



UCO Bank, Recovery Department, Zonal Office, Near Sanyas Ashram, Ashram Road, Ahmedabad - 380009.

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E-AUCTION SALE NOTICE

SALE OF IMMOVABLE PROPERTY/IES MORTGAGED TO THE BANK UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

Whereas, the Authorized Officer of **UCO Bank, Recovery Department, Zonal Office, Ahmedabad** had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same on **"AS IS WHERE IS BASIS, AS IS WHAT IS BASIS"** for realization of Bank's dues plus interest with 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 said Act proposes to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.
Date of Notice Loan O/s. Amount :- 21.08.2015, Rs. 31,01,88,126.35/- as on 30.06.2015 plus interest

DESCRIPTION OF IMMOVABLE PROPERTIES

Borrowers Name, Address	Description of the Properties	Reserve Price Rs.	Earnest Money Deposit
M/s A A & Brothers Plot no. 294, Ramdev Estate Opp. Kataria Transport, B/H Shahwadi Bus Stand, Narol Aslali Road, Narol, Ahmedabad- 382405 Mr. Anmol B Aggrawal s/o Baid Prakash Aggrawal (Proprietor) , B-113, Orchid Green, Near Girdhar Nagar, Shahibaug, Ahmedabad, Gujarat- 380004 Shri. Anmol B Aggrawal Prop. A A & Brothers 401, Himalaya Emerald, Nr. ICICI Bank, Satellite Branch, Satellite, Ahmedabad	Lot No. 1):- Non Agriculture plot no. 6 of sub plot no. zone-C, plot area admeasuring 3921 Sq.Mtrs. of building scheme known as 'Shilpgram'- 7 of M/s Survey no.- 186/8 paiki, mouje- Laxmanpura, Taluka- Kadi, District- Mehsana.	Rs. 105.52 Lacs	Rs. 10.55 Lacs
	Lot No. 2):- Non Agriculture Plot of land being plot no 42 of sub plot no, zone- c, plot area admeasuring 2747 SqMtr.of building scheme known as 'Shilpgram'- 7 of M/s Shivganga infrastructure lying and situated on land bearing Revenue survey no- 458 paiki, 461/2- A paiki, 461/2-B paiki, mouje- Laxmanpura, Taluka- Kadi, District- Mehsana.	Rs. 82.55 Lacs	Rs. 8.26 Lacs
	Lot No. 3):- Non Agriculture plot of land being plot no. - 67 of sub plot no. Zone- C, plot area admeasuring 1259 SqMtrs. of building scheme known as 'Shilpgram'- 7 of M/s Shivganga Infrastructure lying and situated on land bearing Revenue survey no.- 461/2 - A paiki, mouje- Laxmanpura, Taluka- Kadi, District Mehsana.	Rs. 37.83 Lacs	Rs. 3.78 Lacs
Lot No. 4):- Non Agriculture plot no of land alongwith construction to be made thereon being plot no- 77 of sub plot no zone- c, plot area admeasuring 3165 Sq.Mtrs. of building scheme known as 'Shilpgram'- 7 of M/s Shivganga Infrastructure lying and situated on land bearing Revenue survey no- 186/8 paiki, survey no- 454 paiki, 456/1 paiki, mouje- Laxmanpura, Taluka- Kadi, District Mehsana.	Rs. 95.10 Lacs	Rs. 9.51 Lacs	
Lot No. 5):- Non Agriculture plot of land being plot no- 81 paiki of sub plot no Zone- C, plot area admeasuring 1221 Sq. Mtrs. of building scheme known as ' Shilpgram'- 7 of M/s Shivganga infrastructure lying and situated on land bearing Revenue survey no- 453/2 paiki, mouje- Laxmanpura, Taluka- Kadi, District, Mehsana.	Rs. 36.69 Lacs	Rs. 3.67 Lacs	
Lot No. 6):- Non Agriculture plot of land being plot no 86 paiki of sub plot no zone- c, plot area admeasuring 3068 Sq. Mtrs. Of building scheme known as 'Shilpgram'- 7 of M/s Shivganga infrastructure lying and situated on land bearing Revenue Survey no- 453/2 paiki, mouje- Laxmanpura, Taluka- Kadi, District- Mehsana.	Rs. 92.19 Lacs	Rs. 9.22 Lacs	
Lot No. 7):- Non Agriculture plot of land being private sub plot no 24 of zone -D -8, plot area admeasuring 2700 SqMtrs. Of building scheme known as 'Shilpgram'- 7 of M/s Shivganga infrastructure lying and situated on land bearing Revenue survey no -186/7 A, mouje- Laxmanpura, Taluka- Kadi, District Mehsana.	Rs. 81.13 Lacs	Rs. 8.11 Lacs	
Lot No. 8):- Private sub plot no 62, admeasuring about 985 Sq. Yard i.e. 823 Sq. Mtr.(including of undivided land of road) (net plot area 719 Sq. Yards i.e. 600Sq. Mtrs.) in Ankit Co. Op Hsg. Soc. Ltd. Known as Shilpgram- 5, lying, being and situated on the land of Block no 63 paiki 1 and 63 paiki 2 of Village- Vansajada (Dhe.) Pf Taluka Kalol, within the District and sub District Gandhinagar.	Rs. 40.86 Lacs	Rs. 4.07 Lacs	
Lot No. 9):- Private sub plot no 63, admeasuring about 2530 Sq. yard i.e. 2114 Sq. Mtrs. (including of undivided of road) (net plot area 1846 Sq. yards i.e. 1543 Sq. Mtrs.) in Ankit Co. Op. Soc. Ltd. Known as Shilpgram- 5, lying, being and situated on the land of Block no. 63 paiki 1 and 63 paiki 2 of Village - Vansajada(Dhe.) pf Taluka Kalol within the District and sub District Gandhinagar.	Rs. 104.95 Lacs	Rs. 10.50 Lacs	
Lot No. 10):- Bunglow no. 3 Balaji upvan, Near shree Balaji Green Valley, Block no. 1124,1125,1142 of mouje adalaj, Nr. Narmada Cannel Dist. Gandhinagar , Adalaj.	Rs. 399.58 Lacs	Rs. 39.96 Lacs	
Lot No. 11):- Flat no. 3, First Floor, building known as flora fountain apartment, opp. HDFC Bank, Nr. Mithakali Six Road, Navrangpura, City Survey No. 2781 T.P. No. 3, FP No. 288-289 Paiki, Sub plot no. 2-B mouje saikhpur, Khanpur, Taluka& Dist. Ahmedabad	Rs. 42.70 Lacs	Rs. 4.27 Lacs	

- **Date and time of Inspection : 15.02.2016 12.00 noon to 5.00 p.m.**
- **Last date and time of submission of EMD and documents : 22.02.2016 up to 04.00 p.m.**
- **Date/ Time of e-Auction : 23.02.2016 11.00 am to 2.00 pm**

TERMS & CONDITIONS:

- The e-Auction is being held on **"AS IS WHERE IS"** and **"AS IS WHAT IS BASIS"** and **"WITHOUT ANY RECOURSE BASIS"**.
- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT/ RTGS in the Account : **08591015020019**, Name of the A/C: **NEFT PAYABLE ACCOUNT**, Name of the Beneficiary: **UCO Bank, Zonal Office. IFSC Code: UCBA0000859**. Please note that the Cheques/ Demand Draft shall not be accepted as EMD amount.
- After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ Ration Card etc.; without which the Bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED.**
- The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Plot No. 301, 1st Floor, Udyog Vihar, Phase-2, Gurgaon, Haryana - 122015. Help Line No. +91-124-4302000, +91-9913369697, +91-9821690968, Help Line e-mail ID: support@bankeauctions.com** and for any property related query may contact **Shri R. K. Jasrotia, Chief Manager, UCO Bank, Zonal Office, (M) : +91 7043610631, 079 - 26576451, E - mail ID : zo.ahmedabad@ucobank.co.in** during office hours the working days.
- Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.
- The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents on/before **22.02.2016 up to 4:00 PM**, after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/or approval of the Authorised Officer.
- During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, immediately after the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
- The prospective qualified bidders may avail online training on e-Auction from **M/s. C1 India Pvt. Ltd.** prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor **M/s. C1 India Pvt. Ltd.** shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
- The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
- The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
- The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of **M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> and www.ucobank.co.in** before submitting their bids and taking part in the e-Auction.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Uco Bank nor Service provider will be responsible for any lapse/failure(Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAY SALE NOTICE UNDER THE SARFAESI ACT, 2002 AND RULES THEREUNDER

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

Date : 19.01.2016
Place : Ahmedabad

Sd/-
Authorised Officer,
UCO Bank