

SBI/SAMB/SEC/ELN/436 24 JAN 2024



24 JAN 2024

STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH, SECUNDERABAD

Authorized Officer's Details: Name: Shri. A V U Prabhakar Asst. General Manager, E-mail Id: team4samb.sec@sbi.co.in Mobile No: 8008572402 Land Line No. (Office): 040-23251921	Address of the Branch: Door No. 5-9-76, 2 nd Floor, Prabhat Towers, Opp: SBI, Amaravathi LHO, Chapel Road, Gunfoundry, Hyderabad – 500001
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The Managing Director, M/s Variegate Projects Private Limited, Plot No.436, Road No.80, Jubilee Hills, Phase - III, Hyderabad - 500 033	The Managing Director, M/s Variegate Hotels India Private Limited, Plot No.564 - A/17, 3rd Floor, Serenity Work Space, Road No.92, Jubilee Hills, Hyderabad - 500 096
The Proprietor, M/s Variegate Logistics & Warehousing Company, Plot No.436, Phase - III, Road No.80, Jubilee Hills, Hyderabad - 500 033	Shri. Gunreddy Lakshmana Siva Reddy S/o. Sri. G. Ravindranatha Reddy, Villa No.26, Lumbini SLN Springs, Gachibowli, BSD Botanical Garden, Hyderabad - 500 032
Shri. Gunreddy Ravindranatha Reddy, H. No.3-74, Kasnur Village, Simhadripuram Mandal, Kadapa District - 516454	Shri. Kudumula Pradeep Kumar Reddy S/o. Sri.K.Prabhakar Reddy,# 9-430, Srinivasa Nagar, Proddatur, Kadapa Dist - 516360
Shri. Kudumula Prabhakar Reddy S/o. Sri. Kudumula Venkata Muni Roddy, # 9-430, Srinivasa Nagar, Proddatur, Kadapa Dist - 516360.	Smt. Kotimreddy Anita W/o. Sri. Kotimeddy Sridhar Reddy, Plot No.255 & 256, Flat No.5A, Doyen Habitat Apartment, Srinagar Colony. Hyderabad
Shri. MadalaSaikumar S/o. Late. Madala Ramalingeswara Rao, Flat No.404, 416 - 17, Creative Avenue Apartments, Marripalem, VUDA Layout, Visakhapatnam,	



APPENDIX -IV A
[See proviso to Rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISION TO RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULE 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Constructive/Physical Possession of which have been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is, As is What is and Whatever there is" basis on 06.03.2024, for recovery of Rs. 50,62,79,525.38 (Rupees Fifty Crore sixty two lacs seventy nine thousand five hundred twenty five and paise thirty eight only) as on 31.12.2015 and interest from 01.01.2016 with incidental expenses, costs, charges etc, due to the **State Bank of India**, Secured Creditor and to the other members of the consortium namely 1) **Panjab National Bank**: Rs. 44,51,68,425.00 as on 30.04.2016 with interest due from 01.03.2017 with incidental expenses, costs, charges etc, 2) **Union Bank of India**: Rs. 41,96,26,000.00 as on 31.10.2015 with interest from 01.11.2015 with incidental expenses, costs, charges etc, 3) **e-Andhra Bank (Now merged with Union Bank of India)**: Rs. 30,55,66,396.73 as on 31.03.2016 with interest from 01.04.2016 with incidental expenses, costs, charges etc... and 4) **Indian Bank: (Loan now assigned to Pridhvi ARC)**: Rs. 40,77,23,185.00 as on 31.01.2016 with interest from 01.02.2016 with incidental expenses, costs, charges etc., (less any amount paid by the Borrower/Guarantors, the Company and recovery made through auction sale of properties/other modes), from the borrower M/s Variegate Projects Private Limited, Plot No.436, Road No.80, Jubilee Hills, Phase - III, Hyderabad - 500 033, represented by its Managing Director, Shri G L Siva Reddy and

Guarantors:

- 1) **Shri. Gunreddy Lakshmana Siva Reddy S/o. Shri. G. Ravindranatha Reddy, Villa No.26, Lumbini SLN Springs, Gachibowli, BSD Botanical Garden, Hyd - 500 032.**
- 2) **Shri. Gunreddy Ravindranatha Reddy, H. No.3-74, Kasnur Village, Simhadripuram Mandal, Kadapa District - 516454.**
- 3) **Shri. Kudumula Pradeep Kumar Reddy S/o. Shri K.Prabhakar Reddy, # 9-430, Srinivasa Nagar, Proddatur, Kadapa Dist - 516360.**
- 4) **Shri. Kudumula Prabhakar Reddy S/o. Shri Kudumula Venkata Muni Roddy, # 9-430, Srinivasa Nagar, Proddatur, Kadapa Dist - 516360.**



- 5) Smt. Kotimreddy Anita W/o. Shri Kotimeddy Sridhar Reddy, Plot No.255 & 256, Flat No.5A, Doyen Habitat Apartment, Srinagar Colony, Hyderabad.
- 6) Shri. Madala Saikumar S/o. Late. Madala Ramalingeswara Rao, Flat No.404, 416 - 17, Creative Avenue Apartments, Marripalem, VUDA Layout, Visakhapatnam,
- 7) The Managing Director, M/s Variegate Hotels India Private Limited, Plot No.564 - A/17, 3rd Floor, Serenity Work Space, Road No.92, Jubilee Hills, Hyderabad - 500 096.
- 8) The Proprietor, M/s Variegate Logistics & Warehousing Company, Plot No.436, Phase - III, Road No.80, Jubilee Hills, Hyderabad - 500 033.

Description of the Immovable Properties:

Property No.1: All that the Industrial Property bearing Plot No.2 in Sy.Nos.553 part, 554 part & 555 Part admeasuring built-up area of 10438 sft over land area of Ac.2.26 gts situated at SIPCOT Industrial Complex at Hosur Village limits of Zuzuvali, Hosur Taluk, Krishnagiri Revenue District, Tamil Nadu State belonging to M/s Variegate Logistic and Warehousing Company vide Sale Deed Doc.No.16169/2006 dated 22.09.2006 registered at office of the Sub Registrar, Hosur and bounded by: North: Plot No.3, South: Plot No.1, East: Private Land, West: 12.20 meter wide SIPCOT Feeder Road.

Reserve Price: 23,13,00,000/- EMD: 2,31,30,000/- Auction date: 06.03.2024

Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-

Property No.2: All that Piece and parcel of total land admeasuring Ac. 0.36 Cents including building with 21,990 Sft built up area in premises bearing D.No. 7/347-4, G,H,K,L,M,N & O on Plots bearing No. 59, 60, 61, 62 in Sy.Nos. 755/3, 755/4, 755/5 situated at Opposite RTC Bus Station, Simhapuri Colony, Chinnachowk Revenue Village, Kadapa Municipal Corporation, Kadapa District, Andhra Pradesh belonging to M/s Variegate Hotels India Pvt Ltd, registered vide Sale Deed Doc.No. 3466/2009 dated 11.08.2009, and bounded by North : Bhaskar Reddy Plot, South : 120 ft Main Road, East : 40ft Road, West : 40ft Road

Reserve Price: 20,78,06,000/- EMD: 2,07,80,600/- Auction date: 06.03.2024

Auction Time: 11:00 AM to 4:00 PM; Bid Increment: Rs. 5,00,000/-

Property No.3: All that the Open and Vacant land bearing Plot No.109/CS-4 in Ramky Villas Pearl Project admeasuring 340 Sq.yards or 286.70 Sq.meters in Sy.Nos.143 to 147 and 149 to 156 situated at Kukatpally Village, Balanagar Mandal, Ranga Reddy District belonging to Shri. Kudumula Pradeep Kumar Reddy S/o Shri Kudumula Prabhakar Reddy vide Doc.No.3304/2009 dated 17.09.2009 registered at office of the Sub Registrar, Kukatpally, Hyderabad and bounded by: North: Plot No.107 and 111CS-2 & CS-6, South: 60' wide Road, East: 40' wide Road, West: Plot No.108/CS-5.

Reserve Price: Rs.3,51,90,000/- EMD: Rs.35,19,000/- Auction date: 06.03.2024



Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-

Property No.4: All that the Open and Vacant land bearing Plot No.108/CS-5 in Ramky Villas Pearl Project admeasuring 340 Sq.yards or 286.70 Sq.meters in Sy.Nos.143 to 147 and 149 to 156 situated at Kukatpally Village, balanagar Mandal, Ranga Reddy District belonging to Sri Kudumula Prabhakar S/o Shri.Kudumula Venkata Muni Reddy vide Doc.No.3305/2009 dated 17.09.2009 registered at office of the Sub Registrar, Kukatpally, Hyderabad and bounded by: North: Plot No.107/CS-6, South: 60' wide Road, East: 40' wide Road, West: Plot No.104/CS-4.

Reserve Price: Rs.3,80,60,000/- EMD: Rs.38,06,000/- Auction date: 06.03.2024

Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-

Property No.5: All that the part and parcel of property bearing H.No.6-85/70/B on Plot No.70-B admeasuring 500 Sq.yards or 418 Sq.Mtrs situated at Nandi Hills of Raidurg, Pan Maktha Village, Serilingampally Mandal and Municipality, Ranga Reddy District belonging to Smt. Kotam Reddy Anitha W/o Shri. Kotam Reddy Sridhar Reddy vide Doc.No.10464/2002 dated 27.1.2002 registered at office of the District Registrar, Ranga Reddy and bounded by: North: Plot No.70-A, South: 30 ft wide Road, East: 50 ft wide Road, West: Plot No.69.

Reserve Price: Rs.7,50,00,000/- EMD: Rs.75,00,000/- Auction date: 06.03.2024

Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-

Property No.6: All the land admeasuring Ac.4-11 cents in Sy.No.33, Ac.1.47 cents in Sy.No.37, Ac.3.83 cents in Sy.No.38, Ac.4-66 cents in Sy.No.39 and total land admeasuring Ac.14.07 cents situated at Dopperla Village, Atchutapuram Mandal, Visakhapatnam District belonging to Sri Madala Sai Kumar S/o Late. Ramalingeswara Rao vide Doc.No.6770/2012 dated 16.11.2012 registered at office of the Sub Registrar, Yalamanchili and bounded by: North: Land of Nandipalli Thathabbai and Demudu, South: Land of Sabbavarapu Babu Rao and Demudu, East: Land of Koli Nageswara Rao, Kolli Pydithalli, Koruprolu Appalaswami, West: Lake.

Reserve Price: Rs.25,32,60,000/- EMD: Rs.2,53,26,000/- Auction date: 06.03.2024

Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-



EMD Remittance	The intending bidders have to get themselves registered on the INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account.
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For inspection and any clarifications, the intending bidders may contact the Authorised Officer, Shri A V U Prabhakar, on Cell No.8008572402 or Bank's Approved Resolution Agent M/S Goodwill Associates, on Cell No.9949901281.

Note: This is also a notice to the Borrower/ Guarantors of the said loan about holding of e-auction sale of the property on the aforesaid mentioned date if the dues are not repaid in full before the date of e-auction.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website (a) "<https://www.sbi.co.in>" (Path: **SBI in the news --> Auction Notices --> SARFAESI and others**) (b) <https://ibapi.in>

Date : 24.01.2024
Place : Hyderabad

Jeepuji
Authorised Officer
SBI, SAMB, Sec'Bad (4106)



**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF
THE SECURED CREDITOR**

PROPERTY WILL BE SOLD ON

'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS' BASIS

1	Name and address of the Borrowers	M/s Variegate Projects Private Limited, Plot No.436, Road No.80, Jubilee Hills, Phase - III, Hyderabad - 500 033
2	Name and address of Branch, the secured creditor	State Bank of India Stressed Assets Management Branch, Door No. 5-9-76, 2 nd Floor, Prabhat Towers, Opp: SBI, Amaravathi LHO, Chapel Road, Gunfoundry, Hyderabad - 500001
3 Description of the immovable secured assets to be sold:		
<p>Property No.1: All that the Industrial Property bearing Plot No.2 in Sy.Nos.553 part, 554 part & 555 Part admeasuring built-up area of 10438 sft over land area of Ac.2.26 gts situated at SIPCOT Industrial Complex at Hosur Village limits of Zuzuvadi, Hosur Taluk, Krishnagiri Revenue District, Tamil Nadu State belonging to M/s Variegate Logistic and Warehousing Company vide Sale Deed Doc.No.16169/2006 dated 22.09.2006 registered at office of the Sub Registrar, Hosur and bounded by: North: Plot No.3, South: Plot No.1, East: Private Land, West: 12.20 meter wide SIPCOT Feeder Road.</p> <p>Reserve Price: 23,13,00,000/- EMD: 2,31,30,000/- Auction date: 06.03.2024</p> <p>Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-</p>		
<p>Property No.2: All that Piece and parcel of total land admeasuring Ac. 0.36 Cents including building with 21,990 Sft built up area in premises bearing D.No. 7/347-4, G,H,K,L,M,N & O on Plots bearing No. 59, 60, 61, 62 in Sy.Nos. 755/3, 755/4, 755/5 situated at Opposite RTC Bus Station, Simhapuri Colony, Chinnachowk Revenue Village, Kadapa Municipal Corporation, Kadapa District, Andhra Pradesh belonging to M/s Variegate Hotels India Pvt Ltd, registered vide Sale Deed Doc.No. 3466/2009 dated 11.08.2009, and bounded by North : Bhaskar Reddy Plot, South : 120 ft Main Road, East : 40ft Road, West : 40ft Road</p> <p>Reserve Price: 20,78,06,000/- EMD: 2,07,80,600/- Auction date: 06.03.2024</p> <p>Auction Time: 11:00 AM to 4:00 PM; Bid Increment: Rs. 5,00,000/-</p>		
<p>Property No.3: All that the Open and Vacant land bearing Plot No.109/CS-4 in Ramky Villas Pearl Project admeasuring 340 Sq.yards or 286.70 Sq.meters in Sy.Nos.143 to 147 and 149 to 156 situated at Kukatpally Village, Balanagar Mandal, Ranga Reddy District belonging to Shri. Kudumula Pradeep Kumar Reddy S/o Shri Kudumula Prabhakar Reddy vide Doc.No.3304/2009 dated 17.09.2009 registered at office of the Sub Registrar, Kukatpally, Hyderabad and bounded by: North: Plot No.107 and 111CS-2 & CS-6, South: 60' wide Road, East: 40' wide Road, West: Plot No.108/CS-5.</p> <p>Reserve Price: Rs.3,51,90,000/- EMD: Rs.35,19,000/- Auction date: 06.03.2024</p> <p>Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-</p>		



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Auction Time: 11:00 AM to 4:00 PM; Bid Increment Rs. 5,00,000/-

4	Details of the encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which the property is to be sold	<p>State Bank of India: - Rs. 50,62,79,525.38 as on 31.12.2015 + interest from 01.01.2016 + incidental expenses, costs, charges etc,</p> <p>Panjab National Bank: Rs. 44,51,68,425.00 as on 30.04.2016 + interest from 01.03.2017 + incidental expenses, costs, charges etc,</p> <p>Union Bank of India: Rs. 41,96,26,000.00 as on 31.10.2015 + interest from 01.11.2015 + incidental expenses, costs, charges etc ,</p>



		e-Andhra Bank (Now merged with Union Bank of India): Rs 30,55,66,396.73 as on 31.03.2016 + interest from 01.04.2016 + incidental expenses, costs, charges etc... and Indian Bank, (Loan now assigned to Pridhvi ARC): Rs. 40,77,23,185.00 as on 31.01.2016 + interest from 01.02.2016 + incidental expenses, costs, charges etc., (less any amount paid by the Borrower/Guarantors, the Company and recovery made through auction sale of properties/other modes),
6	Deposit of Earnest Money	10% of Reserve price to be submitted to IBAPI wallet in IBAPI portal by intending bidders through their Bank account. https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp
7	Reserve Price of the immovable secured assets. Bank Account in which EMD to be remitted. EMD amount in Rupees.	Reserve Price: Pl refer relative property Nos. in Row No. 3 The intending bidder should submit the EMD deposit to IBAPI wallet in IBAPI portal through their Bank account. https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp Pl. refer relative property Nos. in Row No. 3
8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The amount is to be deposited into SBI, SAM Branch Office A/c with Account Number – 30286184022 maintained at SBI, SAMB, Secunderabad (Br.Code:4106), IFSC – SBIN0004106. The Balance 75% of the sale price is payable on or before the 15 th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-auction or time after which sale by any other mode shall be completed	e-auction time: Pl. refer relative property Nos. in Row No. 3 Date: 06.03.2024 Time: 1 hour, with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
10	The e-auction will be conducted through the Bank's approved service provider. e-auction tender documents containing	The auction will be conducted through the INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL (https://ibapi.in) Details are available in the IBAPI PORTAL as mentioned above



	e-auction bid form, declaration etc., are available in the website of the service provider as mention above	and also contact Shri R Loganathan, Cell No. 9840589762 and Shri. A V U Prabhakar, Cell No. 8008572402 for information about e-auction details.
11	i) Bid increment amount. ii) Auto extension - times(limited/ unlimited) iii) Bid currency and Unit of measurement	i) Rs. 5,00,000/- ii) 10 Minutes (unlimited) iii) Rupee and one
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	From 12.02.2024 to 23.02.2024 (Except on Sundays and Holidays), between 11.00 AM to 5.00 PM (with prior appointment) M/S Goodwill Associates, on Cell No.9949901281
13	Other conditions	<p>a) Bidders shall hold a valid digital Signature Certificate issued by competent authority (Not mandatory) and valid KYC &email ID and Mobile number. E-Mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by INDIAN BANKS AUCTION PROPERTIES INFORMATION (IBAPI) PORTAL will be conveyed through e mail.</p> <p>b) The intending bidders have to get themselves registered on the IBAPI portal https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp for participation in the e-auction process. The Bidders have to register themselves well before the auction date as registration of bidders takes minimum of three working days. The intending bidder should submit/upload copies of (i) Proof of Identification (KYC) viz. Aadhar card/Driving License/Passport etc.,(ii) Current Address-proof of communication, (iii) PAN card of the bidder (iv) cancelled cheque (v) Registration certificate in case of Company/firm on the IBAPI portal for registration as bidders.</p> <p>c) Names of Eligible Bidders will be identified by the IBAPI Portal to participate in online e-Auction on the portal</p>



	<p>https://ibapi.in IBAPI portal will provide User ID and Password after registration on their portal is successful.</p> <p>d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/scrap the e-Auction process/proceed with conventional mode of tendering.</p> <p>f) The Bank/IBAPI portal for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>g) The bidders are required to accept the terms & conditions and modalities of e-Auction adopted by the IBAPI portal, before participating in the e-Auction. The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>h) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>i) The Authorized Officer shall be at liberty to cancel the e-Auction process/tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>j) The property shall not be sold below the reserve price.</p> <p>k) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>l) The EMD of the unsuccessful bidder will be refunded to their respective account numbers by IBAPI portal after placing refund request by them on the said portal. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</p> <p>m) The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p>
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	<ul style="list-style-type: none"> n) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. o) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. p) The payment of all statutory/non- statutory dues, taxes, rates, including GST, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. q) In case any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned Authorised Officer of the concerned bank branch only. r) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/participated in the e-Auction will be entertained.
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Date : 24.01.2024
 Place : Hyderabad

Asif
 Authorised Officer
 SBI, SAMB, Sec'Bad (4106)

