



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Regional Office: HDFC Bank Ltd, Dept For Special Operations, H.No. 6-3-246 and 6-3-244/A, 3rd floor, Roxana Palladium, Road no.1, Banjara Hills, Hyderabad-500034

E-AUCTION SALE NOTICE

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of immovable properties (Refer Rule 9 (1)) mortgaged to Bank under 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) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s)/ Mortgagor(s)/ Guarantor(s) that, the below described immovable properties mortgaged to the HDFC Bank Ltd as secured creditor, the constructive possession of which has been taken by the Authorized Officer of the HDFC Bank Ltd., will be sold on "AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS" on dated 16.07.2022 for recovery of amount as mentioned below due to the HDFC Bank Ltd from borrower, guarantor(s)/mortgagor(s).. Details of borrower and guarantor(s)/Mortgagor(s) along with reserve price and earnest money deposit is mentioned hereunder.. The sale of the below-mentioned Properties shall be conducted by way of E-Auction through Web Portal: <https://www.bankeauctions.com>.

DESCRIPTION OF IMMOVABLE PROPERTIES/DETAILS OF ACCOUNT/AMOUNT/EMD/ETC

Name of the Branch & Account: M/s HDFC Bank Limited, Ramalingapuram Branch, Nellore
M/s.True Well E Pipe Industries & M/s. Pushkal Trading Co

Name of Borrower & Guarantor(s)/Mortgagor(s): **1.M/s.True Well E Pipe Industries**, Represented by its Proprietor Menta VenkataRamakrishna, Sy.No.51/4, Mungaladoruvu Village, T.P Gudur Mandal,, Nellore – 524 344, Andhra Pradesh
2.Mr. Menta Venkata Ramakrishna, S/o. Narasimhaswamy, H.No.3-476, Lakshmi Puram, Besides Race Ratnam School, Stonehousepet, Nellore – 524 341, Andhra Pradesh.
3.Mrs. Menta Kawitha, W/o. M.V. Ramakrishna, H.No.3-476, Lakshmi Puram, Besides Race Ratnam School, Stonehousepet, Nellore – 524 341, Andhra Pradesh.
4.M/s. Pushkal Trading Co, Represented by its Managing Partner, Menta Venkata Ramakrishna, No.93, South amuluru Village, Thotapalli Gudur Mandal, Nellore – 524 002, Andhra Pradesh

Amount as per Demand Notice for recovery: Rs.18,39,93,783.80 (Rupees Eighteen Crore Thirty Nine Lakh Ninety Three Thousand Seven Hundred Eighty Three and Paise Eighty Only) as on date of issue of demand notice dated 25.02.2020 [Rs.15,98,73,813.70 (Rupees Fifteen Crore Ninety Eight Lakh Seventy Three Thousand Eight Hundred Thirteen and Paise Seventy Only) towards the loan account of M/s. True Well E Pipe Industries and Rs.2,41,19,970.10 (Rupees Two Crore Forty One Lakh Nineteen Thousand Nine Hundred Seventy and Paise Ten Only) towards the loan account of M/s.Pushkal Trading Co]

S No	Description of Property(ies)	Name of the Mortgagor & Guarantors of the property	Reserve Price	Earnest Money Deposit (EMD)
1	<p>Property-I Schedule-A:- All that piece and parcel of the property situated at SPSR Nellore Registration District, Stonehousepet Sub Registration, Nellore Municipal Corporation, Nellore City, Stonehousepet, Lakshmipuram, Ward No-3, Demolished Door No-374, An extent of 75 ankanams or 600 Square Yards of the site.An undivided 1/24th share i.e. extent of 3.125 ankanams or 25 Square Yards of site out of 75 ankanams or 600 Square Yards of the site, standing in the name of Mr.Menta Venkata Ramakrishna and bounded by North:- House Of B.Konda Reddy&Makam Ramesh Along The Wall Of Schedule Property South:- Site Left For Municipality Along The Schedule Property East:- House Of Surendra Reddy Along The Schedule Property West:- Schedule Property Wall Along The Y.Krishnaiah House</p> <p>Schedule-B:- All that piece and parcel of the Residential Apartment constructed in the A-Schedule under the name and style "SRI LAKSHMI SAI AVENUE" in which RCC roofed Flat No-D in Ground Floor having plinth area of 912 Square Feet and common area of 138 Square Feet totally admeasuring 1050 Square Feet standing in the Name of Mr.Menta Venkata Ramakrishna and bounded by North :-Common Area South :-Open To Sky & Lift East :-Common Area West :-Common Passage</p>	Mr.Menta Venkata Ramakrishna	Rs.33,60,000/- (Rupees Thirty Three Lakh Sixty Thousand Only)	Rs.3,36,000/- (Rupee Three Lakh Thirty Six Thousand Only)
2	<p>Property-II All that piece and parcel of Property situated at SPSR Nellore Registration District, Nellore Sub Registration, Nellore Municipality, Nellore-Bit-I Patta No-139, in Survey No's 1576/897, 1576/898, 1576/899, 1576/900 and after Resurvey , Survey No-688 House Plots layout in an extent of Ac.1.00 cents out of Ac.12.00 cents in Ward no-26/1, Kondayapalem, Vanamthopu area near Door No-1720, Plot</p>	Mr.Menta Venkata Ramakrishna	Rs.1,46,66,520/- (Rupees One Crore Forty Six Lakh Sixty Six Thousand Five Hundred Twenty Only)	Rs.14,66,652/- (Rupees Fourteen Lakh Sixty Six Thousand Six Hundred Fifty Two Only)

	No-4 an extent of 33 1/3 ankanams or 222.969 Square Meters of the site standing in the name of Mr.Menta Venkata Ramakrishna and bounded by North :- Plot No 3 South :- Plot No 5 East :- Plot No 11 West :- Lay Out Road			
3	Property-III All that piece and parcel of Residential Property bearing House No-3-476,admeasuring 482.49 Square Yards, Built-up area of 288 Square Feet, situated at Nellore Registration District, within the Corporation Limits of Nellore, Nellore Town, Stone house pet in Lakshmi Puram, Ward No-3,Old Door No-415,New Door No-476,Assessment No-2972/4609 standing in the name of Mr.Menta Venkata Ramakrishna , covered by the Sale Deed 20584/2004,SRO Nellore (R.O) and bounded by North:- Road South:- Site Of D.Venkateswarlu Along with In this Compound Wall East:- Compound Wall of Munagavenkateswarlu And Venkatalakshmi Kumar West:- House And site Of B.Venkateswarlu	Mr.Menta Venkata Ramakrishna	Rs.8,23,13,250/- (Rupees Eight Crore Twenty Three Lakh Thirteen Thousand Two Hundred Fifty Only)	Rs.82,31,325/- (Rupees Eighty Two Lakh Thirty One Thousand Three Hundred Twenty Five Only)
4	Property-IV All that piece and parcel of Property situated at SPSR Nellore Registration District, Indukur Sub Registration, Indukur Mandal, Gudipallipadu Panchayat, Gudipallipadu Village, Patta No-299, admeasuring Ac.1.91cents in Survey No-294/A1, Ac.4.92 cents in Survey No-294/A2 totalling to Ac.6.83 cents- Out of the above an extent of Ac.0.46 cents or 0.186 Hectares or 1861.71 Square Meters standing in the name of Mr.Menta Venkata Ramakrishna and bounded by North :- Donka South :- Land Of Sharabu Anathalakshmamma East :- Land Of Rajendra West :- Land Of M.Vishnuvardhan	Mr.Menta Venkata Ramakrishna	Rs.2,44,90,400/ (Rupees Two Crore Forty Four Lakh Ninety ThousandFour Hundred Only	Rs.24,49,040/- (Rupees Twenty Four Lakh Forty Nine Thousand Forty Only)
5	Property-V Item-1:- All that piece and parcel of Property situated at SPSR Nellore District, Gudur Registration District, Indukur SubRegistration,ThotapalligudurMandal,Munagaladoruvu Village, Patta No-107, Ac.19.36 Cents in the Survey No-51/4, South Part of the East Portion of Ac.5.74 Cents, admeasuring Ac.1.74 cents or 0.704 hectares standing in the name of M/s True well Polymers and bounded by North :-Today Exe Land Sold To Modern Agro Industries	M/s True well Polymers	Rs.8,69,65,100/- (Rupees Eight Crore Sixty Nine Lakh Sixty Five Thousand One Hundred Only)	Rs.86,96,510/- (Rupees Eighty Six Lakh Ninety Six Thousand Five Hundred Ten Only)

South :-Land Of Allareddy Srinivasulu Reddy East :-Mungaladoruvu Parudala Kaluva West :-Today Exe Land Sold To Modern AgroIndustries Item-2:- All that piece and parcel of Property situated at SPSR Nellore District, Gudur Registration District, Indukur SubRegistration,ThotapalligudurMandal,Munagaladoruvu Village, Patta No-107, Ac.19.36 Cents in the Survey No- 51/4, North Part of the East and West Portion of Ac.5.74 Cents, admeasuring Ac.4.00 cents or 1.62 hectares standing in the name of M/s True well Polymers and bounded by North :-Land Of Perumareddy Subba Reddy South :-Truwell Palimars Land Some, Allareddy Srinivasulu Reddy Land Some East :-Mungaladoruvu Parudala Kaluva Side Nelloreamuluru Povu Donka West :-Land Of Panditi Ayyanna					
Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amount	Inspection Date and Time	Date/ Time of e- Auction	Last Date for Receipt of Bids
Property-I, Schedule- A & Schedule-B Rs.33,60,000/- (Rupees Thirty Three Lakh Sixty Thousand Only)	Rs.3,36,000/- (Rupee Three Lakh Thirty Six Thousand Only)	Rs.1,00,000/- (Rupees One Lakh Only)	08.07.2022 Between 11:00 AM to 02:00 PM	16.07.2022 11.00 AM to 2.00 PM (with unlimited auto extension of 5 minutes)	13.07.2022, till 04:00PM
Property-II Rs.1,46,66,520/- (Rupees One Crore Forty Six Lakh Sixty Six Thousand Five Hundred Twenty Only)	Rs.14,66,652/- (Rupees Fourteen Lakh Sixty Six Thousand Six Hundred Fifty Two Only)	Rs.1,00,000/- (Rupees One Lakh Only)	08.07.2022 Between 11:00 AM to 02:00 PM	16.07.2022 11.00 AM to 2.00 PM (with unlimited auto extension of 5 minutes)	13.07.2022, till 04:00PM
Property-III Rs.8,23,13,250/- (Rupees Eight Crore Twenty Three Lakh Thirteen Thousand Two Hundred Fifty Only)	Rs.82,31,325/- (Rupees Eighty Two Lakh Thirty One Thousand Three Hundred Twenty Five Only)	Rs.1,00,000/- (Rupees One Lakh Only)	08.07.2022 Between 11:00 AM to 02:00 PM	16.07.2022 11.00 AM to 2.00 PM (with unlimited auto extension of 5 minutes)	13.07.2022, till 04:00PM
Property-IV Rs.2,44,90,400/ (Rupees Two Crore Forty Four Lakh Ninety Thousand Four Hundred Only)	Rs.24,49,040/- (Rupees Twenty Four Lakh Forty Nine Thousand Forty Only)	Rs.1,00,000/- (Rupees One Lakh Only)	08.07.2022 Between 11:00 AM to 02:00 PM	16.07.2022 11.00 AM to 2.00 PM (with unlimited auto extension of 5 minutes)	13.07.2022, till 04:00PM

Property-V, Item-1 & Item-2 Rs.8,69,65,100/- (Rupees Eight Crore Sixty Nine Lakh Sixty Five Thousand One Hundred Only)	Rs.86,96,510/- (Rupees Eighty Six Lakh Ninety Six Thousand Five Hundred Ten Only)	Rs.1,00,000/- (Rupees One Lakh Only)	08.07.2022 Between 11:00 AM to 02:00 PM	16.07.2022 11.00 AM to 2.00 PM (with unlimited auto extension of 5 minutes)	13.07.2022, till 04:00PM
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TERMS & CONDITIONS:

1. The e-Auction is being held on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER IS THERE IS AND WITHOUT RECOURSE BASIS**”
2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT / RTGS in the following Account: 57500000904261, Name of the Account: DFSO Transitory Account, Name of the Beneficiary: HDFC BANK LTD., IFSC Code : HDFC0000240 or through Demand Draft drawn in favor of HDFC Bank Ltd Account No. 57500000904261 latest by 4.00 P.M on or before the dates mentioned in the table above. Please note that the Cheques shall not be accepted as EMD amount.
3. To the best of knowledge and information of the Authorized Officer, there is no encumbrance i.e. statutory dues like property taxes, society dues etc as per Banks's record on the property. The Bank, however, shall not be responsible for any present/past/future outstanding non-statutory dues / statutory dues/ encumbrances/ tax arrears/electricity dues/property tax, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned date and time.**
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact our **service provider** M/s. C1 India Pvt Ltd **Address** Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon **Helpline No's:** 0124-4302020/21/22/23/24, Mr.DharaniKrishna **Mobile:** 9948182222, Help Line e-mail ID: andhra@c1india.com and for any property related query may contact the **Authorized officer as mentioned above** in office hours during the working days. (10:00 AM to 5:00 PM).
5. The highest bid shall be subject to the approval of HDFC Bank Limited. Authorized Officer reserves the right to accept/ reject all or any of the offers/ bids so received, or cancel the auction/sale without assigning any reasons whatsoever. His decision shall be final & binding.

(Note- Notice under rule 8 (6) of the of the Security Interest (Enforcement) Rule, 2002 has been already issued on dated 27.04.2022)

(FOR DETAILED TERM AND CONDITIONS PLEASE REFER TO OUR WEBSITE www.hdfcbank.com and www.bankeauctions.com)

Date: 06-06-2022

Place: Hyderabad

Authorised Officer

HDFC BANK LIMITED