyoti” in Guntur Edition



ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD.
 (MULTI - STATE SCHEDULED BANK)

Door No: 8-2-690/62, Road No. 12, Banjara Hills, Hyderabad 500 034
 Head Office, Phone No.8 : 23437700/01/01/02/03/105/106, 23461824/825 & 24615296
 BRANCH : 22/1-53, First Floor, Rajgopal Rao Towers, Medara Bazar, Lalapet, A.P. 522003.
 Phone Nos. : 8632212103
 Web : www.pmaheshbank.com, Email : info@pmaheshbank.com

E-AUCTION SALE NOTICE

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

Notice is hereby given to the public in general and in particular to the borrower(s)/guarantor(s)/mortgagor(s) that the below described immovable assets mortgaged to Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, GUNTUR 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 "WHAT EVER THERE IS" condition on 28.03.2025 at 10.30 A.M to 11.30 A.M for recovery of Rs. 59,25,564.35 (Rupees Fifty Nine Lakhs Twenty Five Thousand Five Hundred Sixty Four and Paise Thirty Five Only) as on 31.01.2025, plus interest from 01.02.2025, cost and expenses etc., thereon to the Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, GUNTUR BRANCH, (Secured Creditor) from the below mentioned borrower (S)/guarantor (s)/mortgagor(s) 1)M/s. Swasthik Agencies Represented by it's Proprietrix Smt Pinky Jain Singh W/o Sri Vikram Jain 2)Smt Pinky Jain Singh W/o Sri Vikram Jain 3)Sri Vikram Jain S/o Sri Champalal Jain.

DESCRIPTION OF IMMOVABLE PROPERTIES

PROPERTY NO.1: Open Land at Guntur District, Peddakalam Sub-District, Peddakalam Gram, Panchayat area, Peddakalam Village D.No.974 an extent of Acre 15.06cents out of which an extent 2955-6 Sq.yds of site, belonging to Sri Vikram Jain S/o Sri Champalal Jain and bounded by -NORTH-Government Dukka, EAST Property of Bashiwunnusa SOUTH-Others Property, WEST Property of Janaveenusi.

PROPERTY NO.2: Residential House Property at Guntur District, Prathipadu Sub District, Chowdaxaram Village Panchayat Area in Chowdaxaram Village, D.No.871/81, 90/2A/291/A2 an Extent of 105 ½ Sq.yds Plot No.D-2, belonging to Sri Vikram Jain S/o Sri Champalal Jain and bounded by -NORTH-Plot No.D-1 Site EAST Common Passage SOUTH-Plot No.D-3, WEST : A Block P.O.S.

Nature of Possession	Symbolic Possession
Reserve Price	PROPERTY NO.1 Rs.88,53,800=80 (Rupees Sixty Eight Lakhs Fifty Three Thousand Six Hundred Only) PROPERTY NO.2 Rs.24,37,700=80 (Rupees Twenty Four Lakhs Thirty Seven Thousand Eight Hundred Only)
Earnest Money Deposit (EMD)	PROPERTY NO.1 Rs. 6,85,480=80 (Rupees Six Lakhs Eighty Five Thousand Three Hundred Sixty only) PROPERTY NO.2 Rs. 243,780=80 (Rupees Two Lakhs Forty Three Thousand Seven Hundred Eighty only)
Bid Increment Amount	PROPERTY NO.1 - Rs. 30,000=80 PROPERTY NO.2 - Rs.13,000=80
Date and Time of E-Auction	28.03.2025 from 10.30 A.M to 11.30 A.M
Last date and time of submission of bid along with EMD	On or before 27.03.2025 BY 4.00 P.M

For detailed terms and conditions of the sale please refer to the link provided in the Portal of Andhra Pradesh Mahesh Co-operative Urban Bank Ltd (Secured Creditor Website) i.e. www.zampheshbank.com. Details are also available at <https://zomnuctions.in>. For any further information and for inspection of property, the interested bidders may contact the Manager (Recovery), Mobile NO 98949628905, and Branch Manager, Guntur, Mobile No 9247414103/landline No.8632212103.

Date: 19.02.2025
 Place: Hyderabad
 Sd/-Authorized Officer
 Andhra Pradesh Mahesh Co-operative Urban Bank Ltd
 (MULTI - STATE SCHEDULED BANK)

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AUCTION TERMS AND CONDITIONS :

- 1) The E-Auction will take place through Portal <https://bankauctions.in> on 28.03.2025 from 10.30 A.M TO 11.30 A.M with unlimited extension of 5 minutes each till the sale is completed.
- 2) E-Auction is being held on "AS IS WHERE IS", AS IS WHAT IS BASIS and "whatever is there is and without recourse" basis
- 3) For detailed procedure and terms and conditions of E-Auction, interested bidders may visit <https://bankauctions.in> and download relevant documents. Interested bidders may also get in touch with Service Provider on below mentioned contact number.
- 4) It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before participating in Auction. The parties interested to inspect the assets may do so during office hours between 11.00 A.M and 5.00 P.M from 20.02.2025 to 27.03.2025 on any working day after obtaining prior permission from Branch Manager, Guntur, Mobile Nos 8247414103 landline No.9. 8632212103. The persons interested to participate in the auction to purchase the scheduled assets shall deposit earnest money (EMD) proportionate to the amount of the assets in the auction notice by way of:
 - BANK NAME : ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD,
 - ACCOUNT NAME : RDPCHB AUCTION AMOUNT OF SECURED ASSETS.
 - BRANCH : ROAD NO 12, BANUNRA HILLS, HYDERABAD
 - THROUGH FTGS IN A/C NO: 036001200000206
 - IFSC CODE NO : AMRC0000036
- 5) The intended purchaser/bidder is required to submit amount of EMD and register their name at <https://bankauctions.in> to the above mentioned account and get user ID and password free of cost and get training on E-Auction from M/s Closure, Helpline Nos: Mr.T.Jayaprakash Reddy, Call: +918142000064, Email ID Prakash@bankauctions.in & Helpline@bankauctions.in & Rekha +91-8142000064. Cheques/DD will not be accepted for EMD. Bidders are required to participate in the E-Auction and also to furnish the details in the Auction application form available on the site.
- 6) The last date and time of submission of bid along with EMD is on or before 27.03.2025 at 4.00 P.M. The persons who have deposited the earnest money as above are alone eligible to participate in the auction. Any property, however, the intending bidders should make their own independent enquiries regarding encumbrances, title of the property/asset put on auction and claims/rights/dues affecting the property, prior to participating in Auction. The auction advertisement does not constitute and will not be deemed to constitute any commitment whether known or unknown to the Bank. The property is being sold with all the existing encumbrances whether known or unknown to the Bank. The concerned Authorized Officer/Secured Creditor shall not be responsible in any way or any third party claims/rights/dues.
- 7) Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of Bank to sell the assets. Bank reserves the right to cancel the sale for any reason it may deem fit or even without assigned any reason and such cancellation shall not be called in question by the bidders. It shall be at the discretion of the Authorized Officer to cancel the auction proceedings for any reason and return the EMD deposited and Andhra Pradesh Mahesh Co-operative Urban Bank Ltd will not entertain any claim or representation in that regard from the bidders.
- 8) The concerned Authorized Officer is not bound to accept the highest offer and the concerned Authorized Officer has the absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- 9) EMD of successful bidder shall be adjusted and for all other unsuccessful bidders, the same shall be refunded within 10 days from the date of Auction. The Earnest money deposit will not carry any interest.
- 10) The successful bidder shall be required to pay 25% of the offer amount (including the amount of EMD) immediately i.e. on the same day or not later than next working day, as the case may be (as per the amended provisions of Rule 9(3) of the Security Interest (Enforcement) Rules, 2002) on confirmation of offer and acceptance by Andhra Pradesh Mahesh Co-operative Urban Bank Ltd, failing which the EMD amount forfeited will stand forfeited.
- 11) The balance 75% of offer amount shall be paid within 15 days or within such extended period as agreed upon in writing by and solely at the discretion of the concerned Authorized Officer, if the balance amount is not remitted within stipulated time, the amount of 25% will stand forfeited as per the provisions of Security Interest (Enforcement) Rules 2002.
- 12) If the sale price is more than Rs. 50,00,000/- (Rupees Fifty lakhs only) then the auction purchaser/successful bidder has to deduct 1% of the sale price as TDS in the name of the owner of the property and remit it to Income Tax Department as per section 194 IA of Income Tax Act and only 99% of the 5% shall be for having remitted the TDS.
- 13) The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc., and fee, dues of VSSZ, Electricity Dept and any other charges etc., owing to anybody.
- 14) On confirmation of sale by the Bank and if the terms of payment have been complied with, the concerned Authorized Officer exercising the power of sale shall issue Sale Certificate for the immovable assets in favour of the purchaser (s)/Auction purchaser in the form given in Appendix V of the Security Interest (Enforcement) Rules 2002. The sale certificate will be issued in the name of the purchaser(s)/Applicant (s) only and will not be issued in any other names (s).
- 15) On issuance of sale certificate by the Bank, sale shall be complete and no claims shall be entertained by the Bank.
- 16) The decision of the bank regarding sale of the property is final, binding and unquestionable.
- 17) All persons participated in E-Auction should upload and submit his /their sufficient and acceptable proof of his/their identity, residence, and authority i.e., (PAN Card, Aadhar Card, 2 photographs and relevant documents).
- 18) Details of E-Auction Provider: M/s Closure, #605A, 6th Floor, Maltrivnam, Ameerpet, Hyderabad - 500 038. Contact person: Mr. T. Jaya Prakash Reddy, Mobile No: 8142000064, Mail ID: Prakash@bankauctions.in

SPECIAL INSTRUCTIONS:

Bidding in the last minutes and seconds should be avoided in the bidders own interest Neither Andhra Pradesh Mahesh Co-operative Urban Bank Ltd nor Service provider will be held responsible for any lapses/failure (Internet Failure, Power Failure etc..) on the part of the vendor. In such cases, in order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the auction successfully.

Date: 19.02.2025
 Place: Hyderabad

Sd/-
 AUTHORIZED OFFICER
 ANDHRA PRADESH MAHESH CO-OPERATIVE URBAN BANK LTD
 MULTISTATE SCHEDULED CO-OP BANK