



E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")  
Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties i.e., Property 1 and Property 2 mortgaged/charged (collectively referred as "Properties") to RBL Bank Ltd. ("**Secured Creditor/Bank**"), the physical possession of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**Without Recourse Basis**" on-31.07.2025, for recovery of the amount as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

Name of the Borrower, Mortgagor and Guarantor (s)	Details of Properties	Date of Demand, Possession and Sale Notice under SARFAESI Act	Inspection Date and Time of Properties	Reserve Price	Date and Time of e-Auction	Last Date for Receipt of Bids along with EMD & documents	Name of Authorised Officer/Phone No./Email Id
				EMD			
		Outstanding dues and details of live Existing Bank Guarantee		Bid Increase Amount			
1. M / s . C h a m u n d i Construction (Through its Partners) Mr. M. Nageswara Rao and Mrs. Manchala Venkata Ramana (Borrower & Hypothecator) Principal Office: Flat No.101, Sri Sai Apartments, Road No.5, Street No.9, Nehru Nagar, West Marredpally, Secunderabad – 500026  Also at: 10-1-214/A1, A2, Sai Nivas, 3rd Floor, Above State Bank of India, West Marredpally, Secunderabad – 500026  Also at: 10-02-28, Plot No. 102, Flat No. 501 & 502, Akshat Residency, West Marredpally, Secunderabad – 500026  2. Mr. M. Nageswara Rao (Managing Partner, Guarantor and Mortgagor) 10-02-28, Plot No. 102, Flat No. 501 & 502, Akshat Residency, West Marredpally, Secunderabad – 500026  3. Mrs. Manchala Venkata Ramana (Partner, Guarantor and Mortgagor) 10-02-28, Plot No. 102, Flat No. 501 & 502, Akshat Residency, West Marredpally, Secunderabad – 500026	<b>Property 1:</b> All the property is comprising of "Entire fourth floor" consisting of built up area 4870.71 Square Feet (including common areas) and 6 car parking space admeasuring 1200 Square Feet (each @ 200 Square Feet) together with undivided share of land admeasuring 141.83 Sq. Yds or 118.59 Sq.Mtrs out of total admeasuring 1157 Sq. Yards in Commercial Complex/Building bearing GHMC Premises No. 8-2-293/82/A/1097, on plot no 1097, in Survey No 120 (New), (Old Survey NO. 403/1), situated at Shaikpet Village & Mandal, Hyderabad – Andhra Pradesh now known as Jubilee Hills, Road No. 36, Hyderabad and bounded as follows: North: Open to Sky, South: Open to Sky, East: Corridor, Staircase & Lift, West: Open to Sky  <b>Property 2:</b> All the property is comprising of "Entire third floor" consisting of builtup area 4749.615 Square Feet (including common areas) and 6 car parking space admeasuring 1200 Square Feet (each @ 200 Square Feet) together with undivided share of land admeasuring 161.83 Sq. Yds or 135.31 Sq.Mtrs out of total admeasuring 1157 Sq. Yards in Commercial Complex/Building bearing GHMC Premises No. 8-2-293/82/A/1097, in Survey No 120 (New), (Old Survey NO. 403/1), situated at Shaikpet Village & Mandal, Hyderabad – Andhra Pradesh now known as Jubilee Hills, Road No. 36, Hyderabad, and bounded as follows: North: Open to Sky, South: Open to Sky, East: Corridor, Staircase & Lift, West: Open to Sky	<b>Date of Demand notice: 04.03.2022</b> <b>Date of Physical Possession of the Property 1: 10.10.2023</b> <b>Date/ of Physical Possession of the Property 2: 25.04.2024</b> <b>Date of Sale Notice under rule 8(6) of the Rules: Sale notice dated 29.05.2025 for Property 1 and Property 2.</b> Vide the Sale Notice, Bank has called upon the Borrower, Guarantors and Mortgagors to redeem the Property 1 and Property 2 by discharging in full the outstanding amount of <b>Rs. 8,70,42,148.49</b> (Rupees Eight Crore Seventy Lakh Forty Two Thousand One Hundred Forty Eight and Paise Forty Nine only) as on 30.04.2025, along with further interest, plus penal interest and other charges/expenses incurred by the Bank and amounts as per the loan and security documents till payment thereof; and returning the original Existing Bank Guarantee being BG No. BBG100911400010 and its amendment thereof or deposit with the Bank an amount equivalent to the said Existing Bank Guarantee i.e. <b>Rs 1,02,89,565/- (Rupees One Crore Two Lakhs Eighty-Nine Thousand Five Hundred and Sixty Five Only).</b>	24.07.2025 from 11 A.M. to 4 P.M. with prior intimation to the Authorised Officer	<b>Property 1:</b> Rs 3.57 Cr	31.07.2025 from 11:00 A.M. to 1:00 P.M. The time may be extended further as may be required till the finality of e-auction	29.07.2025 before 6:00 P.M.	Mr. Ratnesh Shukla  8369108176  ratnesh.shukla@rblbank.com
				<b>Property 2:</b> Rs 3.87 Cr			
				<b>Property 1:</b> Rs 35.7 Lakh			
				<b>Property 2:</b> Rs 38.7 Lakh			
				<b>Property 1:</b> Rs 10.0 Lakh			
				<b>Property 2:</b> Rs 10.0 Lakh			

Interested bidders may note that to the best of knowledge and information of the Authorized Officer, there are no encumbrances on the Properties other than the charge of RBL Bank Limited. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of Property 1 and Property 2 put on e-auction and claims/ rights/ dues/ effecting the Properties, prior to submitting their bid.

Terms and Conditions:

- (1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of e-auction available on the website of <https://www.bankauctions.com> and <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- (2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the each of the Properties and specification before submitting the bid.
- (3) The interested bidders shall state the description of the property for which they are submitting their bid and accordingly, submit their EMD details and documents through Web Portal: <https://www.bankauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT/ RTGS in the following Account of RBL BANK Ltd:- Auction Proceeds Collection GL, Account No 2599109900130047 (IFSC Code RATN0000990), before 6:00 P.M. on or before 29.07.2025.
- (4) Interested bidders may avail support/ online training on E-Auction from **M/s. C1 India Pvt Ltd** Contact No: 7291981124/25/26. Contact Person Mr. Bhavik R Pandya Mob No: 8866682937, e-mail-Id: support@bankauctions.com and for any query in relation to Property, they may contact Mr. Ratnesh Shukla, Authorised Officer (Mob.No. 8369108176) email: ratnesh.shukla@rblbank.com)
- (5) The Authorised Officer of the Bank reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel the e-auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.
- (6) The Borrower, Mortgagors and Guarantors have failed to comply with the demand in the Sale Notice dated 29.05.2025 issued by the Bank and redeem the Properties. In view thereof, the Properties shall be sold by way of e-auction.