

**ORIGO FINANCE PRIVATE LIMITED**  
**VIJAYAWADA BRANCH**

Level 3, Vaishnavi Cynosure, opp. RTTC, Telecom Nagar Extension, Gachibowli, Hyderabad  
- 500081

**Email:**

**APPENDIX- IV-A**

[See proviso to rule 8 (6)]

**Sale notice for sale of immovable properties**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“**SARFAESI 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 and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the authorized officer of Origo Finance Private Limited (“**Secured Creditor**”), will be sold on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” on dates below mentioned, for recovery of **Rs. 25,00,000/- (Rupees Twenty-Five Lakh only) plus uncharged interest thereon w.e.f from [19-07-2021] and expenses due to the Secured Creditor from M/s. Ankem Nagaraju (“Borrower”), and Mrs. Ankem Purnima (“Guarantor(s))**). The reserve price, earnest money deposit (“**EMD**”) amount and property details mentioned below: -

Description and all the particulars of the property to be sold	Reserve Price	EMD
Krishna District, Nuzvid Sub-Registrar, Nuzvid Municipality, Khata Number:1199, Pattadar Passbook Number - F.521162, W-B:0-0 Survey:638-2A, Extent:0.5 Acres or 2420 Sq. yards vacant site within the following particulars:  <b>Boundaries:</b>  East: Land of Tadepalli Daniyelu West: Land of Ankem Purnima & Way. North: Land of Mekala Sankararao. South: Land of Ankem Purnima  (hereinafter referred to as the “ <b>Property</b> ”)	<b>Rs.36,00,000/- (Rupees Thirty Six Lakhs Only)</b>	<b>Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)</b>

Last date of Submission of Tender	30-10-2022 before 5:00 PM
Date & time of Auction sale	05-11-2022 from 11:00 to 12:00 PM (with unlimited auto extension of 5 minutes)

<b>Inspection Date &amp; Time</b>	<b>The Property may be inspected on 22-10-2022 between 12:00 Noon to 3:00 PM after providing a written notice to the Secured Creditor</b>
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The intending bidders are required to deposit EMD amount and submit the evidence for EMD deposit along with requisite documents to the Authorized Officer of the Secured Creditor in accordance with the terms and conditions of the 'Open Auction Offline Sale' on or before the abovementioned date and time. For detailed terms and conditions of the sale, please refer to the link provided in the Secured Creditor's website i.e. info@origofin.com

**Known Encumbrances to finance company - Not Known**

<b>STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002</b>
<b>The Borrower(s) /Guarantor(s) are hereby noticed to pay the sum mentioned as above within 30 (thirty) days from the date of publication of this notice failing which the finance company shall sell the property as per the provision laid down under the SARFAESI Act, 2002.</b>

Date: 22-09-2022  
Place: Vijayawada

for ORIGO FINANCE PRIVATE LIMITED  
  
Authorized Signatory

Authorized Officer

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/Rule 9(1) OF  
STATUTORY INTEREST (ENFORCEMENT) RULES 2002**

This may also be treated as notice u/r 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about the holding of E- Auction Sale on the above mentioned date.

**ORIGO FINANCE PRIVATE LIMITED  
VIJAYAWADA BRANCH**

Level 3, Vaishnavi Cynosure, opp. RTTC, Telecom Nagar Extension, Gachibowli, Hyderabad –  
500081

**OPEN - AUCTION SALE NOTICE**

**TERMS & CONDITIONS OF OFF-LINE OPEN - AUCTION SALE**

1. The Property is being sold on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS WITHOUT RECOURSE BASIS**”. As such sale is without any kind of warranties and indemnities.
2. Particulars of the Property, including but not limited to the extent and measurements specified with respect to the Property, have been stated to the best of knowledge and information of the Secured Creditor and the Secured Creditor shall not be answerable for any error, misstatement or omission. It is hereby clarified that the actual extent and dimensions of the Property may differ, and it shall be the responsibility of the interested bidders to inspect and satisfy themselves about the Property before submission of the bid.
3. The Secured Creditor is a finance company and the Open - Auction Sale Notice issued is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the **Secured Creditor**. Interested bidders are advised to peruse the copies of title deeds with the **Secured Creditor** and to conduct their own independent enquiries /due diligence about the title and present condition of the Property along with any claims and/or dues affecting the Property before submission of bid/s.
4. To the best of knowledge and information of the authorized officer of the Secured Creditor, there are no encumbrances on the Property. However, the intending bidders are advised to make their own independent enquiries regarding the encumbrances, title of Property put on auction along with claims, rights and duties affecting the Property prior to submitting their bid. The Property is being sold with all the existing and further encumbrances whether known or unknown to the Secured Creditor. The authorized officer and/or Secured Creditor shall not be responsible in any way for any third party claim/ right/dues. No claim of whatsoever nature will be entertained after submission of the bid regarding Property put for sale.
5. The auction/bidding of the Property shall be conducted by the Secured Creditor through “**off-line mode**” only and the Secured Creditor shall arrange and coordinate the entire process of auction through the open-auction platform. ‘Open-Auction Bid Form’, ‘Declaration’, ‘General Terms and Conditions of auction sale’ are available in the website: - [info@origofin.com](mailto:info@origofin.com)
6. The bidders must hold valid e-mail address and may participate in open-auction for bidding from Vijayawada branch office only.
7. For any further details including but not limited to details pertaining to procedure and particulars of off-line bidding on open-auction prospective, bidders may contact the below mentioned person (“**Authorized Officer**”) of the Secured Creditor:



**Name:** Mr. Yugandhar Challapalli,

**Contact details:** 7330997847

8. It shall be the responsibility of the intending bidders to inspect and satisfy themselves about the Property before the submission of the bid and may inspect the property at site as per schedule mentioned above.
9. For participating in open-auction, intending bidders have to deposit a refundable EMD of 10% of Reserve Price and shall be payable by interested bidders through NEFT/ RTGS/Funds Transfer **on or before the last date and time of the submission of bid (as mentioned above)** in the designated bank of the Secured Creditor bearing following details:

<b>Name of the Bank</b>	:	[HDFC BANK LTD.]
<b>Name of the Branch</b>	:	[FINANCIAL DISTRICT]
<b>Account Type</b>	:	[CURRENT]
<b>Account Number</b>	:	<b>50200026639130</b>
<b>IFSC Code</b>	:	[HDFC0003788]

The intending bidders should submit the duly filled in 'Bid Form' (*format available in the above website*) along with the enclosure (KYC Documents (*as mentioned below*), UTR No. of NEFT/RTGS remittance) towards EMD in a sealed cover addressed to the Authorized Officer, Origo Finance Private Limited, Level 3, Vaishnavi Cynosure, opp. RTTC, Telecom Nagar Extension, Gachibowli, Hyderabad – 500081 **by 04:00 PM on 30-10-2022**. The sealed cover should be super scribed with "***Bid for participating in Open-Auction Sale - in the A/c of M/s. ANKEM NAGA RAJU.***" and scan copies to be forwarded to the Authorized Officer to [info@origofin.com](mailto:info@origofin.com) **so as to reach on or before 30-10-2022 by 4 P.M.**

10. The KYC documents are: (i) Proof of identification (KYC) viz. Voter ID Card / Driving Licenses / passport /Aadhaar Card etc. (ii) Current address proof for communication (iii) PAN Card of the bidder (iv) Valid E-mail ID (v) contact number (Mobile / Land Line) etc. of bidders.
11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders as may be determined by the Authorized Officer. During the process of inter-se bidding, there will be unlimited extension of "5" minutes each, i.e., the end time of open - auction shall be automatically extended by 5 minutes each time if bid is made within 5 minutes from the last extension.
12. After expiry of the last date of submission of bids along with EMD, Authorized Officer shall examine the bids received by him/her and confirm the details of the qualified bidders. It is hereby clarified that qualification of bidders shall be determined based on the quotes received from them and only those bids shall be subject to qualification which have been quoted over and above the Reserve Price and the specified EMD has been duly paid with the Secured Creditor in accordance with the terms mentioned herein. Upon fulfillment of the abovementioned conditions, the qualified bidders shall be allowed to participate in the off-line *inter se bidding /auction proceedings at the date and time mentioned in open Auction Sale Notice.*
13. Bidders are advised to refer through the website [info@origofin.com](mailto:info@origofin.com), for detail terms and condition of auction sale before submitting their bids and taking part in Open-Auction sale proceedings.

14. The EMD of the successful bidder shall be retained towards part sale consideration and the same shall be adjusted towards the sale price and the EMD of unsuccessful bidder shall be refunded. EMD shall not bear any interest.
15. The successful bidder shall deposit 25% (twenty-five percent) of the bid amount (including EMD) immediately on acceptance of the bid amount by the Authorized Officer and balance 75% (seventy-five percent) of bid amount within 15 (fifteen) days (“**Bid Amount**”) from the date of sale through NEFT/ RTGS/Funds Transfer i.e. on or before 20-11-2022 in the designated bank of the Secured Creditor bearing following details:

<b>Name of the Bank</b>	:	[HDFC BANK LTD.]
<b>Name of the Branch</b>	:	[FINANCIAL DISTRICT]
<b>Account Type</b>	:	[CURRENT]
<b>Account Number</b>	:	<b>50200026639130</b>
<b>IFSC Code</b>	:	HDFC0003788

16. Immediately upon closure of Open-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him by oral to the Authorized Officer for getting declared as successful bidder in the Open-Auction Sale proceedings.
17. In case of default in deposit of Bid Amount as mentioned above by the successful bidder within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale and the defaulting bidder shall have no claim/right in respect of Property and the deposited amount.
18. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the Bid Amount.
19. All applicable taxes and dues including but not limited to municipal / panchayat taxes, electricity dues (if any) have to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the Property.
20. Sale certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire Bid Amount and furnishing the necessary proof in respect of payment of all taxes and/or charges.
21. Applicable legal charges for conveyance stamp duty, registration charges, assessment charges and other incidental charges shall be borne by the auction purchaser.
22. The Authorized Officer/ and/or the Secured Creditor is not bound to accept the highest offer and has the absolute right and discretion to accept or reject any or all offer (s) or adjourn/postpone/cancel the open - auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason whatsoever. In case the Open-Auction Sale is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the Secured Creditor.
23. The decision of the Authorized Officer is final, binding and unquestionable.
24. All bidders, shall be deemed to have read and understood the terms and conditions of the Open-



Auction Sale and be bound by them. The sale shall be subject to the Securitizations & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002, including but not limited to all rules and conditions prescribed therein, as amended from time to time.

25. The Notice is also applicable to Borrower (s), Guarantor (s) and the public in general.

Date: 22-09-2022

Place: Vijayawada

For ORIGO FINANCE PRIVATE LIMITED

Authorized Officer:  
Authorized Signatory

### THE SALE NOTICE TO THE BORROWER/GUARANTORS

The undersigned being the Authorized Officer of the Origo Finance Private Limited is having full power to issue this notice of sale and exercise all powers of sale under Securitizations & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002 and the rules framed there under ("SARFAESI Act, 2002"). You have committed default in payment of outstanding dues and interest with the monthly interests, costs and charges etc. in respect of the advances granted by the Origo Finance Private Limited mentioned above. Hence, Origo Finance Private Limited had issued demand notice dated [19-07-2021] under section 13 (2) of the SARFAESI Act, 2002 to you demanding payment of the above mentioned amount, i.e., INR [35,23,996/-] within 60 (sixty) days. Since, you have failed to pay the amount even after the expiry of the 60 (sixty) days from the date of notice of the demand notice, therefore, the Authorized Officer in exercise of the power conferred under section 13(4) of the SARFAESI Act, 2002, took possession of the secured assets more particularly described in the description of Property mentioned above. Notice is hereby given to you to pay the amount at the earliest. It is to be noted that the date has been fixed for sale of Property and upon nonpayment of the abovementioned amount, the Property will be sold and balance if any will be recovered along with interest and costs from you. Please note that all expenses pertaining to demand notice, taking possession, valuation and sale of assets etc. shall be first deducted from the sale proceeds which may be realized by the undersigned and the balance of the sale proceeds will be appropriated towards your liability as aforesaid. You are at liberty to participate in the auction to be held on the terms & conditions there of including deposit of earnest money.

Date: 22-09-2022

Place: Vijayawada

ORIGO FINANCE PRIVATE LIMITED

Authorized Signatory  
Authorized Officer

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Origo Finance Private Limited nor any of its affiliates, directors, agent, employees or any other person associated with Origo Finance Private Limited will be responsible for any lapses/failure on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.