

E-AUCTION SALE ON 08-01-2019

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 08-01-2019 between 11.00 AM to 02.00 PM by UCO Bank, Asset Management Branch, # 6-3-1108, Ground Floor, Navabharath Chambers, Raj Bhavan Road, Hyderabad. Tel: 040-23331275 / 23331276 / 23331009.

Sl. No.	Name of the Borrowers & Description of the Properties	Balance Outstanding Amount	Reserve Price & EMD
1	M/s Genex Technologies Pvt. Ltd. 1) Open Land bearing Survey No.16/AA (Part) admeasuring Ac.0-09 guntas or 0-0.09 Hectares, situated at MIYAPUR VILLAGE, Serilingampally Mandal and Municipality, Ranga Reddy District, Registered in favour of Putta Sanjeevi S/o Sri Putta Durgaiah Covered under sale deed No. 18924/2006. Bounded as follows: North: Part of Survey No. 16, South: Neighbour's Land, East: Open Land, West: Part of Survey No.16/AA. 2) All that part and parcel of the Plot bearing No.181, admeasuring 620 Sq.Yards equivalent to 518.39 Sq.Mtrs, in Survey No.120, situated at Vattinagulapalli Village and Gramapanchayath, Rajendranagar Mandal, under Chevella Revenue Division, Ranga Reddy Dist.Registered in favour of Mannam Venkata Ramana Rao S/o Venkateshwa Rao Covered under sale deed 4983/2007 and Bounded by: North: Plot No.180, South: Neighbours Land, East: 40' Feet Road, West: Plot No.136.	Rs.9,06,72,609.50 as on 26.04.2013 + interest and charges from 14.03.2013 as per our Demand notice dt 27.04.2013 / Balance outstanding as on 30.09.2018 is Rs.23,64,50,818.45 (inclusive of unapplied interest from 14.03.2013) + interest from 30.09.2018 and other charges.	Rs. 1,08,90,000/- Rs.10,89,000/- Rs. 93,00,000/- 9,30,000/-
2	Mr. B.Purushottam Naidu & B.Rajya Laxmi 1) All that piece and parcel of Plot No.70 admeasuring 453 sq.yds, Plot No.71 admeasuring 533 sq.yds, Plot No.86/Part, Admeasuring 266 sq.yds and Plot No.87 admeasuring 527 sq.Yards, Total admeasuring 1779 sq.Yards or 1488.70 Sq.Mtrs, in Phase-II of SWAGRUHA AIRPORT COUNTY project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED , in Sy.No.93 and 107, of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District and bounded by: North: Neighbour's Land, South: Plot Nos.72 & 86 /Part, East: 33-0 ft Wide Road, West: 33-0-Ft Wide Road. Covered by registered Sale Deed No.2366 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi W/o B.Purushotham Naidu. 2) All that piece and parcel of plot No.56 admeasuring 580 sq. yards or 485.34 Sq.Mtrs of SWAGRUHA AIRPORT COUNTY , project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED , in survey No.133 of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District. and bounded by: North: Plot Nos.57 and 58, South: Plot No.55, East: Neighbour's Land, West: 33-0 Ft Wide Road. Covered by registered Sale Deed No.2361 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi, W/o B.Purushotham Naidu. 3) All that piece and parcel of Plot bearing No.55, admeasuring 422 sq.yards or 353.13 Sq.Mtrs, of SWAGRUHA AIRPORT COUNTY , project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED , in Sy.No.136 of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District and bounded by: North: Plot No.56, South: Neighbour's Land, East: Neighbour's Land, WEST: 33-0 Ft Wide Road. Covered by registered Sale Deed No.2362 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi. 4) All that piece and parcel of plot bearing No.58 admeasuring 360 sq.yards or 301.25 Sq.Mtrs, in Phase-II of Swagruha Airport County project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED , in Sy.No.93 and 107 of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District and bounded by: North: Natural Water Tank, South: Plot No.57, East: Plot No.59, West: 33-0 Ft Wide Road. Covered by registered Sale Deed No.2364 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi. 5) All that piece and parcel of plot bearing no. 59 admeasuring 416 sq. yards or 348.11 Sq.Mtrs, of SWAGRUHA AIRPORT COUNTY , project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED , in Survey No. 133. of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District and bounded by: North: PLOT No.62, South: 33-0 Ft Wide Road, East: Neighbour's Land West: PLOT No.60. Covered by registered Sale Deed No.2363 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi W/o B.Purushotham Naidu. 6) All that piece and parcel of plot bearing No.63 admeasuring 440 Sq.yards or 368.19 Sq.Mtrs, of SWAGRUHA AIRPORT COUNTY , project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED in Sy.No.132 of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District and bounded by North: Plot No.65 and Plot No.66 East Part, SOUTH: 40-0-Ft Wide Road, East: Neighbor's Land, West: Plot No.64. Covered by registered Sale Deed No.2365 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi. 7) All that piece and parcel of Open Plot No.69 admeasuring 500 sq.yards, Plot No.70 admeasuring 500 sq.yards and Plot No.71 admeasuring 500 sq.yards, Total Admeasuring 1500 sq.yards or 1255.23 Sq.Mtrs, of SWAGRUHA AIRPORT COUNTY project of M/s SWAGRUHA ESTATES & CONSTRUCTIONS PRIVATE LIMITED , in Sy.Nos.109, 110, 112, 113 and 114 of Narkhoda Village and Gram Panchayat, Shamshabad Mandal, Ranga Reddy District and bounded by: North: Plot No.72, South: Plot No.68, East: 33-0 Ft Wide Road, West: Plot No's: 76, 77 and 78 Covered by registered Sale Deed No.2359 of 2005 dated 19-03-2005 stands in the name of Mr. B.Rajya Lakshmi.	Rs. 55,46,038/- as on 30.09.2012 + interest and charges from 01.10.2012 as per our Demand notice dt 01.11.2012 / Balance Outstanding Rs. 1,30,44,550/- as on 30.09.2018 + interest due from 01.10.2018 and other charges.	Rs. 27,00,000/- Rs.2,70,000/- Rs. 7,00,000/- Rs.70,000/- Rs. 7,00,000/- Rs.70,000/- Rs. 6,00,000/- Rs.60,000/- Rs. 6,00,000/- Rs.60,000 Rs. 7,00,000/- Rs.70,000/- Rs. 24,00,000/- Rs.2,40,000/-

Last date of deposit of EMD is 05.01.2019 upto 4.00 PM. Date of Inspection of property: 03.01.2019

Terms and Conditions:

- The auction sale will be "online e-auction" bidding through website: <https://www.bankeauctionwizard.com> provided by Antares Systems Limited.
- Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiple of **Rs.25,000/- (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 Auction'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: Antares Systems Limited, # 24, 3rd stage, 4th block, Basaveshwara Nagar, Bengaluru-560079, Contact Number: 080-40482000 (20 lines) Mobile: 07686913157/ 9686196753/9164628162 Fax: 080-40482114, Web Portal: www.bankeauctionwizard.com, e-mail: kushal.b@antaressystems.com / manohar.s@antaressystems.com, Regional Representative: Sridevi D, Mobile:8500289475, E mail: sridevi.d@antaressystems.com.**
- Bidders are advised to go through the website <https://www.bankeauctionwizard.com> provided by Antares Systems Limited. for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
- Bid shall be submitted through online only in prescribed format with reverent details.
- Last date for submission of online bids is: 05.01.2019 up to 4.00 PM.**
- Earnest Money Deposit (EMD) shall be deposited through **RTGS/NEFT Fund transfer** only through bank to the credit of **Account No.28040210000014, UCO Bank, Asset Management Branch, Hyderabad and IFSC Code No. UCBA0002804** on or before **05.01.2019 up to 4.00 PM.**
- The bid form along with the KYC Documents submitted online (also mentioning UTR No) shall be handed over to **Authorised Officer, UCO Bank, Asset Management Branch, Hyderabad (2804), 6-3-1108, Ground Floor, Nava Bharat Chambers, Raj Bhavan Road, Somajiguda, Hyderabad 500082, Tel.No. 040-23331275, 040-23331276, 040-23331009** or soft copy of the same by e-mail: asmahy@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.
- The successful Bidder shall pay the remaining 75% of the bid amount on or before the 15th day of confirmation of sale by means of RTGS/NEFT, favoring **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 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 **03.01.2019 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.
- Bidders with bid amount of Rs.50.00 lakhs and above have to pay 1% of the bid amount towards tax liability.**
- 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.