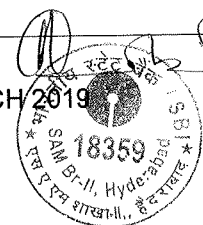


**THE TERMS AND CONDITIONS OF THE AUCTION SALE**

**Properties will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"**

1	Name and address of the Borrower	M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd. , Survey No.60/A, AA and Survey No.10/AA of Reddipally village, Chegunta Mandal, Medak District, Telangana.
2	Name and address of Branch, the secured creditor	<p>Stressed Assets Management Branch-II, Hyderabad, D.No: 3-4-1013/A, 1<sup>ST</sup> Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027</p> <p>Email ID of the Authorised Officer: chintamani.behera1@sbi.co.in Email ID of the Bank: sbi.18359@sbi.co.in</p>
3	Description of the immovable secured assets to be sold.	<p><b>PROPERTY NO.1:</b></p> <p>(SALE DEED No.2328/2008 DATED: 15.09.2008, SALE DEED No.2326/2008 DATED: 15.09.2008, SALE DEED No.2934/2009 DATED: 07.08.2009, SALE DEED No.2329/2008 DATED: 15.09.2008, SALE DEED No.2327/2008 DATED: 15.09.2008, SALE DEED No.2461/2009 DATED: 29.06.2009, SALE DEED No.2330/2008 DATED: 15.09.2008.</p> <p>Factory land &amp; Buildings on AC.14.50 land at Reddypally Village, Chegunta Mandal, Medak Dist, Telangana standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd described below Properties: a to g).</p> <p><u>Immovable Property (a)</u></p> <p>All that part and parcel of open lands bearing Sy.No.59/A, AA adm:Ac.1-06 Gts, situated at Reddypally Village, Chegunta Mandal, Medak Dist, Telangana standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd bounded by:</p> <p>East :Agricultural land of Teegulla Pochavva West :Agricultural land of Boin Narayan</p> <p>North :Agricultural land of vendee South : Agricultural land of vendee</p> <p><u>Immovable Property (b)</u></p>



All the Open land admeasuring Ac.1-06 gts., in Survey No.60/A, AA and land admeasuring Ac.0-08 gts., in Survey No10/AA of reddipally village, Chegunta Mandal, Medak District, Telangana, standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd bounded by:

**East** :Agricultural land of Veeragouni Kamalavva

**West**:Agricultural land of Veeragouni Linga

**Gowd,North** :Agricultural land of Teegulla Pochavva

and others **South**:Agricultural land of the vendee

Immovable Property (c)

All the open land admeasuring Ac.0-25 gts., comprising of Ac.0-14 gts. in survey bno.66./E and Ac.0-11 guntas, in Survey No.68/E adm :Ac 0.11 gts,of Reddypalli village, Chegunta Mandal, Medak District Telangana standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd bounded by:

**East** :Phanadi and land of Vendee. **West**

:Agricultural land of Alladi Ramesh

**North** :Agricultural land of Yamareddy and others.

**South** :Land of the vendee

Immovable Property (d)

All the open land admeasuring Ac.0-11 gts., in Survey No.61/E, of Reddypalli village, Chegunta Mandal, Medak District Telangana standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd bounded by:

**East** :kaluva **West** :Agricultural land of Teegulla

Pochavva **North** :Agricultural land of Teegulla

Sriramulu **South** :Agricultural land of Veeragouni

Kamalavva Immovable Property (e)

All the land admeasuring Ac.1-05 gts., in Survey No.59/AA of Reddypalli village, Chegunta Mandal, Medak District Telangana standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd bounded by:

East : Agricultural land of Teegulla Pochavva  
West : Agricultural land of Boini Narayana  
North : Agricultural land of Vendee  
South : Agricultural land of Vendee

Immovable Property (f)

All that part and parcel of industrial lands bearing Sy.No.61/AA adm:Ac.0-17 Gts, Sy.No.61/E adm:Ac.0-04 Gts, Sy.No.51/AA adm:Ac.0-25 Gts, Sy.No.51/E adm:Ac.0-23 Gts, Sy.No.67/AA adm:Ac.0-10 1/2 Gts, Sy.No.68/A adm:Ac.0-12 Gts, Sy.No.67/AA adm:Ac.0-10 1/2 Gts, Sy.No.68/A adm:Ac.0-12 Gts, Sy.No.65 adm:Ac.1-33 Gts, Sy.No.66/A adm:Ac.0-22 Gts, Sy.No.66/AA adm:Ac.0-22 Gts, Sy.No.66/E adm:Ac.0-07 Gts, Sy.No.61/A1 adm:Ac.0-06 Gts, Sy.No.61/A2 adm:Ac.0-06 Gts, Sy.No.61/A3 adm:Ac.0-05 Gts, Sy.No.122/A adm:Ac.0-16 Gts, Sy.No.125/E1 adm:Ac.0-09 Gts, Sy.No.125/E2 adm:Ac.0-10 Gts, Sy.No.58 adm:Ac.0-16 Gts,(Totla Adm: Ac.7-26 Gts ),standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd situated at Reddypally Village, Chegunta Mandal, Medak Dist., bounded by:

{i}. For survey Nos.61/AA, 61/E – extent Ac.0-21 gts., bounded by

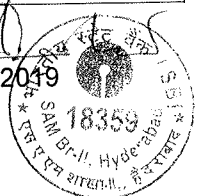
East:Govt. kaluva/West:Agri Land of vendee/North:Agri Land of vendee South :Agri Land of Veeragoini Kamalavva

(ii) For survey Nos.51/AA – extent Ac.0-25 gts., bounded by

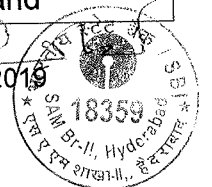
East : Agricultural land of Alladi Ramesh  
West : Agricultural land of BandariVasudev  
North : Agricultural land of Vendee  
South : Agriculture land of Manda Balaiah

(iii) For survey Nos.51/E – extent Ac.0-23 gts., bounded by

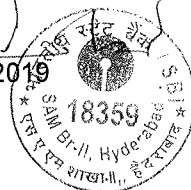
East : Agriculture land of Teegulla Pochavva West : Agriculture land of Bandari



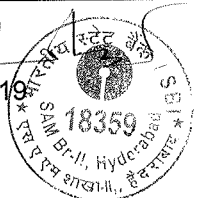
		<p>Srishailam North : Agriculture land of Mohd. Hussain South : Agriculture land of Vendee</p> <p>ix) For survey Nos.67/AA, 68/A – extent Ac.0-22.5 gts., bounded by  East : Agricultural land of vendee West :  Agricultural land of vendee North : Agriculture land of Alladi Ramesh South :Agriculture land of Vendee</p> <p>x) For survey Nos.67/AA, 68/A – extent Ac.0-22.5 gts., bounded by  East :Agricultural land of vendee West:  Agricultural land of Pental Pentaiah North :  Agriculture land of Alladi Ramesh South :  Agriculture land of Vendee</p> <p>xi) For survey Nos.65 – extent Ac.1-33 gts., bounded by  East :Agricultural land of Mathadi Lingam and Way West :  Agricultural land of Vendee North :  Agriculture land of Boini Narayana and Way South :Agriculture land of Vendee vii</p> <p>xii) For survey Nos.66/A, 66/AA and 66/E – extent Ac.1-11 gts., bounded by  East :  Agricultural land of vendee West :  Agricultural land of Vendee North :  Agriculture land of Alladi Ramesh and others South :  Agriculture land of Vendee</p> <p>xiii) For survey Nos.61/A1, 61/A2, 61/A3, 122/A, 125/E1, 125/E2 – extent Ac.1-12 gts., bounded by  East :  Government KaluvaWest :  Agricultural land of Vendee North :  Agriculture land of Mathai Agam South :  Agriculture land of Vendee</p> <p>(ix).For survey Nos.58 – extent Ac.00-16 gts., bounded by  East :  Agricultural land of Vendee West :  Agricultural land of Kammari Ramakishtaiah North :  Agriculture land of Pental Pentaiah South :  Agriculture land of Teegulla Balnarsaiah</p> <p><u>Immovable Property (g)</u>  All that part and parcel of the land admeasuring Ac.02-25 gts., in Survey No.10/AA ADM ac.1-24 gts (out of AC 1-25 Gts) sy.no.10/AA adm.Ac.0-08 Gts,Sy.No..66/AA adm:0-22 gts,Sy.N o:68/E ADM:Ac.0-11 Gts (together with machinery ,godowns and</p>
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		<p>structures raised thereon)situated at Reddypalli village, Chegunta Mandal, Medak District Telangana standing in the name of M/s. Udaya Krishna Steel Rolling Mills Pvt. Ltd .SY.nO:10/AA bounded by:East :Agricultural land of Veeragouni Narsa Goud West :Agricultural land of Veeragouni Linga Goud North : Agricultural land of Vendee South : Agricultural land of Vendee</p>
		<p><b>Property No.2:</b> (SALE DEED No.1060/2009, DATED: 18-06-2009 AND RECTIFICATION DEED 2320 OF 2009 )All the part and parcel of Plot No.8, Southern part, Survey No.15 and 16, admeasuring 300 sq.yards situated at Khalsa, Hayathnagar, Revenue Village, Hayathnagar Revenue Mandal, Ward No.4, Block No.8 of GHMC, L.B. Nagar Circle, Ranga Reddy district, Telangana standing in the name of Sri.Polavarapu Sitaram s/o.Nageswara Rao. bounded by: North : Plot No.8, Northern Part South : 200 feet wide Road – National High Way Road No. 9 East : 30 feet wide road West : Plot No.7</p>
		<p><b>Property No.3:</b> SALE DEED No.1565/2009, DATED: 05-08-2009 &amp; RECTIFICATION DEED No. 2372/2009. All the piece and parcel of Plot No.10, Admeasuring 400 Sq. Yards, Plot No.8, Northern Part, admeasuring 100 Sq. Yards totally admeasuring 500 Sq. Yards or 418.05 sq, meters in Survey No.15 and 16, situated at Khalsa, Hayathnagar, Revenue Village, Hayathnagar Revenue Mandal, Ward No.4, Block No.8 of GHMC, L.B. Nagar Circle, Ranga Reddy district, Telangana standing in the name of Sri.Polavarapu Sitaram s/o.Nageswara Rao. bounded by: North : Plot No.12, South : Plot No.8, Southern part East : 30 feet wide road West : Plot No.7 and 9</p>
		<p>SALE DEED No.9120/2003, DATED: 31-12-2003.All the Plot No.131, Survey No.145, admeasuring 210 Sq. Yards or 175.56 sq.meters in Block 2, situated at Sri Sai Nagar, Hydernagar</p>

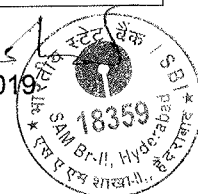


		village, Balanagar Mandal, Ranga Reddy district Telangana standing in the name of Sri..V.Umamaheswararao S/o.Seetharamayya .bounded by: North : Road South : Plot No.131 Part East : Road West : Plot No.130
4	Details of the encumbrances known to the secured creditor.	1) The physical possession of properties (Nos:2,3,4) are yet to be taken by the Bank.
5	The secured debt for recovery of which the property is to be sold	<b>Rs.43,67,03,658.00</b> (Rupees Forty Three Crores Sixty seven lac three thousand six hundred fifty eight Only) and interest from 13.08.2015 and incidental expenses, costs due to the secured creditor
6	Deposit of earnest money	<b><u>Property No.1:</u></b>  <b>EMD:</b> Rs.6380000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account.
		<b><u>Property No.2:</u></b>  <b>EMD:</b> Rs.1670000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account.
		<b><u>Property No.3:</u></b>  <b>EMD:</b> Rs.2270000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account.
		<b><u>Property No.4:</u></b>  <b>EMD:</b> Rs.1540000/- being the 10% of Reserve Price to be remitted only by RTGS/ NEFT/ Transfer to the Bank account.
7	Reserve Price of the immovable secured assets:	<b>1) For property No.1:</b> Rs.6,38,00,000/- <b>2) For property No.2:</b> Rs.1,67,00,000/- <b>3) For property No.3:</b> Rs.2,27,00,000/ <b>4) For property No.4:</b> Rs.1,54,00,000/--
	Bank account in which EMD to be remitted	1) Account No: 35754829917 2) Account Name: EMDs account on account of e-Auction. 3) IFSC: SBIN0018359 4) Bank: State Bank of India, Stressed Assets




		Management Branch-II, Kachiguda, Hyderabad.
	Last Date and Time within which EMD to be remitted	Date: 13.03.2019 Time: 5:00 P.M.
8	Time and manner of payment.	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15 <sup>th</sup> day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the e-Auction purchaser not exceeding three months from the date of e-Auction.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	<b>1) For property No.1:</b> 11:00 A.M. to 12:00 P.M. <b>2) For property No.2:</b> 12:00 P.M. To 1:00 P.M. <b>3) For property No.3:</b> 1:00 P.M. To 2:00 P.M. <b>4) For property No.4:</b> 2:00 P.M. To 3:00 P.M.
10	The e-Auction will be conducted through the Bank's approved service provider.  e-Auction tender documents containing e-Auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	M/s C1 India Pvt Ltd, Gurgaon, Haryana-122015 at the web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>
11	(i) Bid increment amount:	(i) <b>For property No.1:</b> Rs.10,00,000/- and for the remaining three properties: Rs.1,00,000/-
	(ii) Auto extension:	(ii) <b>For all properties:</b> With auto time extension of five minutes for each incremental bid till sale is completed.
	(iii) Bid currency & unit of measurement	(iii) Indian Rupees.

12	<p>Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification.</p> <p>Contact person with mobile number</p>	<p>Any working day with prior appointment before 15.03.2019 and 5:00 P.M.</p> <p>1) Shri. Chintamani Behera, Authorised Officer and AGM: Mob No: 9966244712</p> <p>2) Shri S.N.V.Gupta, Manager, Mob No:9676937201</p>
13	Other conditions	<p>(a) Valid email ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by M/s C1 India Pvt Ltd may be conveyed through e mail.</p> <p>(b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/ Driving Licence/ Passport etc., (ii) Current Address – proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number to the Authorised Officer of State Bank of India, Stressed Assets Management Branch-II, D.No: 3-4-1013/A, 1<sup>ST</sup> Floor, CAC, TSRTC Bus Station, Kachiguda, Hyderabad – 500 027 by 25.02.2019 and 5:00 P.M. Scanned copies of the original of these documents can also be submitted to e-mail id of Authorised Officer.</p> <p>(c) Names of Eligible Bidders will be identified by the State Bank of India, Stressed Assets Management Branch -II, Hyderabad to participate in online e-Auction on the portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> of M/s C 1 India Pvt Ltd who will provide User ID and Password after due verification of PAN of the Eligible Bidders.</p> <p>(d) The successful bidder shall be required to submit the final prices, quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction.</p> <p>(e) During e-Auction, if no bid is received within the specified time, State Bank of India at its discretion may decide to revise opening price/ scrap the e-Auction</p>





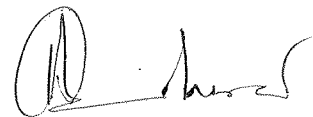
		<p>process/ proceed with conventional mode of tendering.</p> <p>(f) The Bank/ service provider for e-Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes.</p> <p>(g) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</p> <p>(h) The bid once submitted by the bidder, cannot be cancelled/ withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of e-Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder.</p> <p>(i) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.</p> <p>(j) The Authorised Officer shall be at liberty to cancel the e-Auction process/ tender at any time, before declaring the successful bidder, without assigning any reason.</p> <p>(k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</p> <p>(l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.</p> <p>(m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any ).</p> <p>(n) The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.</p> <p>(o) In case of forfeiture of the amount deposited by the</p>
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	<p>defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.</p> <p>(p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty/ transfer charges, Registration expenses fees etc. for transfer of the property in his/ her name.</p> <p>(q) The payment of all statutory/ non-statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.</p> <p>(r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorised officer of the concerned bank branch only.</p> <p>(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid/ participated in the e-Auction will be entertained.</p>
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Date: 01.02.2019

Place: Hyderabad



**Chintamani Behera**  
**AUTHORISED OFFICER**  
**STATE BANK OF INDIA**

