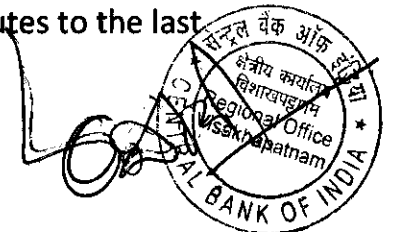


**REGIONAL OFFICE:VISAKHAPATNAM(B S LAYOUT BRANCH)**  
**Terms and conditions for E-Auction**

1. The sale will be done by the undersigned through e-auction platform provided at the Website PSB ALLIANCE PVT LTD PORTAL <https://baanknet.com> on 11-02-2025 (11 AM TO 4 PM). Last date for submission of EMD 11-02-2025 UPTO 2.00PM. The intending bidders/purchasers are requested to register on portal PSB ALLIANCE PVT LTD PORTAL <https://baanknet.com>.
2. For participating in the E-auction sale, the intending bidders should do profile registration and after profile registration buyer registration and Ekyc through digi locker KYC with the service provider website PSB Alliance pvt ltd portal <https://baanknet.com> well in advance.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites on **Date of Inspection & Time : 04-02-2025 between 11:00 AM to 4:00 PM.**
4. Platform PSB ALLIANCE PVT LTD PORTAL <https://baanknet.com> for e-Auction will be provided by our e-Auction service provider. This service provider will also provide USER MANUAL in PSB ALLIANCE PVT LTD PORTAL <https://baanknet.com>
5. The bidder shall improve their offer in multiple of **Rs.10,000.00** which will be the bid Increase Amount. The property will not be sold below the reserve price set by the Authorised officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall close.



6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB ALLIANCE PVT LTD PORTAL <https://baanknet.com> details of which are available on the e-Auction portal.
7. The successful bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in Account No **3791817145**, ACCOUNT NAME:RO VISAKHAPATNAM E AUCTION SALE PROCEEDS, Name of beneficiary CENTRAL BANK OF INDIA IFSC Code : CBIN0280824 (( Fifth letter of the IFSC Code is zero)), the same day or not later than next working day and the remaining 75% of amount shall be paid within 15 days in Account No **3791817145**, ACCOUNT NAME:RO VISAKHAPATNAM E AUCTION SALE PROCEEDS, Name of beneficiary CENTRAL BANK OF INDIA IFSC code: CBIN0280824 ( Fifth letter of the IFSC Code is zero) from the date of confirmation of sale (**subject to approval of the bid by the authorized officer**). In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
8. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated(15 days) time shall render automatic cancellation of sale without any notice, the EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
9. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
10. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing both existing and future relating to properties.

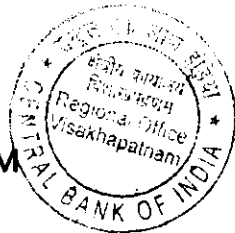


- 11.No request for inclusion/substitution of names, other than those mentioned in the bid. in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.
- 12.The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder , pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation.
- 13.The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
- 14.The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact **Central Bank of India (B S LAYOUT BRANCH) Sri K RAMA REDDY, MOBILE No. 6304906731, during office hours on 04-02-2025.**
15. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records / other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise /GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality.

  
(CHIEF MANAGER)

**AUTHORISED OFFICER**

**REGIONAL OFFICE, VISAKHAPATNAM**



# CENTRAL BANK OF INDIA

Regional Office: #47-0-14, Sampalli Elite, 3rd Floor,  
Near Diamond Park, Opp Pollocks School, Dwaraka Nagar  
2nd Lane, Visakhapatnam-530016. Ph. 0891-2506653

## E AUCTION SALE NOTICE

APPENDIX-IV A [See proviso to Rule 8(6)]

### SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

**E Auction Sale Notice for Sale of Immovable Assets under the Securitization 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) that below described immovable property mortgaged/charged to the Central Bank of India, Secured Creditor, the Constructive/Physical Possession of which has been taken by the Authorized Officer of Central Bank of India, B S Layout Branch Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 11-02-2025 through online web portal PSB Alliance Pvt Ltd portal <https://baanknet.com> for the recovery of the amount due to the Central Bank of India, Secured Creditor from the below mentioned Borrower. The Reserve Price & EMD of the property is mentioned herein below, for Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's website <https://www.centralbankofindia.co.in> or PSB Alliance Pvt Ltd portal <https://baanknet.com>

**Name of the Branch: B S LAYOUT** : 1. Mr Nanduri Venkata Narasimham (Borrower), S/o Sri. Krishnamacharyulu, D.No. 1-97-2, Sector-5, MVP Colony, Visakhapatnam, Andhra Pradesh-530017. 2. Smt. Nanduri Lavanya (Co-Borrower), W/o Nanduri Venkata Narasimham, D.No. 1-97-2, Sector-5, MVP Colony, Visakhapatnam, Andhra Pradesh-530017.  
**SUB:** NPA Loan Account of Cent HOME LOAN - with a limit of Rs.2000000.00 sanctioned on 26.02.2014 favoring Mr Nanduri Venkata Narasimham and Smt. Nanduri Lavanya - A/C No: 2984864897 with B S LAYOUT BRANCH.

**Date of NPA:** 27.12.2015 ; **Demand Notice Date:** 18.03.2018; **Possession Notice Date:** 05.06.2018  
**Amount due on date of Demand notice 13(2):** Rs. 20,70,628.00 plus interest as on 18.03.2018 plus interest & charges thereon minus subsequent recoveries if any.

**Reserve Price:** Rs. 22,32,000/- **EMD:** Rs. 2,32,000/- **BID Increase Amount:** Rs. 10,000/-

### SCHEDULE OF PROPERTY / SECURED ASSET:

All that site measuring 40 Sq.Yards or 33.45 Sq.Mts. undivided and unspecified share out of total measuring 1597.20 Sq.Yds. UDS together with slab level of Residential Flat No.506 with a plinth area of 1000 Sq Ft. in the Fourth Floor (including common areas and balconies) and Car parking measuring 100 Sq. Ft. in still floor of "MM PARADISE" covered by Patta No. 5851, Block No.9, Survey No.2/P of Madhurawada Village, situated at Padma Housing Colony, within the limits of Greater Visakhapatnam Municipal Corporation and Madhurawada joint Registration Sub District and total property bounded by:- East: Land belong to Kollu Ramana Murthy, West: Gedda, North: Road, South: Land belongs to Pothina Suryanarayana. **Measurements:** East Wing: 156'5" or 47.70 mts., South Wing: 88'0" or 26.82 mts., West Wing: 137'0" or 41.75 mts., North Wing: 108'0" or 32.91 mts. **Boundaries of the residential Flat No.506 in the 4th Floor:** East: Common Corridor & Flat No.503, West: Open to Sky, North: Steps & Open to Sky, South: Open to Sky. Within the above boundaries admeasuring 40 Sq. Yds out of 1597.20 Sq. Yds. together with common ways and common steps and with all easement rights etc. Details of encumbrance over the above property, as known to the bank - Not known.

<b>Date and time of E Auction:</b> 11-02-2025, Between 11.00 Hrs to 16.00 Hrs (Auto Extension Time 10 Mins)	<b>Last date for submission of EMD :</b> 11-02-2025 before 14.00 Hrs	<b>Date &amp; Time of inspection of property:</b> 04-02-2025 Between 11.00 Hrs to 16.00 Hrs
--	--	---

**For further details contact : Mr K Rama Reddy, Branch Manager, Mob.No. 6304906731** ;  
(1) For participating in the E-auction sale, the intending bidders should do Buyer registration - profile registration and after buyer registration buyer should do Ekyc through digi locker KYC with the service provider website PSB Alliance Pvt Ltd portal <https://baanknet.com/eauction-psb/bidder-registration> well in advance. Bidder will register on PSB Alliance Pvt Ltd portal <https://baanknet.com/eauction-psb/bidder-registration> subsequently EMD to be deposited in service provider Website <https://baanknet.com/eauction-psb/bidder-registration> through E wallet. Bidder may visit PSB Alliance Pvt Ltd portal <https://baanknet.com> for educational videos. For detailed terms & conditions of sale, please refer to the link provided Secured Creditor Bank's website: <https://www.centralbankofindia.co.in> and website PSB Alliance Pvt Ltd portal: <https://baanknet.com/eauction-psb/bidder-registration>.

(2) H1 bidder to make payment of bid amount (excluding EMD amount) by way of RTGS/NEFT/Funds transfer to the credit of A/C No.3791817145 A/C Name : "RO Visakhapatnam: E Auction Sale Proceeds", Name of beneficiary Central Bank of India, IFSC code: CBIN0280824 (Fifth letter of IFSC code is 'Zero').

### STATUTORY 15 DAYS SALE NOTICES UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/Mortgagors are hereby notified for sale of immovable secured asset towards realization of outstanding dues of secured creditors.

Date: 18.01.2025, Place: Visakhapatnam Sd/-Authorized Officer, Central Bank of India



సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
Central Bank of India

# సంఘటనా ప్రకారం

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

## సంఘటనా ప్రకారం

### సంఘటనా ప్రకారం

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

<b>సంఘటనా ప్రకారం</b> 11-02-2025, గురి 11.00 గంటల నుండి 16.00 గంటల వరకు (ఆటో ఎక్స్టెన్షన్ టైం 10 నిమిషాలు)	<b>సంఘటనా ప్రకారం</b> 11-02-2025, గురి 14.00 గంటల వరకు	<b>సంఘటనా ప్రకారం</b> 04-02-2025, గురి 11.00 గంటల నుండి 16.00 గంటల వరకు
---	---	--

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం  
సంఘటనా ప్రకారం

