

E-AUCTION SALE SCHEDULED ON 26.04.2019 DETAILS OF PROPERTIES FOR E-AUCTION

1. M/s Safetrunk Services Private Limited (Represented by Directors Smt. Sai Padma Potluri, W/o. Sri. A.Sai Laxmana and Smt. Jhansi Sureddi, W/o. Sri. Prasad Veera Potluri) and Guarantors for the loans are 1. Smt. Sai Padma Potluri, 2. Smt. Jhansi Sureddi 3. Sri. Prasad Veera Potluri, 4. M/s PVP Ventures Limited (Represented by its Chairman and Managing Director Sri Prasad Veera Potluri and others.

DESCRIPTION OF IMMOVABLE PROPERTY

Simple mortgage Deed no.2306/2016 dated 29.04.2016 at Sub-registrar office of Purasawalkam.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Residential Township Project Land 'NORTH TOWN' measuring about 886.20 Grounds or 48.74 acres as per CMDA approved plan, [out of which 4.94 acres (19,994.335 Sq.mtrs) of land gifted for the purpose of open space reservation by executing a Gift deed dated 23.02.2010 and registered as Document No.694 of 2010 and further an extent of 0.427 acres (1728.77 Sq.mtrs) of land is gifted for Road widening by executing a gift deed dated 23-02-2010 and registered as Document No.695 of 2010 and an extent of 1.08 acre of land have been marked for Temple] and thereby an extent of 42.293 acres being the net land marked for development.

Item No.1: All that piece and parcel of land measuring to an extent of 599.20 Grounds, comprised in R.S.Nos.145, 146/1, 146/2, 147, 148, 149, 150, 225, 226/5, 226/4 and 229/1, Block Nos.7, 12 and 13 called "Buckingham and Carnatic Gardens" bearing Door Nos.4, 5, 6 and 7, Stephenson Road, Perambur, Chennai - 600 012, situated at PERAMBUR Village, PERAMBUR-PURASAWALKAM Taluk, CHENNAI District, being bounded on the NORTH BY: Ashwell Maidan and Mohammedian Cemetery; SOUTH BY: Stephenson Road; EAST BY: Otteri Nullah; WEST BY: Chacklipalayam Village and Property belonging to State Bank of India; and lies within the Registration District of CHENNAI CENTRAL and Sub Registration District of PURASAWALKAM.

Item No.2: All that piece and parcel of land measuring to an extent of 287 Grounds, comprised in R.S.Nos. 142/1, 142/4, 144, 145, 146/1, 146/2, 152/1, 231/2 and 231/3, Block Nos.6, 7 and 13 called "Ashwell Maidan" bearing Door No.152, Gantz Road, Perambur, Chennai - 600 012, situated at PERAMBUR Village PERAMBUR-PURASAWALKAM Taluk, CHENNAI District, being bounded on the NORTH BY: Southern Railway Line and Vysarpadi Jeeva Railway Station; SOUTH BY: Buckingham & Carnatic Gardens, Mohammedian Cemetery and Chacklipalayam Village part; EAST BY: Gantz Road and Mohammedian Cemetery; WEST BY: Chacklipalayam Village Part. and lies within the Registration District of CHENNAI CENTRAL and Sub Registration District of PURASAWALKAM.

SCHEDULE B PROPERTY - MORTGAGED UNDER THE DEED

NOTHTOWN PROJECT AT PERAMBUR, CHENNAI FLATS IN EKANTA TOWER-1

S. No.	Floor Number	Unit No.	Type	UDS of Land		Boundaries of the Flat			
				Sq.Ft	Saleable Area Sq.Ft	North	South	East	West
01	THIRD	302	Z2	231	650	E1-303	Open to sky	Corridor	E2
02	THIRD	303	Z3	231	650	Open to sky	E1-302	Corridor	E2
03	THIRD	304	Z4	231	650	Open to sky	Corridor	E1-305	Open to sky
04	FOURTH	403	Z3	231	650	Open to sky	E1-402	Corridor	E2
05	FOURTH	404	Z4	231	650	Open to sky	Corridor	E1-405	Open to sky
06	FOURTH	405	Z5	231	650	Open to sky	Corridor	Open to sky	E1-404
07	EIGHT	801	Z1	231	650	Corridor	Open to sky	E1-808	Open to sky
08	EIGHT	803	Z3	231	650	Open to sky	E1-802	Corridor	E2
09	EIGHT	804	Z4	231	650	Open to sky	Corridor	E1-805	Open to sky
10	EIGHT	806	Z6	231	650	Open to sky	E1-807	Open to sky	Corridor
11	NINETH	903	Z3	231	650	Open to sky	E1-902	Corridor	E2
12	NINETH	906	Z6	231	650	Open to sky	E1-907	Open to sky	Corridor
13	NINETH	907	Z7	231	650	E1-906	Open to sky	Open to sky	Corridor
14	TENTH	1003	Z3	231	650	Open to sky	E1-1002	Corridor	E2
15	TENTH	1006	Z6	231	650	Open to sky	E1-1007	Open to sky	Corridor
16	TENTH	1007	Z7	231	650	E1-1006	Open to sky	Open to sky	Corridor
17	ELEVENTH	1103	Z3	231	650	Open to sky	E1-1102	Corridor	E2
18	ELEVENTH	1104	Z4	231	650	Open to sky	Corridor	E1-1105	Open to sky
19	ELEVENTH	1106	Z6	231	650	Open to sky	E1-1107	Open to sky	Corridor
20	ELEVENTH	1107	Z7	231	650	E1-1106	Open to sky	Open to sky	Corridor

Reserve Price: Rs.35,49,150/- and EMD Rs.3,54,915/- for each flat

Balance Outstanding: Rs.4,15,37,583.00 (Rupees Four Crores Fifteen Lakhs Thirty Seven Thousands Five Hundred Eighty Three only) with interest charged upto 28.02.2018 plus interest and charges since 01.03.2018. **Rs.4,78,14,554.00 (Rupees Four Crores Seventy Eight Lakhs Fourteen Thousand Five Hundred Fifty Four Only)** with interest and charges upto 20.02.2019 plus interest and charges from 21.03.2019.

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: P.Bala Raju, Mobile: 9052104661.**
- 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: 26.04.2019 up to 4.00 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 24.04.2019 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 House, Road No.7, Banjara Hills, Hyderabad-500034, 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.
- 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 **20.04.2019 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.

Place: Hyderabad, Date: 23.03.2019

Sd/- Authorised Officer, UCO Bank