



Appendix IV A
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **UCO Bank**, the Secured Creditor, will be sold on "As is where is", As is what is "Whatever there is" on **12-11-2026**, for recovery of Rs. **Rs.23,82,70,324.90 (Rupees Twenty Three crores Eighty Two lakhs Seventy thousand Three Hundred and Twenty Four and ninty paise only)** as on **30.09.2020 (inclusive of interest up to 30.09.2020)** Plus further interest and other incidental charges thereafter due to the secured Creditor from **Borrower: M/s. Emgee Infrastructure Holdings (India) Pvt Ltd. (formerly Aswini Projects Pvt Ltd)**, No.6/11, Brahadambal Street, Nungabakkam, Chennai, Tamilnadu- 600006 **Also at:** No. 39, Perumal Koil Street, Gounderpalayam, Thiruvallur, Tamilnadu – 600120 **Also at:** 11-476/B, Villa No.7, N S R Villas, N H 16, Mangalagiri-522503. **Also at:** #8-2-418, Meenakshi House, Road No.7, Banjara Hills, Hyderabad, Telangana-500034 **Guarantors:** 1) **Sri. Madala Rajendra Kumar, S/o Chandrasekhara Rao, Director, M/s Emgee Infrastructure Holdings (India) Pvt Ltd**, Flat no.201, Sreeman residency, 4th line, Vidya Nagar, Chandramouli nagar, Guntur, Andhra Pradesh-522007 **Also at:** 11-476/B, Villa No.7, N S R Villas, N H 16, Mangalagiri-522503 **Also at:** Flat no.402, SVE Vijaya Enclave, Near Silicon Towers, Kondapur, Hyderabad, Telangana-500081 2) **Shri Madala Ashwin Kumar, Director, M/s Emgee Infrastructure Holdings (India) Pvt Ltd** No.6/11, Brahadambal Street, Nungabakkam, Chennai-600006, Tamilnadu **Also at:** D no 1-10-182/9, A-Block, Flat no 101, Sri Nilaya apartments, mayuri marg, begumpet, Hyderabad, Telangana-500016 3) **Shri Jagarlamudi Sunil Kumar, S/o Sri Krishna Muthy Babu**, 4-110-1, Kothapeta, Near DSP Office, Chirala, Kothapeta(Rural), Vetapalem Mandal, Prakasam Dist.523157 4) **Shri Jagarlamudi Venkata Anil Kumar, S/o Sri Krishna Murthy Babu**, 4-109-4-1, ILTD Extension colony, Kothapeta village, Chirala, Kothapeta (Rural), Prakasam Dist., Andhra Pradesh-523157 **Also at:** 4-109-4,1, ILTD Extension colony, Kothapeta village, Chirala, Kothapeta (Rural), Prakasam Dist, Andhra Pradesh-523157 5) **Madala Sarojini W/o Late Madala Govardhana rao**, D No.5-90-65, 4/2, Chandramouli nagar, Near IDBI Bank, Guntur, Guntur Dist-522007 6) **M/s MSA Ventures Pvt. Ltd, (Corporate Guarantor)** old no 6, New no 11, Brahadambal street, Nungambakkam, Chennai, Tamilnadu-600034





Property No.1:-

Regd will deed No. 77/1983 dated 11.11.1983 executed in favour of Mrs.Madala Sarojini W/o Late Madala Govardhan Rao in SRO, Mangalagiri.

Description of the Property:

All that piece and parcel of residential building having D No.5-90-65 of Municipal assessment no.5091, admeasuring 370.75 sq yds or 309.47 sq mts of land with an R.C.C. roof ground, first & Second floors residential building etc,,, situated at 4th line, Chandramouli naga, 2nd cross, bearing D no 7/D being bounded by:

Boundaries:

East : Property of Shri Ch. Venkata Rao : 45'3"
South : Property of Shri Daruvuru Veeraiah : 67'11"
West : 40' wide municipal corporation road : 50'6"
North : Property of shri Kanuru Narayana Rao : 71'3"

Within these boundaries 370.7 1/2 sq yds or 309.47 sq mts of land with residential building.

Reserve price of the property will be Rs. 3,83,00,000 (Rupees Three crores eighty three lakhs only):

Earnest money deposit will be Rs. 38,30,000 (Rupees Thirty eight lakhs thirty thousand only)

Bid increment amount: Rs,50,000/- (Rupees fifty thousand only)

Property No.2:-

Regd. Sale deed No. 4965/2018 dated 02.08.2018 of SRO, Chilakaluripet in the name of M/s. Emgee Infrastructure Holdings (INDIA) pvt Ltd rep by its Additional Director K Vasudevan.

All that piece or parcel of property situated in Guntur District, narasraopet Registration District, Chilakaluripet Sub District, within the chilakaluripet municipal limits 37th Block, Chilakaluripet, Purushothapatnam bearing D no 350/A3 as per adangal bearing katha no.2307 D No 350-A3-A in which an extent of Ac.0-75 cents of land is being bounded by:

Boundaries:

East : Land belongs to Nalam Nageswar rao
West : Land of Battineni Siddaiah & Thota Sivayya
North : Land of Shaik Saleem & Others
South : Sarkar Donka

Within these boundaries an extent of Ac.0-75 cents or 0.303 hectares of agricultural dry land only.





Reserve price of the property will be Rs. 27,33,000 (Rupees Twenty seven lakhs thirty three thousand only):

Earnest money deposit will be Rs. 2,73,300 (Rupees Two lakhs seventy three thousand three hundred only)

Bid increment amount:Rs.10,000 (Rupees ten thousand only)

Property No.3:-

Regd. Sale deed no. 7377/2005 dated 28.05.2005 in the name of Mr. Madala Rajendra S/o Late Madala Chandrasekhara rao SRO, Rangareddy Dist.

Schedule-A

All that plot no.7, in survey no.10 part admeasuring 663 sq yards equivalent to 554.55 sq.meters situated at kondapur village, serilingampally mandal and municipality, Ranga rao reddy dist. and bounded as follows:

East : Plot no.6 of M sushma kumara and M/s Boppana Housing

South : Property of Amarender reddy

West : 40' wide road

North : Property of Gaghavender rao

Schedule-B

All that piece or parcel of Flat no.402 in 4th Floor having plinth area of 1076 sq ft including common area, one car parking space, along with undivided share of land 35 sq yards out of 663 sq. yards in plot no.7 in Survey no 10 part situated at kondapur village, serilingampally mandal and municipality, Ranga reddy district and bounded by:

Boundaries:

East : Corridor and open to sky

West : Open to sky

North : staircase and duct

South : lift and duct

Reserve price of the property will be Rs.68,27,000 (Rupees Sixty eight lakhs twenty seven thousand only):

Earnest money deposit will be Rs.6,82,700 (Rupees six lakhs eighty two thousand seven hundred only)

Bid increment amount:Rs.10,000 (Rupees ten thousand only)

Property No.4:-

Item No.1

Gift Deed No.5389/2011 dated 21.11.2011 and partition deed No.15/2005 dated 04.01.2005 in the name of Mr. Jagarlamudi. venkata Anil Kumar s/o Late Sri





Krishna Murthy Babu & Mr. Jagarlamudi Sunil Kumar s/o Late Sri Krishna Murthy Babu, SRO, Chirala.

Prakasam District, Chirala Sub- district, Chirala Mandal, Chirala Municipality, perala Village, Chirala Old ward no.3, present Municipal ward no.12,13 block no.2, T S No. 28,29,30,31,32 perala village S No.108/1-T.S. No.33/3 present perala village S No.110/5, no.13-10-7 Present no.12-2-171 an extent of 254 sq.yards i.e 212 sq.mts of site together with rights over the passage through railway station road and bus station road on northern side and is bounded by:

Boundaries:

East : Land of vendees	: 114'
South : property of shri Jagarlamudi satyanarayana Babu etc	: 20'
West : Railway station road	: 114'
North : Bus station road	: 20'

Item No.II

Prakasam Dist, Chirala Sub Dist, Chirala Mandal, Chirala Municipality, perala village, chirala Old ward No.3 present municipal ward no.12,13 Block no.2, T. S No. 28,29,30,31,32 perala village S No.110/5, no.13-10-7 Present no.12-2-171 an extent of 1128 sq. yards or 943 sq.mts of vacant site together with rights over the passage through bus station road on northern side and is bounded by

East : property of yarlagadda Uma Devi	: 114' ft
South : Property of Jagarlamudi Satyanarayana babu	: 89' ft
West : "A" Schedule Property	: 114' ft
North : Bus Station road boundary	: 89' ft

Reserve price of the property will be Rs. 11,63,06,000 (Rupees Eleven crores sixty three lakhs Six thousand only):

Earnest money deposit will be Rs. 1,16,30,600 (Rupees One crore sixteen lakhs thirty thousand six hundred only)

Bid increment amount: Rs.2,00,000 (Rupees two lakhs only)

Terms & Conditions of E-Auction Sale

1. The auction sale will be "online e-auction" bidding through website <https://BAANKNET.com/education-psb/home>.
2. Date & time of inspection of Property: On or before 11-11-2026 between 10:00 AM to 4:00 PM
3. Date and time of auction: 12-11-2026 between 11:00 A.M. to 05:00 P.M. as per (IST).
4. Auction would be conducted for an initial period of 360 minutes followed by unlimited extensions of 10 minutes each, in case a valid bid is received in last 10 minutes.



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5. Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers as per the bid increment of the respective property.
6. Intending bidder shall register with the E-AUCTION portal to create their user-ids and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by the service provider (BAANKNET). Once the KYC documents are verified by **BAANKNET**, the registration will be activated within a period of maximum two working days from the date of submission of all KYC documents and registration fees.
7. Bidders are advised to go through the website <https://BAANKNET.com/education-psb/home> for detailed terms and conditions, login Id & password, uploading data, submitting bid, Training/Demonstration, inter-se bidding etc. of auction sale before submitting their bids and taking part in e-auction sale proceeding.
8. Bids shall be submitted through online only in the prescribed format with relevant details.
9. Earnest Money Deposit (EMD) of 10% shall be deposited through NEFT Fund transfer to Credit of BAANKNET wallet by generating the challan through <https://BAANKNET.com/education-psb/home>. Rest amount after successful bidding will be send to branch **Account No. 02230210003107 with UCO Bank, Mid corporate Branch, IFSC Code: UCBA0000223**
10. A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to the Authorized Officer, **UCO Bank**, at above mentioned address or soft copies of the same by E-mail to guntur@uco.bank.in
11. **The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid through wallet), immediately on closure of the E- Auction Sale proceedings on the same day or next day of the Sale in the same mode as mentioned above and the balance 75% of the purchase price shall have to be paid within 15 days or within the extended time from the date of confirmation of sale by the authorized officer. In case of default at any time, all amounts deposited till then shall be forfeited including earnest money deposited.**
12. The EMD of unsuccessful bidder will be returned on the closure of the E-auction sale proceedings within 3 days and shall not carry any interest.
13. The sale is subject to confirmation by the Bank, if the borrower pays in full before sale, no sale will be conducted.
14. The property is sold in "**As is Where is**" and "**As is What is**" condition and the intending bidder should make discreet enquiries as regards on the property with any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property



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- 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.
15. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale /modify any terms and conditions of the sale without any prior notice and assigning any reasons.
 16. The purchaser 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 and relating to the property. The sale certificate will be issued only in the name of successful bidder.
 17. The intending purchaser can inspect the property on the date & time mentioned against respective properties above.
 18. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
 19. This publication is also 30 days notice to the above borrowers/mortgagors of the above said loan about holding auction sale in the above manner under Rule 9(1), SARFAESI Act 2002 on the above mentioned dates if the outstanding dues are not paid in full.
 20. The successful bidder will pay 1% TDS if property value exceed 50 lakhs.
 21. Last Date & Time of submission of EMD & Documents:- **On or before 12.11.2026 ,04.50 PM**

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither UCO Bank nor the Service provider will be responsible for any lapses /failure (internet failure, power failure, etc) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully

कृत यूको बैंक For UCO BANK

अधिकृत अधिकारी Authorized Officer

Date: 29.09.2026



Place: Guntur