

this notice and warrants and other processes, and all other proceedings taken for recovering the amount due.

Given under my hand and the seal of the Tribunal, on this date 07.08.23.

**Sd/-  
(RATNESH KUMAR)  
RECOVERY OFFICER-II  
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)**

Office No.604, on the 5<sup>th</sup> floor of the building known as "MAN EXCELLENZA" admeasuring (useable carpet area) of 1500 sq. ft. constructed on the piece and parcel of land admeasuring 972.4 sq. mtrs and bearing Survey No.106, Hissa Nos.1 (Part), NAS No.106 B and Survey No.106, Hissa No.02(Part) & 3 and City Survey Nos.1401 Part 1, 2 & 3, Village Vile Parle, Taluka-Andheri, in Ward No.K (W), Vile Parle (West), Mumbai- 400056 belonging to Man Infraprojects Limited

**Date: 10.08.2023  
Place: Mumbai**

**Authorized Officer  
STCI Finance Limited**

**यूको बैंक**

(भारत सरकार का उपक्रम)



**UCO BANK**

(A Govt. of India Undertaking)

**सम्मान आपके विश्वास का**

**Honours Your Trust**

**Zonal Office, 359, UCO Bank Building, 1st Floor, Dr. D.N. Road, Hutatma Chowk, Fort, Mumbai-400001,  
Ph.No: 022-40544350/40544352**

**PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTIES**

**DATE OF E-AUCTION 20-SEPT-2023**

**Property can be inspected any day before 19-Sept-2023 between 10.00 A.M. IST and 04.00 P.M. IST with prior appointment**

**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(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to UCO Bank, the constructive/physical possession (as specified against each property) of which has been taken by the Authorized Officer of UCO Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 20-SEPT-2023, for recovery of amounts due to UCO Bank from the following Borrower(s)/Guarantor(s). The reserve price and the earnest money deposit amount are as mentioned in the table below.

SI No	Name of the Branch and the Borrower	Amount Due	Details of the Property	Date of Demand Notice ----- Date of Possession & Type	Reserve Price ----- Earnest Money Deposit	Name of the Contact Person and Contact no.
1	BRANCH: AMB-MUMBAI (2129) BORROWER : SHREE NARMADA ARCHITECTURAL SYSTEMS LTD. GUARANTORS : MR. DEEPAK PATEL MR. HIREN DEEPAK PATEL MR. PRAVIN B. PATEL MR. RAJU B. PATEL BRANCH: AMB-MUMBAI (2129)	Rs. 1519.70 Lakhs (+) Plus Interest W.e.f. 01-Mar-2016 Plus Charges And Costs	All That Piece And Parcel Of Land And Building At Survey No. 95/1, Village-Bholav, Bharuch-Palej Road, Taluka And District-Bharuch, Gujarat <b>Area – 21775 Sq. Ft.</b> <b>Owner: M/S Shree Narmada Architectural Systems Ltd.</b>	14-03-2016 ----- 01-07-2022 (PHYSICAL)	RS. 273.84 LAKHS RS. 27.39 LAKHS	MR. BAXSHI ASHISH KUMAR CHIEF MANAGER 9334347145
2	BRANCH: WADALA (0978) BORROWER & OWNER: MR. RAJESH MISHRA MRS. SUMAN RAJESH MISHRA	Rs. 16.78 Lakhs (+) Plus Interest W.e.f. 01-Aug-2023 Plus Charges And Costs	Residential Flat No. 104, 1st Floor, Building No. B4, Gayatri Residency, Prabhu Ali, Mandai Road, Vill. Purna, Bhiwandi, Taluka- Bhiwandi, Dist.-Thane 421302. <b>Built Up Area - 548 Sq. Ft.</b>	14-03-2016 ----- 10-04-2023 (PHYSICAL)	RS. 133.50 LAKHS RS. 13.50 LAKHS	MR. UTSAV ANAND SAH SENIOR MANAGER 7979955958
3	BRANCH: GODHBUNDER ROAD (2296) BORROWER & OWNER: MR. GANESH MOHAN KANOJIYA & MRS. MUNNIDEVI GANESH KANOJIYA	Rs. 14.51 Lakhs (+) Plus Interest W.e.f. 01-Apr-2022 Plus Charges And Costs	1-Bhk Residential Flat Bearing No. A-206, 2nd Floor, A Wing, Sai Prarthana Building, Naval Nagar, S.No. 98 & 25/1, Plot No 4,5,6 At Village –Navali, Taluka & District - Palghar 401404. <b>Built Up Area: 438 Sq. Ft., Carpet Area – 365 Sq. Ft.</b>	30-09-2022 ----- 06-12-2022 (SYMBOLIC)	RS. 22.09 LAKHS RS. 2.21 LAKHS	MRS. PRIYA DARSHNI MANDAL MANAGER 9311816024
4	BRANCH: CBD BELAPUR (1952) BORROWER & OWNER: MR. PRAMOD MARUTI MEHER MRS. JYOTI PRAMOD MEHER	Rs. 44.34 Lakhs (+) Plus Interest W.e.f. 01-Aug-2023 Plus Charges And Costs	Flat No. 1001, 10th Floor, E Wing, Fontana, Palava Fontana C-H, Palava 2, Taloja Bypass Road, Village – Khoni, Dombivali East, Thane, Maharashtra – 421202 <b>Carpet Area = 428 Sq. Fts.</b>	09-02-2023 ----- 04-08-2023 (PHYSICAL)	RS. 39.25 LAKHS RS. 3.93 LAKHS	MRS. SWATI SINGH SENIOR MANAGER 7900158678
5	BRANCH: CBD BELAPUR (1952) BORROWER: M/S MIDDLE EAST LUBRICANTS INDIA PVT. LTD. DIRECTORS: MRS. BINU SABU MR. SANU P. DANIEL MR. SINU SABU DANIEL	Rs. 63.41 Lakhs (+) Plus Interest W.e.f. 01-Aug-2023 Plus Charges And Costs	Shop No 2, Shobha Apartment, Plot No Z-18, Sector -19, Shahabaj (G.E.S.), Cbd Belapur, Thane, Maharashtra – 400614 <b>Owner: Mrs. Binu Sabu Carpet Area = 159 Sq. Fts.</b>	13-03-2023 ----- 09-06-2023 (SYMBOLIC)	RS. 26.41 LAKHS RS. 2.65 LAKHS	MRS. SWATI SINGH SENIOR MANAGER 7900158678
6	BRANCH: ULHASNAGAR (0303) BORROWER & OWNER: MR. VIJAY PARMANAND MATTA & MRS. HONEY VIJAY MATTA	Rs. 28.75 Lakhs (+) Plus Interest W.e.f. 01-Aug-2023 Plus Charges And Costs	Flat No 501, 5th Floor, Sai Flower, Block No. C-929, Near Kalimata Mandir, Kurla Camp, Ulhasnagar, Thane, Maharashtra – 421005 <b>Super Built Up Area – 980 Sq. Ft.</b>	05-09-2022 ----- 23-11-2022 (SYMBOLIC)	RS. 30.58 LAKHS RS. 3.06 LAKHS	MR. SANJAY KUMAR SINGH CHIEF MANAGER 9123174815

The auction sale will be "online e-auction" bidding through website <https://ibapi.in> and [www.mstcecommerce.com/auctionhome/ibapi/index.jsp](http://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) on 20-09-2023 from 01.00 P.M. to 05.00 P.M. with unlimited extensions of ten minutes each and Bidders shall improve their further offers in multiple of Rs.10,000/- (Rupees Ten Thousand only). The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions given on Bank's website – [www.ucobank.com](http://www.ucobank.com) and <https://ibapi.in>. Interested Bidders are advised to view the detailed terms and conditions of the auction sale, creation of Login ID & Password to bid online, upload KYC, other data, submission of Bid, Training/ Demonstration, modalities for deposit of Earnest Money in the virtual wallet. Modifications in, or corrigendum to, the terms and conditions of the sale will be intimated by uploading on [www.ucobank.com](http://www.ucobank.com).

**Place: Mumbai  
Date: 11.08.2023**

**Sd/-  
Authorised Officer**

## Terms & Conditions:

1. The auction sale will be " **online e-auction** " bidding through website <https://ibapi.in> and <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp> on **20-09-2023** **from 1.00 PM to 5.00 PM** with unlimited extensions of ten minutes each.
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit the website <https://ibapi.in> and <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp>
3. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://ibapi.in> and <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp>
4. **The property shall not be sold below the Reserve Price and Bidders shall improve their further offers in multiple of Rs.10,000/- (Rupees Ten Thousand only).**
5. The successful bidders shall have to pay 25% of the purchase amount (including earnest money already paid) immediately on closure of the E-Auction Sale proceedings on the same day of the Sale or not later than next working day. The balance 75% of the purchase price shall have to be paid within 15 days of acceptance/confirmation of sale conveyed to them. In default of payment within the periods specified herein, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser/bidder shall forfeit to the bank all claim to the property or to any part of the sum for which it may be subsequently sold.
6. The EMD of unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
7. The sale is subject to confirmation by the Bank, if the borrower/guarantor pays the bank in full before sale or issuance of Sale Certificate, no sale will be conducted.
8. The property is sold on "**As is Where is**" and "**As is What is**" and "**Whatever There is**" basis and the intending bidders should make independent enquiries as regards the title and encumbrances on the property of any authority besides the bank's charges and should satisfy themselves about the title, extent and quality of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges encumbrances over the property on any other matter etc. will be entertained after submission of the online bid.
9. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons.
10. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.
11. **The intending purchasers can inspect the property on or before 19.09.2023 between 10.00 AM and 04.00 PM with prior appointment.**
12. In case date and time of e-auction is required to be changed due to any administrative exigencies or any event necessitating such change, Bank will endeavor to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
14. **It is open to the Bank to appoint a representative and to make self-bid and participate in the E-Auction.**
15. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
16. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
17. For further details, contact **the Contact person at the contact no. mentioned in the sale notice.**
18. The Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general.

Place: Mumbai  
Date: 11-08-2023

Sd/-  
Authorised Officer