

SALE NOTICE (Sale Through E-auction only)

LAST DATE & TIME OF SUBMISSION OF EMD (Through NEFT/RTGS) AND DOCUMENTS (HARD COPY) 01.07.2015 UPTO 5.00 P.M.
LAST DATE & TIME OF SUBMISSION OF EMD (Through NEFT/RTGS) AND DOCUMENTS (ONLINE)- 03.07.2015 UPTO 5.00 P. M.

Public Notice for Sale of Assets under Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002.

Sale of immovable property mortgage to Bank under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Whereas, the Authorised Officer of **UCO Bank, Zonal Office Ludhiana** had taken possession of the following property pursuant to the Notice issued under Section 13(2) of SARFAESI Act in the following loan account with right to sell the same strictly on **"As is Where is Basis" & "As is what is basis" & "Whatever there is basis" & "Without recourse Basis"** for realization of Bank's Dues plus interest & other charges as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under section 13(4) of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002 propose to realize the Bank's dues by sale of the said property, The Sale will be done by the undersigned through e-auction platform provided at the website.

Name of Branch and Borrower with Address	Description of Property	Date of Demand Notice	Date of Possession Notice	Reserve Price	Date & Time of E-Auction
		Outstanding Amount (Secured debt)	Details of Officials Concerned	EMD Bid Increase Amount	
1. DHANDARI KALAN, LUDHIANA(0595) M/S POOJA STEEL INDUSTRIES THROUGH ITS PROPRIETOR SH. RAHUL GUPTA, R/O 5508/A, Street No. 4-1/2, Gobind Nagar, Daba Road, Shimlapuri Ludhiana	Property measuring 173 sq. Yds. Comprised in khasra no. 489, khata & khatoni no. 252-299, jamabandi for the year 2003-2004, situated at Vill. Daba, now House No. 5508/A, Street No. 4-1/2, Gobind Nagar, Daba Road, Shimlapuri Ludhiana, Title deed/vasika no. 6791 dated 20/10/2009 in the name of Smt. Lalita Gupta W/o Sh. Pawan Gupta	09.01.2013	13.03.2015	Rs. 34,00,000/-	06.07.2015 10.30 A.M. to 11.30 A.M. With Unlimited Auto extension of 5 Minutes
		Rs. 28,34,184.50/- + Interest And Other Charge W.e.f 01-04-2012.	Branch Manager, Sh. Surinder Sachdeva Mob. 73551-30058, Tel. No. 0161 -5028355 E-mail: ludgra@ucobank.co.in Authorized Officer, Sh. M. Roy Gupta Mob.: 82890-77981 Tel. No. 0161-5072303, 5001357 E-mail: zo.ludhiana@ucobank.co.in	Rs. 3,40,000/-	
				Rs. 10,000/-	
2. NEW GRAIN MARKET, LUDHIANA (1576) SH. RAMESH KUMAR MALHOTRA S/O SH. SHYAM LAL & SMT. SONIA MALHOTRA W/O SH. RAMESH KUMAR MALHOTRA House NO. 7273/3, Steet No. 21, New Janta Nagar, Gill Road, Ludhiana	All that part & parcel of Property measuring 119 sq. Yds. Comprised in khasra no. 292/1/11-608/292/3/3, khata no. 477/608, jamabandi for the year 2003-2004, situated at Vill. Daba, Hadbast No. 262, Abadi known as Adarsh Colony, Near Nanaksar, Tehsi & Distt. Ludhiana vide sale deed vasika no. 7888 dated 20/11/2009, in the name of Sh. Ramesh Kumar S/O Sh. Sham Lal	20.04.2012	13.03.2015	Rs. 10,50,000/-	06.07.2015 11.45 A.M. to 12.45 P.M. With Unlimited Auto extension of 5 Minutes
		Rs. 10,59,363/- + Interest And Other Charges W.e.f 01.04.2011	Branch Manager, Sh. Sushil Kumar Sharma Mob. 9876834433 Tel No. 0161-5051890 E-mail: ludgra@ucobank.co.in Authorized Officer, Sh. Prem Parkash Thakur Mob.: 94180-36666, Tel. No. 0161-5001357, 5072302 E-mail: zo.ludhiana@ucobank.co.in	Rs. 1,05,000/-	
				Rs. 10,000/-	
3. NEW GRAIN MARKET, LUDHIANA (1576) M/s Hari Om Nag Electronics Through its Partners 1. Sh. Vicky Grover 2. Smt. Gauri Grover	All that part and parcel of residential property (plot) measuring 405 sq. yds as per jamabandi for the year 2003-04 situated at village Balloke, hadbast no. 103 Tehsil & Distt. Ludhiana. Title deed/wasika no. 3056 dated 30.06.2009 in the name of Smt. Gauri Grover W/o Sh. Vicky Grover	13.04.2013	24.1.2014	Rs 25,00,000/-	06.07.2015 01.00 P.M. to 02.00 P.M. With Unlimited Auto extension of 5 Minutes
		Rs. 25,00,000/- + Interest And Other Charges W.e.f 01.12.2012	Branch Manager : Sh. Sushil Kumar Sharma, Mob. : 9876834433, ludgra@ucobank.co.in Authorized officer : Sh Prem Parkash Thakur Cont : 9418036666, zo.ludhiana@ucobank.co.in	Rs. 2,50,000/-	
				Rs. 10,000/-	
4. NEW GRAIN MARKET, LUDHIANA (1576) M/S Ranjeet Enterprises through its proprietor Sh. Gurjeet Singh s/o Sh. Sukhdev Singh	All that part & parcel of the property measuring 150 Sq. Yards, comprised in Khasra # 3605/706, Khata # 1992/2745, as per Jamabandi for the year 1995 - 1996 situated within the revenue estate of village Gill no. 2, Hadbast # 263, locality known as Shimlapuri, Tehsil & Distt. Ludhiana. Title Deed/Vasika # 13590 dated 14.12.2001, in the name of Mr. Gurjeet Singh S/o Mr. Sukhdev Singh.	17.06.2014	06.01.2015	Rs 15,00,000/-	06.07.2015 02.30 A.M. to 03.30 P.M. With Unlimited Auto extension of 5 Minutes
		Rs. 9,65,000/- + Interest And Other Charges W.e.f 01.01.2014	Branch Manager : Sh. Sushil Kumar Sharma Mob : 9876834433, ludgra@ucobank.co.in Authorized officer : Sh Prem Parkash Thakur Cont : 9418036666, zo.ludhiana@ucobank.co.in	Rs 1,50,000/-	
				Rs 10,000/-	
5. MANGHAT (0424) Sh. Sunil Kumar Arora & Smt. Seema Arora	All that part and parcel of residential-cum-Commercial property measuring 140 sq. yds comprised in khasra no. 167,168 khatta no. 663/734 as per jamabandi for the year 1999-2000, (khatta no. 713/779 as per jamabandi for the year 2004-05) situated at village Mundian Kalan, Ram Nagar, Ludhiana, Hadbast no. 179. Title deed/vasika no. 3977 dated 03.06.2005 in the name of Seema Arora W/o Sunil Kumar Arora dated 03.06.2005 in the name of Seema Arora W/o Sunil Kumar Arora	26.04.2013	17.02.2014	Rs. 9,50,000/-	06.07.2015 03.45 A.M. to 04.45 P.M. With Unlimited Auto extension of 5 Minutes
		Rs. 9,23,864.29/- + Interest And Other Charges W.e.f 01.07.2012	Branch Manager : Sh. S.M. Sharma Mob. : 9501995522 mangha@ucobank.co.in Authorized officer : Sh Prem Parkash Thakur Mob : 9418036666, zo.ludhiana@ucobank.co.in	Rs. 95,000/-	
				Rs. 10,000/-	

Terms and Conditions of E-Auction Sale :

- Property is being sold on **"AS IS AND WHERE IS BASIS"** and **"AS IS WHAT IS BASIS"** & **"Whatever there is basis"** and **"Without Recourse Basis"**. Intending bidders are advised to conduct search in Revenue / SRO / Municipal Corporation records to satisfy title, identity, extent, dimensions, survey number, door number, boundaries or encumbrances in regarding the property proposed to be sold.
- Bids should be submitted only ONLINE in the prescribed form. Online bids can be submitted by accessing the website <https://www.bankeauctions.com>. Bids should be submitted online on or before 05:00 PM IST on **03.07.2015**.
- Bids should be submitted along with a copy of identity document as an attachment to the bid form. Only copy of Pan Card, Passport, Voter's ID, Valid Driving License or Photo Identity Card Issued by Central / State Government shall be accepted as the identity document and should be submitted along with the bid form. Bidders staying abroad / PIOs holding dual citizenship / NRIs shall submit photo copy of his/her valid Indian Passport. Original identity Document (copy of which is submitted along with the bid form) must be produced on demand.
- 10% of the Upset Price/Reserve Price must be remitted towards EMD through RTGS/NEFT/Money Transfer to the Bank **A/c no. 15760210003794, Name of the Beneficiary :UCO Bank, Zonal Office E- Auction, IFSC Code: UCBA0001576** and the Remittance details must be clearly indicated in the bid form, EMD amount remitted by unsuccessful bidders shall be returned to them by the Bank without interest. In the event of cancellation of auction also, EMD amount shall be returned by the Bank without interest. Participating bidders are required to contact the Bank in this connection after the close of the auction.
- A copy of the bid form along with its enclosure(s) submitted on line and duly signed to be sent to the **Authorized Officer For Property No. 1 Sh. M. Roy Gupta, Mobile No. 8289077981, Tel. No. 0161-5072303, 0161-5001357, E-mail Id- zo.ludhiana@ucobank.co.in & For Property No. 2 to 5 Sh. Prem Parkash Thakur, Mobile No. 9418036666, Tel. No. 0161-5072302, 0161-5001357, E-mail Id- zo.ludhiana@ucobank.co.in** by the intending bidders, so as to reach the same on or before **03.07.2015**. The Bank shall not have any liability as regards delay in delivery / non-delivery of the bid form and / or enclosures of the Bank by the Postal Authority / Courier Agency / Carrier.
- Incomplete bids, unsigned bids, as also bids not conforming to Sl. Nos. 2,3, 4 and 5 above will be summarily rejected. Bids which are not above the reserve price shall also be summarily rejected. The Authorized Officer reserves absolute rights to accept or reject any one or more bids or to postpone / cancel the Auction without assigning any reason.
- Auction/bidding will be only through online e-bidding. Online bidding will commence from the highest bid quoted among the bids and the minimum increase for each bid will be Rs. 10,000/- (Rupee Ten Thousand Only) or in multiples thereof in the event of there being more than one bidders.
- In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled / deferred.
- If any market-leading bid (bid higher than the highest at the point in time) is received within the last five minutes of closing time, the bidding time will be extended automatically by another five minutes. This process continues till no bid comes for a period of five minutes and the e-auction gets closed.
- Highest bid will be provisionally accepted on "Subject-to-approval" basis and the highest bidder shall not have any right / title over the property until the sale is confirmed in his favour.
- On sale of immovable property, the Successful Bidder shall immediately pay a deposit of twenty-five percent of the amount of the sale price through RTGS / NEFT / Money Transfer to the Bank A/c at Sl. No. 4, to the authorized officer conducting the sale failing which the Earnest Money Deposit shall be forfeited and property shall forthwith be sold again. The sale shall be confirmed in favour of the Successful Bidder who has offered the highest sale price in his bid to the authorized officer and shall be subject to confirmation by the secured creditor. Provided that no sale under this rule shall be confirmed, if the amount offered by sale price is less than the reserve price, specified above. Provided further that if the authorized officer fails to obtain a price higher than the reserve price, he may, with the consent of the borrower and the secured creditor effect the sale at such price.
- The successful bidder shall remit the balance bid amount within 15 (fifteen) days of confirmation of sale in his favour. If the successful bidder fails to remit the balance bid amount within the said period deposit shall be forfeited and the property shall be resold and defaulting Successful Bidder shall forfeit all claim to property or to any part of the sum for which it may be subsequently sold, in which case he shall forfeit the amount already remitted by him. Also, he shall have no right or claim over the property or on the amount for which the property is subsequently sold
- Property can be inspected on **10.06.2015 & 22.06.2015 from 10 A.M. TO 4 P.M.** with prior appointment from Branch Manager. Further property details, if any required can be had from **M/s. C1 India Pvt. Ltd., C-104, Sector 2, Noida 201301 (UP), Help Line No.0120-4888888 and Jitender Singh Number 09463340871 / 8882259007, e-mail ID: support@bankeauctions.com**
- Two or more persons may join together in submitting the bid, in which case the sale certificate will be issued in their joint names only. No request for inclusion / substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained.
- In case of more than one item of property brought for sale, the sale of properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.
- All intimations to bidders / auction Successful Bidder will be primarily through e-mail by the e-auction service provider. Date of sending E-mail will be considered as date of intimation. If no intimation reaches, bidders are expected to take efforts to find out status from the E-Auction Service Provider. Non receipt of intimation should not be an excuse for default / non payment.
- Sale will not be confirmed if the borrower tenders to the Bank contractual dues along with other expenses prior to the Authorized Officer issuing sale confirmation Letter to the successful bidder. In such case, the Bank shall refund without interest the entire amount remitted by the successful bidder.
- Statutory dues / liabilities etc., due to the Government / Local Body, if any, shall be borne by the Successful bidder.
- Successful bidder shall bear the charges / fee payable for registration of the property as per law.
- Bidders are advised to go through the service provider's portal / website (**viz., https://www.bankeauctions.com**) before participating in the auction. All participating bidders shall be deemed to have read and understood the conditions of sale and be bound by the conditions.
- Details regarding e-auctioning can be obtained also from the **e-Auction Service Provider, Viz M/s. C1 India Pvt. Ltd., C-104, Sector 2, Noida 201301(UP), Help Line No. Help Line No.0120-4888888 and Jitender Singh Number 09463340871 / 8882259007, e-mail ID: support@bankeauctions.com**

The Auction sale is subject to confirmation of the secured creditor Bank.

Further inquiries, if any, in particular details of the property, verification of documents and / or terms and conditions of sale can be obtained from the **Authorized Officer For Property No. 1 Sh. M. Roy Gupta, Mobile No. 8289077981, Tel. No. 0161-5072303, 0161-5001357, E-mail Id- zo.ludhiana@ucobank.co.in Or Branch Manager, Sh. Surinder Sachdeva Mob. 73551-30058, Tel. No. 0161 -5028355E-mail Id- ludgra@ucobank.co.in, Or Property No. 2 to 4 Sh. Prem Parkash Thakur, Mobile No. 9418036666, Tel. No. 0161-5072302, 0161-5001357, E-mail Id- zo.ludhiana@ucobank.co.in Or Branch Manager, Sh. Sushil Kumar Sharma, Mob. 9876834433, Tel No. 0161-5051890, E-mail: ludgra@ucobank.co. & for Property No. 5, Sh. Prem Parkash Thakur, Mobile No. 9418036666, Tel. No. 0161-5072302, 0161-5001357, E-mail Id- zo.ludhiana@ucobank.co.in Or Branch Manager, Sh. S.M. Sharma Mob. : 9501995522 Tel No. 0161-2636955, E-mail Id - mangha@ucobank.co.in during office hours.**

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before confirmation of sale failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

DATE: 31.05.2015

PLACE : LUDHIANA

AUTHORISED OFFICER
UCO BANK