

**SAM V BRANCH ,FIRST FLOOR, CENTRAL BANK OF INDIA BUILDING,
BANK STREET, KOTI, HYDERABAD – 500 095**

Mob : 9909969477

E-mail: dgmsamhyde@centralbank.co.in, samhyde5133@centralbank.co.in

REGD. POST WITH ACK. DUE

SAM HYD:2022-23/457

Place : SANTHAVELLORE, SRIPERUMBUDUR

Date : 21.02.2023

APPENDIX : IV-A

[See proviso to Rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES ON 09.03.2023

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule (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 Central Bank of India (Secured Creditor), the symbolic possession of which has been taken by the Authorized Officer of Central Bank of India (secured creditor) will be sold "As is where is", "As is what is", and "Whatever there is" on 09.03.2023 for recovery of Rs 61,04,62,355/- (Rupees Sixty One Crore Four Lakh Sixty Two Thousand Three Hundred and Fifty Five only due as on 04.07.2017 with interest & cost thereon (Rs.132,31,21,896.90 Rupees One Hundred Thirty Two Crore Thirty One Lakh Twenty One Thousand Eight Hundred Ninety Six and Paise Ninety only as on 21.02.2023) due to Central Bank of India (Secured Creditor) from the following borrower(s) & guarantor(s) :

Name & Full Address of Borrowers	
1. M/s IVR Hotels and Resorts Limited (Corporate Office) M22/3RT, VIJAYNAGAR COLONY, HYDERABAD-500057.	
Name & Full Address of Guarantors	
1. M/s Duvvda Developers Private Limited (Guarantor) MIHIR, 8-2-350/5/A/24/1B, Road No.2, Banjara Hills, Hyderabad – 500034	2. M/s Eluru Developers Private Limited (Guarantor) MIHIR, 8-2-350/5/A/24/1-B&2, Road No.2, Panchavati Colony, Banjara Hills, Hyderabad – 500034
3. M/s First STP Private Limited (Guarantor) No. 30A, South Phase, 6 th Cross road, Thiru V. Ka. Industrial Estate, Gundy - 600032	4. M/s Geo Prime Developers Private Limited (Guarantor) MIHIR, 8-2-350/5/A/24/1B, Road No.2, Banjara Hills, Hyderabad – 500034.
5. M/s IVRCL Clubs Limited (Guarantor) M22/3RT, VIJAYNAGAR COLONY, HYDERABAD-500057	6. M/s IVR Enviro Projects Private Limited (Guarantor) M22/3RT, VIJAYNAGAR COLONY, HYDERABAD-500057

<p>7. IVRCL Megamalls Limited (Guarantor) M22/3RT, VIJAYNAGAR COLONY, HYDERABAD-500057</p>	<p>8. M/s IVRCL PSC Pipes Private Limited (Guarantor) M22/3RT, VIJAYNAGAR COLONY, HYDERABAD-500057</p>
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Particulars of the mortgaged property to be sold

All that piece and parcel of lands in the Project called "AAVISA" promoted by M/s. IVR Hotels and Resorts Ltd., and totally measuring to an extent of **254 acres**, and comprised in different Survey Numbers as detailed and enumerated in Part 1 to 52 mentioned hereunder and situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the Registration Sub-District of Walajabad.

PART 1

All that piece and parcel of property in the name of M/s. Vedurwada Developers Pvt. Ltd. lands situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 628/14 and 623/4A with extents of admeasurements 0-26 acres and 0-36 acres respectively totaling to 0-62 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 2

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IVR Prime Developers (Nellore) Pvt. Ltd.) situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 626/3 and 626/9A with extents of admeasurements 21 cents and 23 cents respectively totaling to 44 cents.

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 3

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Gamma Developers Pvt. Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 628/13B, 622/8 and 625/2 with extents of admeasurements 0.27 acres, 0.28 acres and 0.23 acres respectively totaling to 0.78 acres.

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 4

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IOTA Developers Pvt. Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 629/1 with extents of admeasurement to 0.68 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 5

All that piece and parcel of property in the name of M/s. IVRCL Clubs Ltd. situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 600/1A with extents of admeasurements 20 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to

the earth or permanently fastened to anything attached to the earth, both present and future

PART 6

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IVR Prime Developers (Godavari) Pvt. Ltd.) situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 629/4, 626/1 and 626/2 with extents of admeasurements 0.35 acres, 0.11 acres and 0.21 acres respectively totaling to 0.67 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 7

All that piece and parcel of property in the name of M/s. Duvvda Developers Pvt. Ltd. situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 623/1 and 623/2 with extents of admeasurements 0.18 acres and 0.15 acres respectively totaling to 0.33 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 8

All that piece and parcel of property in the name of M/s. Vijayawada Developers Pvt. Ltd. situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 629/2, 600/2, 628/12, 626/4 and 626/9B with extents of admeasurements 0.15 acres, 0.38 acres, 0.11 acres, 0.23 acres and 0.21 acres respectively totaling to 1.08 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 9

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Annaram Developers Pvt. Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 622/5B, 624/9B, 624/5, 624/8, 625/3, 629/3, 629/9, 622/3, 623/8, 629/10, 622/6B, 623/10, 624/7, 624/9A, 625/4, 625/6 and 626/6 with extents of admeasurements 0.14 acres, 0.17 acres, 0.37 acres, 0.28 acres, 0.40 acres, 0.53 acres, 0.11 acres, 0.38 acres, 0.15 acres, 0.14 acres, 0.33 acres, 0.36 acres, 0.42 acres, 0.25 acres, 0.39 acres, 0.70 acres and 0.79 acres respectively totaling to 5.91 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 10

All that piece and parcel of property in the name of M/s. Kunnam Developers Pvt. Ltd. situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 621/6, 621/7A, 621/7B, 622/4, 622/5A, 623/6, 623/9, 624/2, 624/3, and 624/4 with extents of admeasurements 0.19 acres, 0.09 acres, 0.20 acres, 0.35 acres, 0.15 acres, 0.15 acres, 0.26 acres, 0.25 acres, 0.20 acres and 0.44 acres respectively totaling to 2.28 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 11

All that piece and parcel of property in the name of M/s. IVRCL Megamalls Ltd. situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 600/1B with extent of admeasurement of 17.12 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 12

All that piece and parcel of property in the name of M/s. Eluru Developers Private Ltd. situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 623/3B, 623/5 with extent of admeasurements of 0.18 acres and 0.53 acres respectively totaling to 0.71 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 13

All that piece and parcel of property in the name of M/s. Geo Prime Developers Private Ltd. being lands situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 621/4 with extent of admeasurement of 0.73 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 14

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Haripuram Developers Private Ltd.) being lands situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 621/1, 621/5B, 622/6A, 622/7, 623/7, 625/11, 625/10, 625/12, 625/7, 625/8, 626/5, 623/4B, 623/3A, 622/2, 624/6, 621/9 with extent of admeasurements of 0.40 acres, 0.26 acres, 0.44 acres, 0.46 acres, 0.14 acres, 0.41 acres, 0.32 acres, 0.40 acres, 0.52 acres, 0.86 acres, 0.17 acres, 0.36 acres, 0.51 acres, 0.31 acres, 0.37 acres and 0.83 acres respectively totaling to 6.76 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 15

All that piece and parcel of property being lands in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Kappa Developers Private Ltd.) being lands situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 626/7B and admeasuring 74 cents

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 16

All that piece and parcel of property in the name of M/s. Rudravaram Developers Private Ltd. being lands situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 621/2, 621/3 with extent of admeasuring 0.27 acres and 0.33 acres respectively totaling to 0.60 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 17

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s.

ETA Developers Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 428/8, 428/5B, 428/4, 426/7, 426/9A, 428/5A, 427/2 and 426/5 with extent of admeasuring 6 cents, 69 cents, 1.59 acres, 78 cents, 57 cents, 69 cents, 1.53 acres and 49 cents respectively totaling to 6.40 acres save and except 0.58 acre in Survey Number 428/4, 0.08 acres in Sy. No. 428/5A, 0.06 acres in Sy. No. 428/5B sold by the borrower and 0.15 acres in Sy. No.426/5, 0.02 acres in Sy. No. 426/7 and 0.19 acres in Sy. No. 426/9A, 0.60 acres in Sy. No. 428/4, 0.37 acres in Sy. No. 428/5A and 0.34 acres in Sy. No. 428/5B gifted to Panchayat by the borrower.

Net Total Area --- 4.01 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 18

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IVR Prime Developers (Godavari) Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 424/12 with extent of admeasuring 1.01 acres save and except 0.25 acre in Sy. No. 424/12 gifted to Panchayat by the borrower.

Net Toal Area --- 0.76 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 19

All that piece and parcel of property in the name of M/s Geo Prime Developers Private Limited situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 442/7 with extent of admeasuring 0.33 acres save and except 0.18 acres in Sy. No. 442/7 gifted to Panchayat and 0.08 acre in Sy. No. 442/7 sold by the borrower.

Net Total Area --- 0.07 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 20

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IOTA Developers Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 426/3 part with extent of admeasuring 0.07 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 21

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Kappa Developers Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 425/1C with extent of admeasuring 0.79 acres save and except 0.21 acres gifted to Panchayat and 0.27 acre sold by the borrower in Sy. No. 425/1C.

Net Total Area --- 0.31 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to

the earth or permanently fastened to anything attached to the earth, both present and future thereon.

PART 22

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. M M Kuppam Developers Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 431/5 and 431/7A with extent of admeasuring 2.07 acres and 0.40 acres respectively totaling to 2.47 acres save and except 0.30 acres in Sy. No. 431/5 and 0.16 acres in Sy. No. 431/7A gifted to Panchayat and 0.41 acre in Sy. No. 431/5 and 0.01 acres in Sy. No. 431/7A sold by the borrower.

Net Total Area --- 1.59 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 23

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Lamda Developers Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 442/6A with extent of area admeasuring 0.53 acres save and except 0.09 acre in Sy. No. 442/6A gifted to Panchayat by the borrower.

Net Total Area --- 0.44 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 24

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Pappankuzhi Developers Private Ltd.) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 430/2 and 441/7 with extent of admeasuring 0.63 acres and 0.44 acres respectively totaling to 1.07 acres save and except 0.31 acres in Sy. No. 430/2 gifted to Panchayat and 0.04 acre in Sy. No. 441/7 sold by the borrower.

Net Total Area --- 0.72 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 25

All that piece and parcel of property in the name of M/s. Rudravaram Developers Private Ltd. situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 428/1 with extent of area admeasuring 0.84 acres save and except 0.65 acres gifted to Panchayat and 0.01 acre sold in Sy. No. 428/1 by the borrower.

Net Total Area --- 0.18 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future thereon.

PART 26

All that piece and parcel of property in the name of M/s. S V Equities Ltd. situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 441/12 and 440/6 with extent of admeasuring 0.44 acres and 0.72 acres respectively totaling to 1.16 acres save and except 0.34 acre in

Sy. No. 440/6 and 0.26 acres in Sy. No. 441/12 gifted to Panchayat by the borrower.

Net Total Area --- 0.56 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 27

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Veloresantha Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Number 420/15 with extent of area admeasuring 0.46 acres save and except 0.04 acre in Sy. No. 420/15 gifted to Panchayat by the borrower.

Net Total Area --- 0.42 Acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 28

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Lamda Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 307/3, 438/8A, 460/3, 463/6, 462/2, 458/2B, 318/1, 438/1B, 438/1A, 442/5, 462/2, 306/5B, 306/1, 306/3A and 306/6B with extent of admeasuring 0.34 acres, 0.30 acres, 0.47 acres, 0.35 acres, 0.64 acres, 0.83 acres, 0.20 acres, 0.20 acres, 0.15 acres, 0.85 acres, 1.27 acres, 0.44 acres, 0.47 acres, 0.43 acres and 0.52 acres respectively totaling to 7.46 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 29

All that piece and parcel of property in the name of M/s. Annvaram Developers Private Ltd situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 476/8B, 476/9, 605/10, 605/9, 606/1, 614/15, 616/1, 618/10B, 618/5, 630/1, 630/12, 630/13, 630/14B, 630/21A, 630/22, 604/12, 604/13B, 604/13A, 617/1, 590/10, 595/2C, 606/12, 609/1, 609/2, 609/4, 614/17, 476/13, 476/14, 476/16, 478/16B, 606/7, 607/18, 614/10A, 614/14C, 614/6, 614/7, 614/8B, 616/10, 616/11, 618/3, 616/14, 619/4, 620/19, 620/3, 604/14, 604/7C, 618/14, 619/10A, 619/6, 619/8, 619/9, 606/13A, 608/5, 630/16, 630/2, 630/3, 475/7, 592/5, 595/8B, 599/10, 605/4, 614/13, 476/12, 476/3B, 478/16A, 590/13C, 591/3B, 604/8, 607/19, 615/4, 616/12, 616/13, 617/3A and 627/12 with extent of admeasuring 0.20 acres, 0.15 acres, 0.33 acres, 0.26 acres, 0.14 acres, 0.27 acres, 0.81 acres, 0.20 acres, 0.12 acres, 0.20 acres, 0.20 acres, 0.10 acres, 0.09 acres, 0.07 acres, 0.13 acres, 0.32 acres, 0.28 acres, 0.25 acres, 0.12 acres, 0.14 acres, 0.27 acres, 0.06 acres, 0.17 acres, 0.21 acres, 0.27 acres, 0.23 acres, 0.20 acres, 0.19 acres, 0.19 acres, 0.16 acres, 0.15 acres, 0.23 acres, 0.05 acres, 0.20 acres, 0.19 acres, 0.18 acres, 0.10 acres, 0.36 acres, 0.30 acres, 0.22 acres, 0.43 acres, 0.18 acres, 0.37 acres, 0.21 acres, 0.18 acres, 0.12 acres, 0.41 acres, 0.30 acres, 0.18 acres, 0.16 acres, 0.58 acres, 0.18 acres, 0.35 acres, 0.14 acres, 0.14 acres, 0.14 acres, 1.22 acres, 0.12 acres, 0.53 acres, 0.71 acres, 0.40 acres, 0.17 acres, 0.27 acres, 0.03 acres, 0.19 acres, 0.07 acres, 0.25 acres, 0.25 acres, 0.28 acres, 0.23 acres, 0.19 acres, 0.17 acres, 0.20 acres and 0.22 acres respectively totaling to 17.87 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 30

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IOTA Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 304/2A, 297/1, 298/1B, 299/6, 304/2B, 596/5, 316/4B, 299/1, 299/3, 619/5A, 297/4, 298/2B, 299/4, 314/5, 319/9, 306/3, 319/2, 443/3, 443/4, 443/5, 443/6, 443/7A, 444/3B, 462/5, 463/10, 299/7, 305/3B and 616/6B with extent of admeasuring 0.28 acres, 0.28 acres, 0.35 acres 0.40 acres, 0.27 acres, 0.58 acres, 0.37 acres, 0.25 acres, 0.10 acres, 0.26 acres, 0.61 acres, 0.40 acres, 0.28 acres, 0.22 acres, 0.25 acres, 0.24 acres, 0.27 acres, 0.59 acres, 0.40 acres, 0.32 acres, 0.37 acres, 0.74 acres, 0.63 acres, 0.20 acres, 0.43 acres, 0.17 acres, 0.30 acres and 0.93 acres respectively totaling to 10.49 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 31

All that piece and parcel of property in the name of M/s. IVRCL Mega Malls Limited situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 594/5, 594/6, 594/7, 594/8, 594/3A, 574/7, 574/2, 593/3, 612/9, 595/2A, 573/3, 574/3, 574/8, 575/1, 575/3, 575/4, 575/7, 595/8A, 595/8C, 575/7, 593/6, 573/4, 593/1 and 594/1 with extent of admeasuring 0.15 acres, 0.07 acres, 0.07 acres 0.07 acres, 0.20 acres, 0.22 acres, 0.35 acres, 0.21 acres, 0.05 acres, 0.20 acres, 0.69 acres, 0.22 acres, 0.33 acres, 0.31 acres, 0.29 acres, 0.35 acres, 0.21 acres, 0.25 acres, 0.31 acres, 1.40 acres, 0.12 acres, 0.28 acres, 0.46 acres and 0.35 acres respectively totaling to 7.16 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 32

All that piece and parcel of property in the name of M/s. S V Equities Limited situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 307/2, 438/3, 438/6, 438/8B, 442/2B and 442/3 with extent of admeasuring 0.35 acres, 0.83 acres, 0.67 acres, 0.17 acres, 0.74 acres and 0.57 acres respectively totaling to 3.33 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 33

All that piece and parcel of property in the name of M/s. IVRCL PSC Pipes Private Ltd situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 588/5, 588/8, 588/9, 590/13A, 590/16, 590/17, 591/5, 591/6, 591/7, 599/3B, 599/4, 608/10, 608/11, 608/12, 608/13, 608/14, 608/15, 608/2, 608/6, 608/8 and 608/9 with extent of admeasuring 0.22 acres, 0.21 acres, 0.19 acres, 0.09 acres, 0.15 acres, 0.19 acres, 0.14 acres, 0.12 acres, 0.14 acres, 0.20 acres, 0.19 acres, 0.07 acres, 0.15 acres, 0.33 acres, 0.28 acres, 0.40 acres, 0.20 acres, 0.19 acres, 0.59 acres, 0.07 acres and 0.07 acres respectively totaling to 4.19 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 34

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Haripuram Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in

Survey Numbers 592/8, 599/3D, 596/14, 594/4, 574/2, 319/8, 603/5, 605/11A, 606/6, 606/9, 607/15A, 607/15B, 607/15C, 614/8A, 618/13, 620/14B, 630/4, 630/6, 630/7, 630/5, 630/8, 585/10, 605/6, 605/7, 612/7, 612/8, 618/2B, 618/4B, 603/9, 604/5, 604/4, 604/7B, 616/5, 616/9A, 618/12, 611/10 and 611/11 with extent of admeasuring 0.31 acres, 0.56 acres, 0.08 acres, 0.70 acres, 0.65 acres, 0.17 acres, 0.13 acres, 0.28 acres, 0.05 acres, 0.32 acres, 0.25 acres, 0.17 acres, 0.19 acres, 0.20 acres, 0.31 acres, 0.44 acres, 0.19 acres, 0.07 acres, 0.07 acres, 0.52 acres, 0.07 acres, 0.11 acres, 0.07 acres, 0.13 acres, 0.13 acres, 0.07 acres, 0.10 acres, 0.05 acres, 0.39 acres, 0.22 acres, 0.35 acres, 0.20 acres, 0.09 acres, 0.48 acres, 0.81 acres, 0.05 acres and 0.05 acres respectively totaling to 9.16 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 35

All that piece and parcel of property in the name of M/s. IVR Enviro Projects Limited situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 581/5B, 590/15, 590/3, 590/4, 581/9A, 576/3A, 576/3B, 584/2F, 581/4B, 581/5A, 584/2B, 564/3, 584/2D, 584/4, 584/5, 584/6, 591/1, 582/11, 583/5, 583/7, 586/13, 586/14, 586/7, 590/6, 590/14, 564/1, 565/8, 566/1, 578/15, 583/15, 583/3, 586/11, 586/12, 586/15A, 576/2, 580/10, 580/9, 581/13, 581/14, 581/15, 581/8, 582/10, 582/4, 582/5A, 582/5B, 583/2B, 583/6, 590/1 and 590/2 with extent of admeasuring 0.25 acres, 0.14 acres, 0.23 acres, 0.14 acres, 0.37 acres, 0.27 acres, 0.17 acres, 0.27 acres, 0.23 acres, 0.20 acres, 0.24 acres, 0.64 acres, 0.50 acres, 0.16 acres, 0.19 acres, 0.22 acres, 0.16 acres, 0.49 acres, 0.17 acres, 0.19 acres, 0.35 acres, 0.65 acres, 0.37 acres, 0.13 acres, 0.12 acres, 1.00 acres, 1.16 acres, 0.32 acres, 0.17 acres, 0.34 acres, 0.23 acres, 0.28 acres, 0.22 acres, 0.79 acres, 0.52 acres, 0.26 acres, 0.27 acres, 0.03 acres, 0.15 acres, 0.29 acres, 0.17 acres, 0.56 acres, 0.28 acres, 0.15 acres, 0.20 acres, 0.23 acres, 0.15 acres, 0.30 acres, 0.10 acres and 0.10 acres respectively totaling to 14.82 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 36

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Pappankuzhi Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 311/2, 318/4B, 311/3A, 306/1, 443/8B, 443/8C, 444/3C1, 444/3C2, 444/7B, 444/7C, 445/1, 445/3, 458/1, 459/3, 460/2, 460/5B, 565/9, 463/9, 620/11, 605/11B, 614/9, 616/6A and 630/9A with extent of admeasuring 0.95 acres, 0.17 acres, 0.74 acres, 0.67 acres, 0.30 acres, 0.20 acres, 0.27 acres, 0.24 acres, 1.21 acres, 0.32 acres, 0.27 acres, 0.44 acres, 1.01 acres, 0.42 acres, 0.51 acres, 0.37 acres, 0.35 acres, 0.26 acres, 0.30 acres, 0.72 acres, 0.34 acres, 0.73 acres and 0.82 acres respectively totaling to 11.61 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 37

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Kappa Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 463/5, 312/10, 306/2, 446/2, 446/3A, 446/3B, 446/6, 446/7, 447/1, 447/14, 447/2, 447/5, 447/8, 447/9, 457/8, 457/9, 460/5A, 443/1, 619/7 and 627/9B with extent of admeasuring 0.14 acres, 0.36 acres, 0.15 acres, 0.15 acres, 0.43 acres, 0.35 acres, 0.20 acres, 0.56 acres, 0.12 acres, 0.62 acres, 0.25 acres, 0.51 acres, 0.27 acres, 0.21 acres, 0.28 acres, 0.45 acres, 0.48 acres, 0.17 acres and 0.24 acres respectively totaling to 5.99 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 38

All that piece and parcel of property in the name of M/s Vedurwada Developers Private Ltd situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 314/6, 599/1B, 606/2, 609/3, 627/14, 314/7, 298/2A, 299/2, 603/1, 605/11E, 313/4, 313/5, 313/6, 313/7, 314/1, 582/6, 603/2, 603/3, 605/11D, 605/12B and 613/14 with extent of admeasuring 0.57 acres, 0.23 acres, 0.09 acres, 0.16 acres, 0.77 acres, 0.19 acres, 0.48 acres, 0.23 acres, 0.07 acres, 0.05 acres, 0.35 acres, 0.19 acres, 0.04 acres, 0.04 acres, 0.14 acres, 0.19 acres, 0.11 acres, 0.11 acres, 0.19 acres, 0.04 acres and 0.20 acres respectively totaling to 4.44 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 39

All that piece and parcel of property in the name of M/s IVRCL Clubs Limited situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 582/9, 604/7A, 608/3, 609/5, 609/6, 609/8, 572/1 and 572/8 with extent of admeasuring 0.18 acres, 0.12 acres, 0.18 acres, 0.25 acres, 0.15 acres, 0.38 acres, 1.65 acres and 1.68 acres respectively totaling to 4.59 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 40

All that piece and parcel of property in the name of M/s First STP Private Limited situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 578/1, 578/16, 578/17, 591/2B, 591/4A, 591/4C, 593/2, 594/3, 597/15, 597/17, 603/8A, 603/8B, and 605/5 with extent of admeasuring 0.94 acres, 0.16 acres, 0.44 acres, 0.67 acres, 0.04 acres, 0.25 acres, 0.25 acres, 0.72 acres, 0.48 acres, 0.28 acres, 0.78 acres, 0.77 acres and 0.07 acres respectively totaling to 5.85 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 41

All that piece and parcel of property in the name of Geo Prime Developers Private Ltd situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 318/2, 318/9, 458/3, 303/9A, 303/9B, 305/2, 305/3A, 306/6C, 306/6A, 310/8A, 310/8B, 310/8C, 310/9A, 310/9B, 462/4, 312/9, 319/11, 445/5, 311/3B, 443/9B, 457/10C, 463/2 and 463/3 with extent of admeasuring 0.14 acres, 0.14 acres, 0.23 acres, 0.07 acres, 0.07 acres, 0.56 acres, 1.03 acres, 0.62 acres, 0.58 acres, 0.11 acres, 0.20 acres, 0.20 acres, 0.35 acres, 0.30 acres, 0.34 acres, 0.11 acres, 0.19 acres, 0.48 acres, 0.31 acres, 0.16 acres, 0.06 acres, 0.35 acres and 0.19 acres respectively totaling to 6.79 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 42

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IVR Prime Developers (Nellore) Private Ltd) situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 457/7B, 604/11, 627/3, 618/11, 607/1, 607/4, 616/2, 616/4, 619/1, 620/8, 620/9, 620/10, 620/15A, 630/10, 630/15, 604/1, 605/3, 614/16, 615/6A and 630/14A with extent of admeasuring 0.77 acres, 0.50 acres, 0.28 acres, 0.49 acres, 0.29 acres, 0.09 acres, 0.17 acres, 0.19 acres,

0.25 acres, 0.10 acres, 0.09 acres, 0.19 acres, 0.79 acres, 0.09 acres, 0.08 acres, 0.20 acres, 0.08 acres, 0.24 acres, 0.16 acres and 0.07 acres respectively totaling to 5.12 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 43

All that piece and parcel of property in the name of M/s Kunnam Developers Private Ltd situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 564/2, 581/6, 581/9C, 583/1B, 584/2C, 603/15B, 613/2, 614/11, 614/12, 620/7, 307/1, 307/4, 310/9D, 314/9, 318/3, 318/5, 318/10, 442/2A, 445/5, 489/5, 602/1A, 617/4C, 602/1B, 614/14A and 598/3 with extent of admeasuring 0.77 acres, 0.40 acres, 0.65 acres, 0.27 acres, 0.48 acres, 0.27 acres, 0.44 acres, 0.26 acres, 0.07 acres, 0.44 acres, 0.32 acres, 0.44 acres, 0.17 acres, 0.30 acres, 0.15 acres, 0.22 acres, 0.15 acres, 0.21 acres, 0.83 acres, 0.47 acres, 0.62 acres, 0.32 acres, 0.24 acres, 0.36 acres and 0.20 acres respectively totaling to 9.05 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 44

All that piece and parcel of property in the name of M/s M/s. Vijayawada Developers Private Ltd situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 565/10, 588/1, 589/3, 594/2B, 595/4, 595/6, 597/3, 597/6, 597/9, 597/12, 598/9, 612/2, 619/2B, 606/13B, 607/6, 607/10, 613/8, 613/9, 613/10, 476/5, 478/11B, 605/2, 617/4F, 620/4, 620/5, 627/8, 313/2, 581/10, 582/3, 582/8, 588/6, 588/11, 588/12, 588/13, 612/4, 612/5, 613/5, 613/6, 617/4A, 618/6A, 581/11, 582/7, 607/17, 489/16, 489/17, 581/9E, 582/1, 582/2, 583/1A, 444/4, 564/6, 573/5, 607/7, 607/8, 607/14, 614/10B, 620/1, 620/2, 620/6 and 597/8 with extent of admeasuring 0.57 acres, 0.30 acres, 0.14 acres, 0.27 acres, 0.23 acres, 0.22 acres, 0.19 acres, 0.15 acres, 0.21 acres, 0.32 acres, 0.11 acres, 0.11 acres, 0.07 acres, 0.23 acres, 0.17 acres, 0.18 acres, 0.11 acres, 0.27 acres, 0.32 acres, 0.14 acres, 0.17 acres, 0.09 acres, 0.09 acres, 0.22 acres, 0.13 acres, 0.17 acres, 0.23 acres, 0.40 acres, 0.54 acres, 0.14 acres, 0.08 acres, 0.41 acres, 0.21 acres, 0.26 acres, 0.05 acres, 0.12 acres, 0.21 acres, 0.16 acres, 0.21 acres, 0.19 acres, 0.05 acres, 0.19 acres, 0.46 acres, 0.74 acres, 0.23 acres, 0.22 acres, 0.25 acres, 0.27 acres, 0.21 acres, 1.00 acres, 0.82 acres, 0.28 acres, 0.27 acres, 0.15 acres, 0.08 acres, 0.20 acres, 0.38 acres, 0.21 acres, 0.16 acres and 0.49 acres respectively totaling to 15.05 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 45

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. IVR Prime Developers (Goodavari) Private Ltd) situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 607/11, 607/13, 607/9, 630/17, 630/18, 297/2, 304/3, 606/8, 607/12, 607/20, 610/1, 611/3, 604/3, 602/2, 605/11C, 611/8, 627/6, 627/9A, 462/1, 297/3, 607/2, 615/3 and 627/4 with extent of admeasuring 0.11 acres, 0.07 acres, 0.17 acres, 0.06 acres, 0.14 acres, 0.42 acres, 0.24 acres, 0.15 acres, 0.10 acres, 0.17 acres, 0.26 acres, 0.17 acres, 0.07 acres, 3.66 acres, 0.19 acres, 0.33 acres, 0.80 acres, 0.43 acres, 0.32 acres, 0.86 acres, 0.28 acres, 0.14 acres and 0.11 acres respectively totaling to 9.25 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 46

All that piece and parcel of property in the name of M/s. Duvvda Developers Private Ltd situated at

No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 457/5, 458/4, 476/10, 566/2, 604/6, 610/3, 610/4, 611/6, 616/7, 616/8, 617/3B, 619/10B and 619/2A with extent of admeasuring 0.27 acres, 1.01 acres, 0.15 acres, 1.25 acres, 0.30 acres, 0.09 acres, 0.12 acres, 0.16 acres, 0.09 acres, 0.09 acres, 0.40 acres, 0.29 acres and 0.32 acres respectively totaling to 4.54 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 47

All that piece and parcel of property in the name of M/s. M.M. Kuppam Developers Private Ltd situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 318/8, 457/10B, 603/4, 616/3, 448/9, 305/1 and 306/4 with extent of admeasuring 0.16 acres, 0.05 acres, 0.14 acres, 0.17 acres, 0.54 acres, 0.53 acres and 0.79 acres respectively totaling to 2.38 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 48

All that piece and parcel of property in the name of M/s. Rudravaram Developers Private Ltd situated at No.34, Sandhavellore Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 462/6, 457/6, 438/4B, 444/6, 438/5, 311/2, 306/3B, 318/4A and 463/4 with extent of admeasuring 0.23 acres, 0.56 acres, 0.16 acres, 0.20 acres, 0.31 acres, 0.22 acres, 0.24 acres, 0.07 acres and 0.26 acres respectively totaling to 2.25 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 49

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. ETA Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 448/1, 448/3, 431/2 and 431/3 with extent of admeasuring 0.33 acres, 0.17 acres, 0.79 acres and 1.04 acres respectively totaling to 2.33 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 50

All that piece and parcel of property in the name of M/s. Eluru Developers Private Ltd situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 478/9, 603/7, 611/2, 611/7, 612/13, 612/14, 612/15, 612/16, 612/17, 612/18, 613/11, 613/12, 613/13, 613/15, 613/16, 613/17, 615/1, 574/6, 593/7, 593/8, 606/5, 604/2, 605/8, 616/9B, 616/9C, 618/2A and 618/4A with extent of admeasuring 0.35 acres, 0.19 acres, 0.26 acres, 0.16 acres, 0.10 acres, 0.10 acres, 0.19 acres, 0.06 acres, 0.06 acres, 0.06 acres, 0.07 acres, 0.09 acres, 0.17 acres, 0.11 acres, 0.10 acres, 0.11 acres, 0.23 acres, 0.21 acres, 0.35 acres, 0.35 acres, 0.12 acres, 0.45 acres, 0.16 acres, 0.74 acres, 1.06 acres, 0.09 acres and 0.04 acres respectively totaling to 5.98 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 51

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Gaama Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in

Survey Numbers 476/2, 476/7, 476/15, 476/17, 603/11, 627/5, 612/12, 613/3, 618/9, 627/7, 627/13, 616/15, 313/8, 314/3, 317/4, 585/16, 478/13, 478/14, 478/15, 478/11A, 595/1B, 606/10, 611/9, 614/1, 617/4D, 617/4E, 617/4H, 618/4C, 618/6B, 618/10C and 627/11 with extent of admeasuring 0.10 acres, 0.24 acres, 0.22 acres, 0.29 acres, 0.37 acres, 0.14 acres, 0.50 acres, 0.14 acres, 0.19 acres, 0.20 acres, 0.21 acres, 0.43 acres, 0.27 acres, 0.14 acres, 0.28 acres, 0.35 acres, 0.09 acres, 0.07 acres, 0.16 acres, 0.17 acres, 0.14 acres, 1.03 acres, 0.12 acres, 0.04 acres, 0.07 acres, 0.10 acres, 0.10 acres, 0.07 acres, 0.09 acres, 0.22 acres and 0.23 acres respectively totaling to 6.77 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future

PART 52

All that piece and parcel of property in the name of M/s IVR Hotels and Resorts Limited (formerly M/s. Veloresantha Developers Private Ltd) situated at No.34, Sandhavellore (Chittoor) Village, Sriperumbudur Taluk, Kancheepuram District, within the sub-registration district of Walajabad and comprised in Survey Numbers 444/5, 445/6A, 445/6B, 445/6C, 446/1A, 446/1B, 446/4A, 446/4B, 446/5A, 446/8B, 447/4, 447/6, 447/7, 447/10, 447/11, 447/13, 445/4, 457/4, 447/3, 447/12, 458/2A, 457/2, 442/1, 438/2, 457/10A, 457/3, 445/5, 446/5B and 446/8A with extent of admeasuring 0.17 acres, 0.46 acres, 0.46 acres, 0.46 acres, 0.27 acres, 0.27 acres, 0.09 acres, 0.10 acres, 0.32 acres, 0.15 acres, 0.25 acres, 0.20 acres, 0.17 acres, 0.30 acres, 0.30 acres, 0.15 acres, 0.45 acres, 0.30 acres, 0.25 acres, 0.17 acres, 0.65 acres, 0.46 acres, 0.54 acres, 0.73 acres, 0.12 acres, 0.21 acres, 0.48 acres, 0.35 acres and 0.12 acres respectively totaling to 8.95 acres

together with all the buildings and structures thereon, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Property Item No	Reserve Price	EMD	Last date for submission of EMD and documents	Bid incremental amount	Date of inspection of properties
<u>1</u>	<u>Rs.107,25,00,000/-</u>	<u>Rs.10,72,50,000/-</u>	<u>08.03.2023</u>	<u>Rs.10,00,000/-</u>	<u>06.03.2023</u> <u>between 10.00</u> <u>AM and</u> <u>03.00 PM</u>

Date & Time of auction	On 09.03.2023 From 01:00 PM to 05:00 PM The end time of e-auction will be extended by 5 minutes each time if bid is made within the last five minutes before closure of auction.
Mode of Payment	1) EMD amount to be paid to wallet provided by M/s IBAPI.in/mstcecommerce 2) H1 bidder to make the payment of BID amount(excluding EMD amount) by way of RTGS/NEFT /Funds transfer to the credit of A/C No. 3774093197 A/c Name: SAM V Hyderabad adjustment account, IFSC code: CBIN0280808 or By Demand Draft / Pay Order in favour of "Authorized Officer, Central Bank of India, SAM V Branch Hyderabad "payable at Hyderabad

TERMS AND CONDITIONS OF SALE

1. The property is being sold on "As is where is", "As is what is", and "Whatever there is" basis.
2. Prospective bidders may inspect the properties and verify the property documents held by Bank, details of litigations, if any, in respective of the properties to their satisfaction before submission of bid. No claim shall be entertained by Authorized Officer or Secured Creditor Bank at any later date.
3. Auction / bidding shall only be through "online electronic mode" through the website of the Service Provider i.e., <https://centralbank.auctiontiger.net>
4. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank / Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
5. For details, help, procedure and online training on e-auction prospective bidders may contact the service provider through website <https://ibapi.in> or www.ibapi.in
6. E-Auction bid document containing online e-auction bid form, declaration, etc. are available in the service provider's website i.e. <https://ibapi.in> or www.ibapi.in
7. 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 further details, please contact the service provider at their website <https://ibapi.in> or www.ibapi.in (The user id and password can be obtained free of cost by registering name with website <https://ibapi.in> or www.ibapi.in through login id & password.)
8. For participating in e-auction, intending bidders have to deposit a refundable EMD as mentioned above in the prescribed mode of payment and the EMD will not carry any interest.
9. Bids in the prescribed formats shall be submitted "online" through the portal along with the EMD & scanned copy of KYC documents including photo, PAN card & address proof to the service provider and the Authorized Officer before 4:00 PM on 08.03.2023.
10. Online auction sale will start automatically on and at the time as mentioned above. Auction/ bidding will initially be for a period of 240 minutes with auto extension of 5 minutes each till the sale is concluded.
11. The property "SHALL NOT BE SOLD" below the Reserve Price.
12. The Authorized Officer is not bound to accept the highest bid or any or all 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.

13. The successful bidder should deposit 25% of the bid amount (including EMD) immediately on declaring him as successful bidder and the balance 75% of the bid amount within 15 days from the date of confirmation of sale by the secured creditor. All deposit and payment shall be in the prescribed mode of payment.
14. EMD deposited in IBAPI wallet of unsuccessful bidders will be returned through NEFT/RTGS to the bank accounts details provided by them in the bid form and intimated via their e-mail ID by IBAPI only.
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 case of default in payment at any stage by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid will be forfeited and the property will be again put to sale.
17. The Encumbrances on the properties known to the Bank is **NIL**.
18. The purchaser has to bear the cess, sales tax (if applicable) and any other statutory dues or other dues like municipal tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental costs, charges including all taxes and rates outgoings relating to the property, all other incidental costs, charges including all taxes and rates outgoings relating to the property.
19. For further details, terms and conditions, the interested bidders can visit our Bank's website at <https://www.centralbankofindia.co.in> & <https://www.ibapi.in> and submit bid for participation in the E-auction Portal [https:// www.mstcecommerce.com/auctionhome/ibapi/index.jsp](https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)

Note: The intending bidders may contact Mr Rajesh Kumar Singh, AGM Mobile no: 9909969477 for ascertaining the details of the properties and also for Inspection of the properties.

Place : **SANTHAVELLORE,SRIPERUMBUDUR**
Date : **21.02.2023**

AUTHORISED OFFICER
CENTRAL BANK OF INDIA