

 इण्डियन ओवरसीज़ बैंक Indian Overseas Bank आपकी प्रगति का सच्चा साथी Good People to grow with	 Touching Hearts Spreading Smiles	दूरभाष Phone : 040-23421560/61/63
		फ़ैक्स Fax : 040-23421560
		ईमेल E Mail : job2757@iob.in
बृहत कॉर्पोरेट शाखा: #८-२-१२०/११७/फ-१, प्रथम फ्लोर, पुन्नैटया प्लाज़ा, निकट जुबिली हिल्स चेक पोस्ट, सड़क सं - २, बंजारा हिल्स, हैदराबाद - ५०००३४ Large Corporate Branch: #8-2-120/117/F-1, 1 st Floor, Punnaiah Plaza, Near Jubilee Hills Check Post, Road No. 2, Banjara Hills, Hyderabad - 500034		

PAPER (INDIAN EXPRESS & DINAMANI)
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
[Under Proviso to Rule 8(6) of Security Interest (Enforcement) Rules]
“APPENDIX- IV-A”

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 provision 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 **M/s Lanco Hill Technology Park Pvt Ltd** and Guarantor (s)

Sl. no.	Borrower/s	Sl. no.	Guarantor/s
01	M/s Lanco Hills Technology Park Private Limited Plot No.4, Software Unit Layout, Hitech City, Madhapur, Hyderabad – 500081 <u>Represented by its Director</u> Shri L. Madhusudhan Rao, S/o Late L. V. Rama Naidu, Plot No. 157, Road No. 10, Jubilee Hills, Hyd - 500033 Project Site Address: M/s Lanco Hills Technology Park Private Limited 99 LH, Near Delhi Public School, Manikonda, Hyderabad -500089.	02	<u>Personal Guarantors</u> Shri L. Madhusudhan Rao S/o Late L. V. Rama Naidu, Plot No. 157, Road No. 10, Jubilee Hills, Hyd - 500033
		03	Smt. L. Rama Laxmamma Flat No. 103, Plot No. 13, 1-89/3/132, Kavuri Hills, Jubilee Hills, Hyderabad
		04	<u>Corporate Guarantors</u> M/s. Lanco Horizon Properties Ltd Plot No.4, Software Unit Layout, Hitech City, Madhapur, Hyderabad - 500081
		05	M/s. Lanco Power Ltd Plot No.4, Software Unit Layout, Hitech City, Madhapur, Hyderabad – 500081

that the below described immovable property mortgaged/charged to the Secured Creditor/Indian Overseas Bank the constructive possession of which has been taken by the Authorised Officer of Indian Overseas Bank/ Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 31.08.2019 for recovery of Rs.420,91,49,846 (Rupees Four hundred and Twenty Crores Ninty one Lakhs Forty Nine Thousands Eight Hundred and Forty

Six only) payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment due to Indian Overseas Bank, Large Corporate Branch, Hyderabad Branch from **M/s Lanco Hill Technology Park Pvt Ltd.** The reserve price for property is **Rs78,07,58,000 (inclusive of Income Tax)** (Rupees Seventy Eight Crores Seven Lakhs and Fifty eight thousands only) and the earnest money deposit will be Rs7,80,75,800 (Rupees Seven Crores Eighty Lakhs and Seventy Five Thousand and Eight Hundred only).

Schedule of Secured Asset

Lot 1: Open lands in Survey No 239/5B extent 0.75 acres, 237/4B extent 0.9969 acres, 237/4B extent 0.9531, 237/1A-1D extent 0.34, 235/4A&4B extent 0.67 acres, 235/4A&4B extent 0.67 acres, 119/1 extent 0.61 acres, 118/5 extent 0.68 acres, 118/2 extent 0.66 acres, 96/2 extent 0.64 acres, 97/1A extent 0.31 acres, 97/1B extent 0.79 acres, 95/1 extent 0.46 acres, 237/2A extent 0.33 acres, 238/1 extent 0.25 acres, 235/4A&4B extent 0.67 acres, 106/1A, 1B, 2A&2B extent 0.62 acres, 118/1 extent 0.90 acres, 96/3 extent 0.52 acres, 107/1B extent 0.64 acres, 115/3 extent 0.60 acres, 98 extent 0.76 acres, 89/2A extent 0.28 acres, 97/282 extent 0.06 acres, 235/9 extent 0.20, 101/1B extent 1.14 acres, 101/1A extent 0.68 acres, 101/3B extent 0.30 acres, 101/4B extent 0.12 acres, 84/3 extent 0.49 acres, 84/4 extent 0.43 acres, 101/4A extent 0.18, 84/1A extent 0.23 acres, 84/2A extent 0.23 acres, 101/3A extent 0.30 acres, 89/2B extent 0.28 acres, 126/5 extent 0.68 acres, 115/1 extent 0.62 acres, 115/2 extent 0.73 acres, 102/2 extent 0.90 acres, 50/2 extent 0.52 acres, 50/3 extent 0.58 acres, 107/1A extent 0.64 acres, 108 extent 0.36 acres, 235/3A extent 0.38 acres, 235/3B extent 0.38 acres, 90/7 extent 0.18 acres, 96/1 extent 0.59 acres, 89/1B1 extent 0.32 acres, 63/3A extent 0.30 acres, 235/1A extent 0.27 acres, 235/1B extent 0.13 acres, 97/2A extent 0.075 acres. **Total 26.395 acres** as per Legal Opinion **situated behind SIPCOT Siruseri IT Park, Off Old Mahabalipuram Road, Siruseri Village, Chengalpet Taluk, SRO Tiruppurur, Kancheerapuram District, Tamilnadu** standing in the name of **M/s Lanco Horizon Properties Private Limited.**

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.iob.in [https://www.iob.in/TenderDetails.aspx?Tendertype=E_Auction]

Sd/-

Date: 07.09.2019

Authorised Officer

Place: Hyderabad

This may also be treated as a Notice under Rule 8(6)/ Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

 इण्डियन ओवर्सीज़ बैंक Indian Overseas Bank आपकी प्रगति का सच्चा साथी Good People to grow with		दूरभाष Phone : 040-23421560/61/63 फ़ैक्स Fax : 040-23421560 ईमेल E Mail : job2757@iob.in
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E - AUCTION SALE NOTICE

WEBSITE

SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Whereas **M/s Lanco Hills Technology Park Private Limited**, Plot No.4, Software Unit Layout, Hitech City, Madhapur, Hyderabad – 500081 had borrowed monies from Indian Overseas Bank against the mortgage of the immovable property more fully described in the schedule hereunder and on upon classification of the account as NPA, the Bank has issued a demand notice under Section 13(2) of the SARFAESI Act, 2002 (Act) on 21.11.2017 calling upon the borrower and mortgagor **M/s Lanco Hills Technology Park Private Limited** to pay the amount due to the Bank, being Rs 300,94,89,495 (Rupees Three Hundred Crores Ninety Four Lakhs Eighty Nine Thousand Four Hundred and Ninty Five Only) as on 31.10.2017 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment within 60 days from the date of receipt of the said notice.

Whereas the borrower having failed to pay the amount dues in full to the Bank as called for in the said demand notice, the Bank has taken possession of the secured assets more fully described in the schedule hereunder on 30.04.2018 under Section 13 (4) of the Act with the right to sell the same in on “As is where is”, “As is what is”, and “Whatever there is” basis under Section 13(4) of the Act read with Rules 8 & 9 of the Security interest (Enforcement) Rules, 2002 for realization of Bank’s dues. The dues to the bank as on the date of taking possession was intimated as Rs.329,24,25,896.00 payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment, after reckoning repayments, if any, since the date mentioned in the demand notice.

The dues of the borrower as on 31.08.2019 works out to Rs.**420,91,49,846** (Rupees Four hundred Twenty Crores Ninty One Lakhs Forty Nine Thousands Eight Hundred and Forty Six only) payable together with further interest at contractual rates and rests along with costs, charges etc. till date of repayment.

The undersigned in exercise of the powers conferred under Sec 13(4) of the said Act proposes to realize the Bank's dues by sale of the under mentioned property.

SCHEDULE OF PROPERTY

Lot 1: Open lands in Survey No 239/5B extent 0.75 acres, 237/4B extent 0.9969 acres, 237/4B extent 0.9531, 237/1A-1D extent 0.34, 235/4A&4B extent 0.67 acres, 235/4A&4B extent 0.67 acres, 119/1 extent 0.61 acres, 118/5 extent 0.68 acres, 118/2 extent 0.66 acres, 96/2 extent 0.64 acres, 97/1A extent 0.31 acres, 97/1B extent 0.79 acres, 95/1 extent 0.46 acres, 237/2A extent 0.33 acres, 238/1 extent 0.25 acres, 235/4A&4B extent 0.67 acres, 106/1A, 1B, 2A&2B extent 0.62 acres, 118/1 extent 0.90 acres, 96/3 extent 0.52 acres, 107/1B extent 0.64 acres, 115/3 extent 0.60 acres, 98 extent 0.76 acres, 89/2A extent 0.28 acres, 97/282 extent 0.06 acres, 235/9 extent 0.20, 101/1B extent 1.14 acres, 101/1A extent 0.68 acres, 101/3B extent 0.30 acres, 101/4B extent 0.12 acres, 84/3 extent 0.49 acres, 84/4 extent 0.43 acres, 101/4A extent 0.18, 84/1A extent 0.23 acres, 84/2A extent 0.23 acres, 101/3A extent 0.30 acres, 89/2B extent 0.28 acres, 126/5 extent 0.68 acres, 115/1 extent 0.62 acres, 115/2 extent 0.73 acres, 102/2 extent 0.90 acres, 50/2 extent 0.52 acres, 50/3 extent 0.58 acres, 107/1A extent 0.64 acres, 108 extent 0.36 acres, 235/3A extent 0.38 acres, 235/3B extent 0.38 acres, 90/7 extent 0.18 acres, 96/1 extent 0.59 acres, 89/1B1 extent 0.32 acres, 63/3A extent 0.30 acres, 235/1A extent 0.27 acres, 235/1B extent 0.13 acres, 97/2A extent 0.075 acres. **Total 26.395 acres** as per Legal Opinion **situated behind SIPCOT Siruseri IT Park, Off Old Mahabalipuram Road, Siruseri Village, Chengalpet Taluk, SRO Tirupporur, Kancheerpuram District, Tamilnadu** standing in the name of **M/s Lanco Horizon Properties Private Limited**

Date and Time of E-auction	23.09.2019 BETWEEN 11.00 AM to 01.00 PM with auto extension of 5 minutes each till sale is completed.
Reserve Price (77,30,00,000+1% Tax)	78,07,58,000/ (Rupees Seventy Eight Crores Seven Lakhs and Fifty Eight Thousands only)
Earnest Money Deposit	7,80,75,800/- (Rupees Seven Crore Eighty Lakhs Seventy Five Thousand and Eight Hundred only)
EMD Remittance	Deposit through EFT/NEFT/RTGS Transfer in favour of "Authorised Officer," to the credit of A/c No. 27570113301010. Indian Overseas Bank, Large Corporate Branch, #8-2-120/117/F1, 1 st Floor, Punnaiah Plaza, Near Jubilee Hills Check Post, Road No: 2, Banjara Hills, Hyderabad. Branch Code : 2757 IFSC Code:IOBA0002757
Bid Multiplier	Lot 1 : Rs.50,00,000/- (Rupees Fifty Lakhs only)
Inspection of properties	13.09.2019

Submission of online application for bid with EMD starts from:	14.09.2019 onwards
Last date for submission of online application for BID with EMD	21.09.2019 by 5.00 pm
Known Encumbrance if any	Not known
*Outstanding dues of Local Self Government	No claim has been received by the Bank

*Bank's dues have priority over the Statutory dues.

Terms and Conditions

The property will be sold by e-auction through the Bank's approved service provider M/s 4CLOSURE under the supervision of the Authorized Officer of the Bank.

1. E-auction bid document containing online e-auction bid form, declaration, general terms and conditions of online auction sale are available at info@foreclosureindia.com, website <http://iob.foreclosureindia.com>
2. Intending bidders shall hold a valid email address and should register their name / account by login to the website of the aforesaid service provider. They will be provided with user id and password by the aforesaid service provider which should be used in the e-auction proceedings. For details please contact the service provider at the below mentioned address/phone no/e-mail.
3. Bids in the prescribed formats shall be submitted "online" through the portal <http://iob.foreclosureindia.com> along with the EMD & scanned copy of KYC documents including photo, PAN Card & address proof to the service provider and the Authorised Officer before 5 pm hours on 21.09.2019.
4. The EMD and other deposits shall be remitted through EFT / NEFT / RTGS to the Bank account favouring Authorised Officer, Indian Overseas Bank, Large Corporate Branch, Account no : **27570113301010**, IFSC Code : IOBA0002757 as specified above and the amount of EMD paid by the interested bidder shall carry no interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.
5. Bids without EMD shall be rejected summarily.

6. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 5 minutes each till the sale is concluded.
7. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (inclusive of the EMD) immediately on the same day and not later than the next working day. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.
8. The sale certificate will be issued in the name of the purchaser only, after payment of the entire sale price amount and other taxes/charges, if any.
9. The purchaser shall bear the charges/ fee payable such as registration fee, stamp duty, conveyance etc., as applicable as per law.
10. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.
11. The property is being sold on 'as is where is', 'as is what is', and 'Whatever there is' basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries about the property at their own costs before participating in the auction.
12. As regards the Statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, Statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.
13. Sale is subject to confirmation by the secured creditor.
14. EMD of unsuccessful bidders will be returned through EFT / NEFT / RTGS to the bank account details provided by them in the bid form and intimated via their e-mail id.
15. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the

bank. The **Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.**

16. In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 1% on the Reserve Price shall be deducted and paid under the PAN Number of the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 1% income tax on the bid multiplier amount and the Bank shall not take any responsibility for the same.

ie. Our Reserve Price is inclusive of applicable 1% income tax. For the bids above the Reserve Price (Bid Multipliers), the successful bidder has to remit 1% extra of the Bid Multipliers.

[*In case of any sale / transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as Income Tax]

For further details regarding inspection of property / e-auction, the intending bidders may contact the Branch Manager, Indian Overseas Bank, Large Corporate Branch, #8-2-120/117/F1, 1st Floor, Punnaiah Plaza, Near Jubilee Hills Check Post, Road No: 2, Banjara Hills, Hyderabad – 500034, Telangana during office hours, Phone No: 040 - 23421560 / 23421561 / 23421563 or the Bank's approved service provider M/s 4CLOSURE , 040 – 23836405, info@foreclosureindia.com , Mr U Subbarao, subbarao@bankauctions.in Ph: 8142000061 / 66.

Place: Hyderabad

Date: 07.09.2019

Authorised Officer
Indian Overseas Bank