



UCO BANK

M.C Banjara Hills

#8-2-418, Ground Floor, krishnama House, Road No.7, Banjara Hills, Hyderabad-500034

Phone Nos.040-40034148, 23350587, 23359944

MEGA E-AUCTION SALE ON 08-05-2019

Auction Sale of Immovable Properties mortgaged to the Bank in terms of Securitization and Reconstruction of Financial Assets 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(4) of the SARFAESI Act and the undersigned in the capacity of Authorized Officer has decided for sale of the properties by E-Auction on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" on 08.05.2019 between 12.00 Noon to 02.00 PM by UCO Bank, M.C Banjara Hills #8-2-418, Ground Floor, krishnama House, Road No.7, Banjara Hills, Hyderabad-500034 Phone Nos.040-40034148, 23350587, 23359944

Name of the Borrowers & Description of the Property	Balance Outstanding Amount	Reserve Price & EMD
M/s PVSRSN ENTERPRISE PRIVATE LTD (Represented by Directors Sri P. V. Rangayya Naidu S/o P.Padmanabha Naidu and P.V. Sitarama Swamy Naidu S/o Sri P V Rangayya Naidu): 1. All that the dry land admeasuring 0.25 Cents in Sy.No.294/1 situated at Mangamaripeta Village, Kapuluppada Panchayat, Bheemunipatnam Mandal, Vishakhapatnam District belonging Mr. P.V.Sitararamaswamy Naidu s/o P.V.Rangaiah Naidu vide document No. 1481/1993 Dt: 03-05-1993 to and bounded by:North :land belongs to Doddigunala Vaari family,South :Land Belongs Garikin Appadu,East :Land Belongs to Mr.Vallabhaneni Raghava Rao and Mr.N.Vavala Raju,West :Road from Bheemli to Vizag.	Rs. 24,74,67,173.74 (Rupees Twenty four crores seventy four lakhs sixty seven thousand one hundred seventy three and paise seventy four only) plus interest and charges as per possession notice dt. 09.01.2017. Rs. 30,87,93,330/- (Rupees Thirty crores eighty seven lakhs ninety three thousand three hundred thirty only) with interest (inclusive of interest on Devolved Bank Guarantees) and charges upto 31.03.2019 with interest and charges thereon.	Rs. 84,40,000/- Rs. 8,44,400/-
2. All that the dry land admeasuring 0.31 Cents in Sy.No.294/1 situated at Mangamaripeta Village, Kapuluppada Panchayat, Bheemunipatnam Mandal, Vishakhapatnam District belonging Mr. P.V.Sitararamaswamy Naidu s/o P.V.Rangaiah Naidu to and bounded by:North :Land belongs to Dr.P.Indrani, South :Land Belongs Garikina Appadu,East : Land belongs to Claimant,West : Road leads to Vizag to Bheemli		Rs.1,04,65,000/- Rs.1,04,6,500/-

Last date of deposit of EMD is 06.05.2019 upto 4.30 PM

Date of Inspection of property: 25.04.2019

Terms & Conditions: 1. The auction sale will be "online e-auction" bidding through website <https://ucobank.auctiontiger.net>.

2. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiple of Rs. 25000/- (Rupees twenty five thousand only)

3. Please note that the first online bid that comes in the system during the online forward auction can be equal to the Auctions' 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.

4. Service provider Auction Tiger, A-801, Wall street-II Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad 380006. Contact number 079-40230825/826/827/800/813/814/815/816/ 817/818/819, Fax 079-40230827,, Web portal www.auctiontiger.net E mail: telangana@auctiontiger.net. Regional Representative: **Singireddy, Mobile: 7989449311**.

5. Bidders are advised to go through the website <https://ucobank.auctiontiger.net> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.

6. Last date for submission of online bids is: 08.05.2019 up to 2.00 P.M.

7. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT Fund transfer only through bank to the credit of account no. 21420210000410, RTGS Account UCO Bank, Hyderabad and IFSC Code No. is UCBA0002142 on or before 06.05.2019 up to 4.30 P.M.

8. The bid form along with the KYC Documents (also mentioning UTR No) shall be handed over to **Authorised Officer, UCO Bank, Mid Corporate Branch, Banjara Hills (Branch Id 2142), #8-2-418, Ground Floor, Krishnama House, Road No.7, Banjara Hills, Hyderabad-5000034, Tel.No. 040-40034148, 040-23350517, 040-23350587** or soft copy of the same by e-mail : jubmcc@ucobank.co.in (Copies of KYC Documents Pan card and Aadhaar card along with two photographs to be enclosed along with the bid form)

9. 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 forthwith will be sold again.

10. Modification: The successful Bidder shall pay the remaining 75% of the bid amount on or before the 15th day of confirmation of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer by means of RTGS/NEFT. In default of payment of balance amount of 75% of the bid amount, within the stipulated period 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 defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.

11. The EMD of unsuccessful bidders will be refunded on closure of e-auction sale proceedings within 3 working days and shall not carry any interest.

12. 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.

13. 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 of any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges encumbrances over the property on any other matter etc., will be entertained after submission of the online bid.

14. The undersigned has the absolute right and discretion to accept or reject any or all the Bid/Offer or adjourn/postpone/cancel the Auction Sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason thereof. In case the bids are rejected, Authorised Officer can negotiate with any of the tenderer of intending bidders or other parties for sale of properties by private treaty.

15. The successful bidder shall bear the stamp duties charges 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 bidder.

16. The intending purchaser can inspect the property on 25.04.2019 between 11.30 A.M. and 3.00 P.M.

17. The sale is subject to conditions prescribed in the SARFAESI Act / Rules 2002 and the conditions mentioned above.

18. 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, system crash down, power failure etc.

19. As per section 194-IA of Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50.00 lakhs and above. The successful bidder/purchaser deduct 1% TDS from the Sale Price and deposit the same with the Income Tax Department in Form No.16-B, containing Banks name and the PAN No.AAACU3561B as a seller and submit the original receipt of the TDS Certificate to the Bank. The purchaser shall be liable for payment of local taxes, Excise duty and any other statutory dues. The Registration charges and Stamp Duty on the documents executed for affecting the sale shall be borne by the purchaser.

20. Once EMD 10% deposited by the auction purchaser, he has to participate in the e-auction failing which 10% EMD will be forfeited.

21. The encumbrances on the property known to the bank is NIL

22. The Authorised officer is not bound to accept the highest bid or any or all the bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.

23. The purchaser has to bear the cess, sales tax if acceptable and any other statutory dues or other dues like municipality tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental charges, charges including all taxes and rates outgoing relating to the property.

24. Once the password is provided to the bidder, the bidder has to participate in the bid failing which auction provider charges will be deducted from the earnest money deposited.

STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT 2002

The borrower(s) / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary 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 cost.

Date: 05-04-2019, Place: Hyderabad

Sd/- Authorised Officer, UCO Bank

20x20 Vizag



UCO BANK

M.C Banjara Hills

#8-2-418, Ground Floor, krishnama House, Road No.7, Banjara Hills, Hyderabad-5000

Phone Nos.040-40034148, 23350587, 23359944

MEGA E-AUCTION SALE ON 08-05-2019

Auction Sale of Immovable Properties mortgaged to the Bank in terms of Securitization and Reconstruction of Financial Assets 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(4) of the SARFAESI Act and the undersigned in the capacity of Authorized Officer has decided for sale of the properties by E-Auction on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" on 08.05.2019 between 12.00 Noon to 02.00 PM by UCO Bank, M.C Banjara Hills #8-2-418, Ground Floor, krishnama House, Road No.7, Banjara Hills, Hyderabad-500034 Phone Nos.040-40034148, 23350587, 23359944

Name of the Borrowers & Description of the Property	Balance Outstanding Amount	Reserve Price & EMD
M/s PVSRSN ENTERPRISE PRIVATE LTD (Represented by Directors Sri P. V. Rangayya Naidu S/o P.Padmanabha Naidu and P.V. Sitarama Swamy Naidu S/o Sri P V Rangayya Naidu): 1. All that the dry land admeasuring 0.25 Cents in Sy.No.294/1 situated at Mangamaripeta Village, Kapuluppada Panchayat, Bheemunipatnam Mandal, Vishakhapatnam District belonging Mr. P.V.Sitataramaswamy Naidu s/o P.V.Rangaiah Naidu vide document No. 1481/1993 Dt: 03-05-1993 to and bounded by:North :land belongs to Daddigunala Vaari family,South :Land Belongs Garikin Appadu,East :Land Belongs to Mr.Vallabhaneni Raghava Rao and Mr.N.Valava Raju,West :Road from Bheemli to Vizag.	Rs. 24,74,67,173.74 (Rupees Twenty four crores seventy four lakhs sixty seven thousand one hundred seventy three and paise seventy four only) plus interest and charges as per possession notice dt. 09.01.2017. Rs. 30,87,93,330/- (Rupees Thirty crores eighty seven lakhs ninety three thousand three hundred thirty only) with interest (inclusive of interest on Devolved Bank Guarantees) and charges upto 31.03.2019 with interest and charges thereon.	Rs. 84,40,000/- Rs. 8,44,400/- Rs.1,04,65,000/- Rs.1,04,6,500/-
2. All that the dry land admeasuring 0.31 Cents in Sy.No.294/1 situated at Mangamaripeta Village, Kapuluppada Panchayat, Bheemunipatnam Mandal, Vishakhapatnam District belonging Mr. P.V.Sitataramaswamy Naidu s/o P.V.Rangaiah Naidu to and bounded by:North :Land belongs to Dr.P.Indrani,South :Land Belongs Garikina Appadu,East : Land belongs to Claimant,West : Road leads to Vizag to Bheemli		
M/s Meghana Infraheights Pvt Ltd (Represented by Directors Sri Nagaraj Kumar Gottipatti and Sri Surendra Gottipatti) 1.All that the entire fourth floor (as per regularized plan) of "Reliable Business Centre" admeasuring 7800 Sq. Ft. (including common area) and 3 car parking area of 450 Sq. Feet and 6 scooter parking area 300 sq. feet with an undivided share of land admeasuring 180 Sq. Yards out of total land admeasuring 1270 Sq. Yards in premises bearing Municipal Nos. 4-1-301 to 4-1-303, situated at Troop Bazar, Bank Street, Hyderabad , in the name of Meghana Infra Heights Pvt. Ltd. represented by Gottipati Nagaraj Kumar, Director, S/o G. Chinna Subba Naidu (Late) vide Regd. Sale Deed Document No.7/2012 dated 02-01-2012 and bounded by:Boundaries for Fourth Floor- North- Corridor,South- Open to sky,East-Open to sky,West- Open to skyBoundaries for entire premises-North- H.No. 4-1-300 belonging to Mr. Amarender Naidu & M. Vishwanath South- Main Road,East- Lane,West- Lane	Rs. 7,96,71,274.93 /- (Rupees Seven Crore Ninety Six lakh Seventy one Thousand Two Hundred Seventy Four and Paise Ninety Three only) plus interest and charges thereon as per possession notice dt. 30.12.2016. Rs. 9,99,04,762 (Rupees Nine Crore Ninety Nine lakhs four thousand seven hundred sixty two only) plus interest and charges upto 31.03.2019 with interest and charges thereon.	Rs. 2,52,21,000/- Rs. 25,22,100/-

Last date of deposit of EMD is 06.05.2019 upto 4.30 PM

Date of Inspection of property: 25.04.2019

- Terms & Conditions:**
- The auction sale will be "online e-auction" bidding through website <https://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 Auctions' 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-801, Wall street-II Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad 380006. Contact number 079-40230825/826/827/800/813/814/815/816/ 817/818/819, Fax 079-40230827,, Web portal www.auctiontiger.net E mail: telangana@auctiontiger.net. Regional Representative: **Singireddy, Mobile: 7989449311**.
 - Bidders are advised to go through the website <https://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 is: 08.05.2019 up to 2.00 P.M.
 - Earnest Money Deposit (EMD) shall be deposited through **RTGS/NEFT Fund transfer only through bank** to the credit of account no. 21420210000410, RTGS Account UCO Bank, Hyderabad and IFSC Code No. is UCBA0002142 on or before 06.05.2019 up to 4.30 P.M.
 - The bid form along with the KYC Documents (also mentioning UTR No) shall be handed over to **Authorised Officer, UCO Bank, Mid Corporate Branch, Banjara Hills (Branch Id 2142), #8-2-418, Ground Floor, Krishnama Housee, Road No.7, Banjara Hills, Hyderabad-5000034, Tel.No. 040-40034148, 040-23350517, 040-23350587** or soft copy of the same by e-mail : jubmcc@ucobank.co.in (Copies of KYC Documents Pan card and Aadhaar card along with two photographs to be enclosed along with the bid form)
 - 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 forthwith will be sold again.
 - Modification: The successful Bidder shall pay the remaining 75% of the bid amount on or before the 15th day of confirmation of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorized Officer by means of RTGS/NEFT. In default of payment of balance amount of 75% of the bid amount, within the stipulated period 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 defaulting 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 working 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 of any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges encumbrances over the property on any other matter etc., will be entertained after submission of the online bid.
 - The undersigned has the absolute right and discretion to accept or reject any or all the Bid/Offer or adjourn/postpone/cancel the Auction Sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason thereof. In case the bids are rejected, Authorised Officer can negotiate with any of the tenderer of intending bidders or other parties for sale of properties by private treaty.
 - The successful bidder shall bear the stamp duties charges 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 bidder.
 - The intending purchaser can inspect the property on 25.04.2019 between 11.30 A.M. and 3.00 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, system crash down, power failure etc.
 - As per section 194-IA of Income Tax Act 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50.00 lakhs and above. The successful bidder/purchaser deduct 1% TDS from the Sale Price and deposit the same with the Income Tax Department in Form No. 16-B, containing Banks name and the PAN No.AAACU3561B as a seller and submit the original receipt of the TDS Certificate to the Bank. The purchaser shall be liable for payment of local taxes, Excise duty and any other statutory dues. The Registration charges and Stamp Duty on the documents executed for affecting the sale shall be borne by the purchaser.
 - Once EMD 10% deposited by the auction purchaser, he has to participate in the e-auction failing which 10% EMD will be forfeited.
 - The encumbrances on the property known to the bank is NIL
 - The Authorised officer is not bound to accept the highest bid or any or all the bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.
 - The purchaser has to bear the cess, sales tax if acceptable and any other statutory dues or other dues like municipality tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental charges, charges including all taxes and rates outgoing relating to the property.
 - Once the password is provided to the bidder, the bidder has to participate in the bid failing which auction provider charges will be deducted from the earnest money deposited.

STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT 2002

The borrower(s) / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary 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 cost.

Date: 05-04-2019, Place: Hyderabad

Sd/- Authorised Officer, UCO Bank