

**Union Bank of India**  
STRESSED ASSET MANAGEMENT BRANCH, HYDERABAD  
3rd Floor, Andhra Bank Building, Sultan Bazar,  
Koti, Hyderabad-500095. E-mail: uoib08@unionbankofindia.bank  
Tel No: 040-24683303, 24683305, 24683310, 24683315, 24683316

**Mega E-Auction**  
**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 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Union Bank of India (secured creditor), will be sold on "As is where is", "As is what is", "As whatever there is" on the date mentioned below. For recovery of dues as mentioned hereunder to Union Bank of India from the below mentioned Borrower(s) & Guarantor(s), the Reserve Price, the Earnest Money Deposit and Bid Increments are also mentioned hereunder.

**Date & Time of E-Auction: 25-05-2023 & From 01.00 PM to 05.00 PM (With 10 minutes unlimited auto extensions)**

1. **IVRCL Limited**, represented by Liquidator Mr. Sutanu Sinha, Address: M-2/3RT, Vijayanagar Colony, Hyderabad-500037. **Mortgagee/Guarantor(s)**: 2. Mr. Gagan Sushil Reddy, 3. Mr. E. Raja Reddy, Address: 12/23 RT, Vijayanagar Colony, Hyderabad, (Guarantor and Director), 3. Mr. Uttam Jagannath Gaiwad, Address: Flat No.3, Trinity Heights, Gujarath Colony, Kothrud, Pune-411038. 4. Mr. Rajesh Lamkanti Mandwar, Address: Flat No. 6/325/4, Shivnagar Gardens Cls, Behind Tatyra Topy Soc, Worliwadi, Pune-411006. 5. Mr. Jayant Ramesh Suryawanshi, Building No.4, Flat No.37, Shanti Raksash HSG, Yerwada, Pune-411006. 6. Mr. Shankar Ragho Kedekar, Address: Choochinde Gawadwadi, Tal: Mahad, Dist: Raigad-412405. **Amount Due: Rs.206,02,19,214/- (Rupees Two Hundred Eight Crore Two Lakhs Nineteen Thousand Two Hundred Fourteen Thousand 214/- only)**. **Property 1:** Unit No.2A at the Western side 3rd floor (super built up area 5290 Sq.Ft) together with an adjoining open terrace (super built up area 391 Sq.Ft)land together with four nos of open car parking spaces at the Ground Floor of Basement/GH stored building name "Aakash Tower" situated at premises No.61, Anandpur, Bellu, K.A.P.O. East Kothrud Township, Projects, PS 11, K.A.P.O. 700/107 belonging to M/s IVRCL Infrastructure & Projects Ltd. Bounded by: North by: Open Space, South by: Parly Open Spaces and Parly Toilet Block and Staircase, East by: Open Space and Parly Toilet Block, West by: Open Space.

**Reserve Price: Rs.23,00,00,000/- EMD: Rs.6,50,00,000/- Bid Increment Amount: Rs.4,00,00,000/-**  
**Property 2:** Residential Flat Property situated at Flat No.4-11, First Floor and One Room on Ground Floor (202 Sq.Yards, Super built up area on First Floor per possession agreement, 200 Sq.Yds, Carpet Area and 214 Sq.Yds, BUA, BUA area includes Flat on First floor and one room on G.F.), Saranaganga Apartments (Nakas COHSU), Near Maharaja Agrasari School, Near Jania Ice Cream, Near Sreejith Hospital, Sreejith Hospital Road, Hyderabad-500022 belonging to M/s IVRCL Infrastructure & Projects Ltd. Bounded by: North: Common passage, Stair, Lift and Flat No.4-12, South: Margin Land and Sreejith Hospital, East: Society Road and Block B, West: Margin Land and Maharaja Agrasari School. **GPS Coordinates: 23.048028 N, 78.532328 E**

**Reserve Price: Rs.1,02,00,00,000/- EMD: Rs.10,20,00,000/- Bid Increment Amount: Rs.20,00,00,000/-**  
**Property 3:** All that piece and parcel of land and premises situated at Veerapuram, Taluka Guntur the registration District AP, Ahmedabad and sub district Ahmedabad (P&H) bearing Survey Nos.9191, 9221, 9252, 9253, 9561, 9562, 9563, and 9564, included in Draft town planning scheme No.25 of Veerapur, allotted final plot 6, measuring about 62.625 Sq.Mts and b) Survey nos 833/93/4, 858/93/1P, 862/93/1, 862/93/2, 862/93/3, 862/93/4, 862/93/5, 862/93/6, 862/93/7, 862/93/8, 862/93/9, 862/93/10, 862/93/11, 862/93/12, 862/93/13, 862/93/14, 862/93/15, 862/93/16, 862/93/17, 862/93/18, 862/93/19, 862/93/20, 862/93/21, 862/93/22, 862/93/23, 862/93/24, 862/93/25, 862/93/26, 862/93/27, 862/93/28, 862/93/29, 862/93/30, 862/93/31, 862/93/32, 862/93/33, 862/93/34, 862/93/35, 862/93/36, 862/93/37, 862/93/38, 862/93/39, 862/93/40, 862/93/41, 862/93/42, 862/93/43, 862/93/44, 862/93/45, 862/93/46, 862/93/47, 862/93/48, 862/93/49, 862/93/50, 862/93/51, 862/93/52, 862/93/53, 862/93/54, 862/93/55, 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