



**UCO BANK**  
(A Government of India Undertaking)

**Asset Management Branch**  
#6-3-1108, Ground floor, Navabharath Chambers,  
Raj Bhavan Road, Hyderabad  
Phone: (040) 23331275, 23331276

**MEGA E-AUCTION SALE ON 21.12.2016**

**E-Auction Sale of Immovable Properties mortgaged to the bank in terms of Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002**

Whereas the Authorized Officer of the Bank has issued a demand notice under Section 13(2) of SARFAESI Act and thereafter in exercise of powers under section 13(12) of SARFAESI Act has taken possession of Properties mortgaged to UCO Bank under Section 13(6) of the SARFAESI Act and the undersigned in the capacity of Authorized Officer has decided for sale of the property by public auction on "AS IS WHERE IS" AND "AS IS WHAT IS" BASIS ON 21-12-2016 between 12.00 Noon to 02.00 PM at Asset Management Branch # 6-3-1108, Ground floor, Navabharath Chambers, Raj Bhavan Road, Hyderabad Phone: (040) 23331275/23331276/23331275/23331276

Sl	Name of the Borrower	Description of the Property	Outstanding Amount	Reserve Price & EMD
1	<b>Mr. Challa Satya Hari Babu and Challa Krantih Rekhita:</b> All that House No. 72-49/527, measuring 125 sq. Yds. Situated at Doot Noor Mohammed Colony, Srinath Nagar, R.R. District, Hyderabad in the name of Mr. C. Satya Hari Babu and bounded by East: Road, West: House of neighbour no. 72-49/528; North: Road, South: House of neighbour no. 72-49/526.		Rs. 57,69,000/- as on 30.06.2016 + interest and charges from 01.04.2015.	Rs. 57,69,000/-
2	<b>Mr. B. Purushotham Naidu &amp; Mrs. B. Rajya Lakshmi:</b> I) All that piece and parcel of land bearing plot no. 215 measuring 373 Sq. Yds. of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 109 situated at New Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by NORTH: 35.0 ft. wide road; SOUTH: 33.0 ft. wide road; EAST: 40.0 ft. wide road; WEST: Land No. 216. II) All that piece and parcel of plot No. 75 measuring 500 sq. yards, plot No. 76 measuring 500 sq. yards and plot No. 77 measuring 500 sq. yards total measuring 1500 sq. yards of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. Nos. 120, 130, 132 and 133 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by NORTH: Plot No. 74; SOUTH: Gram Panchnayat, Shamshabad Mandal, Rang Reddy District and bounded by WEST: 33.0 feet wide road III) All that piece and parcel of plot no. 70 measuring 453 sq. yds. plot no. 71 measuring 373 sq. yds. plot no. 72 measuring 265 sq. yds and plot no. 87 measuring 527 sq. yds total measuring 1719 sq. yds. in Phase II of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 93 and 107 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by NORTH: Neighbour's land; SOUTH: Plot Nos. 72 & 85; EAST: 33.0 ft. wide road; WEST: 33.0 ft. wide road IV) All that piece and parcel of plot no. 56 measuring 500 sq. yards of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 133 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by North: Plot nos. 57 & 58; South: Plot no. 55; East: Neighbour's Land; West: 33.0 ft. wide road V) All that piece and parcel of plot bearing no. 55 measuring 422 sq. yards of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 136 situated at New Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by North: Plot nos. 56; South: Neighbour's Land; East: Neighbour's Land; West: 33.0 ft. wide road VI) All that piece and parcel of plot bearing no. 56 measuring 360 sq. yards in Phase II of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 93 and 107 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by North: Natural water tank; South: Project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 133 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by North: Plot no. 63 & Plot No. 66 East: Neighbour's Land; West: Plot no. 60 VII) All that piece and parcel of plot bearing no. 63 measuring 440 Sq. yards of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. No. 132 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by North: Plot no. 63 & Plot No. 66 East: Neighbour's Land; West: Plot no. 64 VIII) All that piece and parcel of plot bearing no. 68 measuring 500 sq. yards, plot No. 69 measuring 500 sq. yards and plot No. 70 measuring 500 sq. yards total measuring 1500 sq. yards of Swarghatha Airport County project of M/s Swarghatha Estates & Constructors Pvt. Ltd. in Sy. Nos. 109, 110, 113 and 114 situated at Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Rang Reddy District and bounded by NORTH: Plot no. 72; SOUTH: Gram Panchnayat, Shamshabad Mandal, Rang Reddy District and bounded by WEST: 76.77 & 76 IX) All that piece and parcel of plot No. 216 & 228 in survey no. 251/1, 273, 275, 276, 277, 278 and 279 measuring 266.66 sq. yards each totalling 2666.66 sq. yards situated at Sarveswara, Keshavi Layout located beside water tank of subject layout, near Siddipet Bypass, Shamshabad Municipality, Medak District, Telangana standing in the name of Mrs. Aruna Reddy and bounded by North: 60 wide road; South: 40 wide road; East: Plot no. 215 and 218; West: Plot No. 217 and 227.	Rs. 54,09,688/- as on 30.09.2016 + interest and charges from 01.10.2012.	Rs. 47,60,000/- Rs. 47,60,000/- Rs. 19,13,000/- Rs. 1,91,300/- Rs. 22,68,000/- Rs. 2,26,800/- Rs. 7,40,000/- Rs. 74,000/- Rs. 5,38,000/- Rs. 53,800/- Rs. 4,59,000/- Rs. 45,900/- Rs. 5,30,000/- Rs. 53,000/- Rs. 5,61,000/- Rs. 56,100/- Rs. 19,13,000/- Rs. 1,91,300/- Rs. 29,96,000/- Rs. 2,99,600/-	
3	<b>Smt. Munal Karthika:</b> All that Flat No. 201, 2 <sup>nd</sup> Floor, V/S Nish Residency, bearing 13/15th area of 1100 Sq. Ft. including common area and car parking, House No. 1362/1A, Old House No. 4-135/1, Sy. No. 327P, Plot No. 4, situated at Pragathi Nagar, Mossapur, Rang Reddy District and bounded by East: Open to sky; West: Plot No. 202; North: Common; South: Open to Sky.		Rs. 31,227,000/- as on 30.06.2016 + interest and charges from 01.04.2015.	Rs. 31,227,000/-
4	<b>Mrs. Shri Radhika Global Exim Pvt. Ltd.:</b> I) All that part of Plot no. A-174 in Sy. No. 45 & 46, measuring 700 Sq. Yds. situated at Nacharam Industrial Development area, Nacharam Village, Rang Reddy District, Telangana standing in the name of Mr. Chinnamohan Reddy and bounded by North: Property of M/s Anandra Foundry, South: Portion of plot no. A-174; East: 40.0 ft. wide road; West: Land in plot no. A-173 II) All that part of Plot no. A-174 in Sy. No. 45 & 46; measuring 250 Sq. Yds. situated at Nacharam Industrial Development area, Nacharam Village, Rang Reddy District, Telangana standing in the name of Mr. Chinnamohan Reddy and bounded by North: Portion of area in plot no. A-174; South: Chinnamohan Reddy and bounded by East: 40.0 ft. wide road; West: Land in plot no. A-173 III) Open portion of plot no. 216 & 228 in survey no. 251/1, 273, 275, 276, 277, 278 and 279 measuring 266.66 sq. yards each totalling 2666.66 sq. yards situated at Sarveswara, Keshavi Layout located beside water tank of subject layout, near Siddipet Bypass, Shamshabad Municipality, Medak District, Telangana standing in the name of Mrs. Aruna Reddy and bounded by North: 60 wide road; South: 40 wide road; East: Plot no. 215 and 218; West: Plot No. 217 and 227.	Rs. 3,44,42,934.01 as on 30.09.2016 + interest and charges from 01.04.2015.	Rs. 17,10,000/- Rs. 17,10,000/- Rs. 18,13,000/- Rs. 1,81,300/- Rs. 14,31,000/- Rs. 1,43,100/-	

The borrower(s) / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and other charges before the date of e-auction, failing which the property will be auctioned / sold and balance dues, if any will be recovered with interest and charges.

Date: 16-11-2016, Place: Hyderabad

Sd/- Authorised Officer, UCO Bank

Sl	Name of the Borrower	Description of the Property	Outstanding Amount	Reserve Price & EMD
5	<b>M/s. Sindhu Logistics:</b> I) All that plot no. 29 measuring 180 Sq. Yds. in Sy. No. 236/A, Gayathri Meadows situated at Gaggilapur Village, Outbullaipur Mandal, RR District in the name of M. Gangi Reddy and bounded by North: Open area; South: Plot No. 30; East: 30 wide road; West: Open area II) All that plot no. 30 measuring 154 Sq. Yds. in Sy. No. 236/A, Gayathri Meadows situated at Gaggilapur Village, Outbullaipur Mandal, RR District in the name of M. Gangi Reddy and bounded by North: Plot No. 28 South: Plot No. 31; East: 30 wide road; West: Plot No. 28 and Open areas III) All that plot no. 48 measuring 180 Sq. Yds. in Sy. No. 236/A, Gayathri Meadows situated at Gaggilapur Village, Outbullaipur Mandal, RR District in the name of M. Gangi Reddy and bounded by North: Open area; South: Plot No. 49; East: 30 wide road; West: Plot Nos. 57 & 58 IV) All that plot no. 57 measuring 142 Sq. Yds. in Sy. No. 236/A, Gayathri Meadows situated at Gaggilapur Village, Outbullaipur Mandal, RR District in the name of M. Gangi Reddy and bounded by North: Open area; South: Plot No. 58; East: Plot No. 57; West: 30 wide road V) All that plot no. 67 measuring 238 Sq. Yds. in Sy. No. 236/A, Gayathri Meadows situated at Gaggilapur Village, Outbullaipur Mandal, RR District in the name of M. Gangi Reddy and bounded by North: Open area; South: Plot No. 68; East: 30 wide road; West: Plot Nos. 57 & 58 VI) All that plot no. 80 measuring 150 Sq. Yds. in Sy. No. 236/A, Gayathri Meadows situated at Gaggilapur Village, Outbullaipur Mandal, RR District in the name of M. Gangi Reddy and bounded by North: Plot No. 81; South: Plot No. 78; East: Open area; West: 30 wide road VII) All that plot no. 90 measuring 100 sq. ft. along with divided share land of 95 sq. ft. (including common area) and one car parking area of 100 sq. ft. in Sy. Nos. 156, 158, 172P, 173, 174 at Manikonda Jagir Village, Rajendra Nagar Mandal, RR Dist. in the name of S. Suresh Babu and bounded by East: Open to Sky; West: Corridor and staircase; North: Open to Sky; South: Open to Sky		Rs. 27,82,262.00/- as on 30.06.2016 + interest and charges from 01.04.2015.	Rs. 31,06,000/- Rs. 3,10,600/- Rs. 1,04,00,000/- Rs. 10,40,000/-
6	<b>S. SURESH BABU:</b> All that semi finished flat no. 301, 3 <sup>rd</sup> floor of Piyaa Residency having plinth area of 1536 Sq. Ft. (including common area) and one car parking area of 100 sq. ft. in Sy. Nos. 156, 158, 172P, 173, 174 at Manikonda Jagir Village, Rajendra Nagar Mandal, RR Dist. in the name of S. Suresh Babu and bounded by East: Open to Sky; West: Corridor and staircase; North: Open to Sky; South: Open to Sky		Rs. 26,45,840.00/- as on 30.09.2016 + interest and charges from 01.04.2015.	Rs. 15,67,000/- Rs. 1,56,700/-

**Date and time of E-Auction : 21.12.2016 between 12.00 Noon to 02.00 PM**

**Date and time of Inspection of Property : 14-12-2016 between 11.00 A.M. and 4.00 PM**

**Terms & Conditions:**

- The auction sale will be "online e-auction" bidding through website [ucobank.auctiontiger.net](http://ucobank.auctiontiger.net).
- Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiple of Rs. 25000/- (Rupees twenty five thousand only).
- Please note that the first online bid that comes in the system during the online forward auction can be equal to the Auctioneer's start price, or higher than the start price by one increment, or higher than the start price by multiples of increment. While Auction the subsequent bid that comes in to outbid the H1 rate by one increment value or in multiples of the increment value.
- Service provider Auction Tiger, A-401, Wall street-I, Off-Street Club, N. G. Nagar, Hyderabad, 500006. Contact Number: 079-40230825/625627800/613614/8158161/ 8178181819 / Fax: 079-4848484 / Web portal: [www.auctiontiger.net](http://www.auctiontiger.net). E mail: [telangana@auctiontiger.net](mailto:telangana@auctiontiger.net). Regional Representative: Bhushan Dubbaka, Mobile: 9841410158.
- Bidders are advised to go through the website [ucobank.auctiontiger.net](http://ucobank.auctiontiger.net) for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
- Last date for submission of online bids: 20.12.2016; 4.00 PM.
- EMD shall be deposited through RTGS/NEFT Fund transfer to the credit of account no. 28040210000014, UCO Bank, Asset Management Branch, Hyderabad and IFSC Code No. is UCBA0002804 on or before 20.12.2016 at 4 PM.
- A copy of the bid form along with the enclosure submitted online (also mentioning UTR No.) shall be handed over the Authorized Officer, UCO Bank, Asset Management Branch, Hyderabad (2804), 6-3-1108, Ground Floor, Navabharath Chambers, Raj Bhavan Road, Somajiguda, Hyderabad 500082, Tel. No. 040-23331275, 040-23331276, 040-23331089 or soft copy of the same by e-mail: [asmathy@ucobank.co.in](mailto:asmathy@ucobank.co.in)
- The Successful Bidder who has offered the highest sale price in the bid has to pay a deposit of 25% of the bid amount (inclusive of EMD) of the sale price immediately on the same day to the Authorized Officer, failing which the Earnest Money Deposit shall be forfeited and the property shall be sold again.
- The Successful Bidder shall pay the remaining 75% of the bid amount on or before the 15<sup>th</sup> day of confirmation of sale by means of RTGS/NEFT/Pay Order/DD, favouring UCO Bank, payable at Hyderabad. In default of payment of balance amount of 75% of the bid amount, within the stipulated period i.e. 15 days from the date of confirmation of sale, the deposit amount (25% of bid amount inclusive of EMD) shall be forfeited and the property shall be resold and the depositing purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- The EMD of unsuccessful bidders will be refunded on closure of e-auction sale proceedings within 3 days and shall not carry any interest.
- The Sale/Auction is subject to confirmation by the Bank. If the borrower, guarantors pays the bank in full before sale, no sale will be conducted.
- The property is sold in "As is where is" and "As is what is" condition and intending bidder should make discreet enquiries as regards on the property before submitting bids and should satisfy themselves about the title, extent, quality and quantity of the property before the sale. The successful bidder shall bear the stamp duties including those of sale certificate registration charges, all taxes, rates, statutory dues payable to Government or any Authority etc., both existing and future relating to the property. The sale certificate will be issued only in the name of successful purchaser.
- The intending purchaser can inspect the property on 14.12.2016 between 11.00 A.M. and 4.00 P.M.
- The sale is subject to conditions prescribed in the SARFAESI Act / Rules, 2002 and the conditions mentioned above.
- The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, systems crash down, power failure etc.
- Bidders with bid amount of Rs. 50,00 lakhs and above have to pay 1% of the bid amount towards tax liability.

The borrower(s) / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and other charges before the date of e-auction, failing which the property will be auctioned / sold and balance dues, if any will be recovered with interest and charges.

Date: 16-11-2016, Place: Hyderabad

Sd/- Authorised Officer, UCO Bank