

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 proviso 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 the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of UCO Bank 'Secured Creditor' will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis on 30.01.2021, for recovery of dues to the UCO Bank Secured Creditor from the borrower(s) and Guarantor(s) mentioned below. The details of sale including the reserve price and the earnest money deposit are given below:

Sl. No.	Branch	Name of the Borrowers	Amount due in the Borrower Account	Descriptions of Properties	Type of Possession	Reserve Price / EMD / Bid Increase Amount	Date of Auction / Last Date of Bid Registration/ TIME of Auction	Contact Detail (E Service Provider)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	Paltan Bazar	Bikrant Kr Ray & Nilima Ray	Rs.3981671.00 + interest + charges	Owner: Bikrant Kr. Ray One Residential House at 3rd Floor Approx. 1020 sq feet (Builtup Area) along with proportionate share of land out of total area of land measuring 2.94 Are at Athgaon, Guwahati-781001 Covered by Dag No. 599 & K. P. Patta No. 654 of Revenue Village Sahar Guwahati under Mouza Guwahati, District Kamrup Metro. Bounded by: On the North by: A. T. Road, On the South by: Proposed Road, On the East by: Land of D. B. Anand, On the West by: S. P. Malik	Physical	RP- Rs.4620000.00 EMD- Rs.462000.00 BIA- Rs.10000.00	30.01.2021 / 27.01.2021 upto 02:00 PM/ 1:00 PM TO 5:00 PM	URL for prospective buyers: <a href="https://ibapi.in">https://ibapi.in</a> URL for auction site: <a href="https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp">https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp</a>
2.	Paltan Bazar	M/S Anushree, Prop: Gindhar Sharma (Borrower) Ratan Dhar (Guarantor)	Rs.3078935.13 + interest + charges	Owner : Ratan Dhar, An area of plot of land measuring approx. 1 Katha (2800 Sq Ft) Covered by Dag No. 1(Old)/732(New); Patta No. 1(Old) 2/5(New) at Revenue Village Udalbakra, under Sale deed no. 1969 dated 16.02.2007, linked Sale deed No. 11297 dated 22.09.2005. Location: Samudra Mahanta Path, P.O. Lal Ganesh, Kamrup-. Bounded by: On the North by: Jayanta Gupta then entrance, On the South by: Dilip Goswami, On the East by: Hill Side, On the West by: P.Lahakar /Mrinal Jaiswal	Constructive	RP- Rs.2500000.00 EMD- Rs.250000.00 BIA- Rs.10000.00		
3.	Maligaon	M/S North East Agro Consortium Prop: Bhaskar Das (Borrower) Dharya Ram Koch (Guarantor)	Rs.10866750.97 + interest + charges	Owner: Dharya Ram Koch, An area of plot of Land measuring 0.99 Katha with building Covered by Dag No. 2640; K.P.Patta No.861 situated at Revinue Village Betkuchi Mouza: Beltola Dist Kamrup Location : Near Bank of India, Lakhra Chariali, Bounded by: On the North by: Land of Ajit Das, On the South by: Land of D. Koch, On the East by: Road, On the West by: Land of D. Koch	Constructive	RP- Rs.5120000.00 EMD- Rs.512000.00 BIA- Rs.10000.00		
4.	Maligaon	M/s Deka Enterprise, Prop: Bidyot Deka	Rs.3277522.00 + interest + charges	Owner: Bidyot Deka, An area of plot of Land Measuring 10 Lecha, with Building covered by Dag No. 27 (Old)/ 12(New); Patta No. 1(Old)/315(New) Mouza Beltola. Dist. Kamrup Metro, Bounded by : On the North by: Land of Tarini Pathak, On the South by: NH 37, On the East by: Land of Tarini Pathak, On the West by: ASEB, Complex	Constructive	RP- Rs.3600000.00 EMD- Rs.360000.00 BIA- Rs.10000.00		

For the sake of convenience regarding sale, please refer to the link provided in UCO Bank Secured Creditor's website i.e. [www.ucobank.com](http://www.ucobank.com).

For detailed Terms and Conditions of sale, please refer to the link provided in <https://www.ucobank.com/English/notice.aspx> and <https://ibapi.in> & also available with our Paltan Bazar & Maligaon Branch. Prospective bidders may contact the authorized officer for Property No.1 & 2 on Mobile No. 8894672270 and for Property 3 & 4 on Mobile No. 8825120021.

(1) Please go to <https://www.mstcecommerce.com/auctionhome/ibapi> and register. (2) Please go to <https://www.mstcecommerce.com/auctionhome/ibapi> click on the first icon "login and registration" go through the videos provided on registration, EMD payment, Bidding respectively. (3) The auction sale will be "online e-auction" bidding through website <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp> (4) The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding (5) The bid price to be submitted shall be above the Reserve Price and Bidders shall improve their further offers in multiple of Rs.10,000/- Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed. (6) THIS NOTICE IS ALSO TO THE BORROWER(S)/GUARANTOR(S) IN PARTICULAR AND THE PUBLIC IN GENERAL.

## TERMS & CONDITIONS

1. The Sale will be conducted by the undersigned through e-auction platform provided by the e-Auction service provider MSTC Ltd at the Website <https://www.mstcecommerce.com> on the date and time mentioned above. The intending Bidders/Purchasers are requested to register on portal <https://www.mstcecommerce.com> (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/Purchasers have to transfer the EMD amount using online mode in his Global EMD Wallet well in advance before the auction time. Bidder registration, submission & verification of KYC documents and transfer of EMD in wallet must be completed well in advance at least two days before auction date. In case Auction purchaser submits the KYC documents within two days preceding the Auction date, Authorized officer / Bank / e- Auction service provider is having liberty to accept and complete the KYC verification & EMD amount. However in such event the Authorized officer / Bank / e- Auction service provider will not be held liable for any delay/failure for verification of KYC documents and failure to transfer EMD in wallet. The interested bidder will be able to bid on the date of e-auction only if the Bidder's Global Wallet have sufficient balance ( $\geq$ EMD amount) as on the date and time of Auction.

2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online i.e. through NEFT after generation of Challan from (<https://www.mstcecommerce.com>) in bidders Global EMD Wallet. NEFT Challan will be valid for one transaction only. If multiple transactions are made, only first will be reconciled and other transaction(s) shall not be considered. NEFT transfer can be done from any Scheduled Commercial Bank. Only NEFT mode should be used for fund transfer. Use of any other payment mode would result in non-credit of EMD amount in the bidder's wallet. Payment of EMD by any other mode such as Cheques will not be accepted. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://www.mstcecommerce.com> and by following procedure for refund given therein and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.

3. Platform (<https://www.mstcecommerce.com>) for e-Auction will be provided by Bank's e-Auction service provider MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020. The intending Bidders/Purchasers are required to participate in the e-Auction process at e-Auction Service Provider's website <https://www.mstcecommerce.com>. This Service Provider will also provide online demonstration/ training for the intending bidders/ purchasers on e-Auction on the portal before the e-auction. The Sale Notice containing the Terms and Conditions of Sale is uploaded in the Banks websites/webpage portal. <https://www.ucobank.com> and <https://ibapi.in>. The intending participants of e- auction may download free of cost, copies Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-बक्य-IBAPI portal (<https://www.ibapi.in>).

4. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

5. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

6. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com>, (direct link <https://www.mstcecommerce.com/auctionhome/ibapi/index.jsp>) contact details of which are available on the e-Auction portal.

7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/ email address given by them/ registered with the service provider).

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount-as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A 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. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. The purchaser shall contact **UCO Bank, Paltan Bazar Branch**, Guwahati -781008. Phone: 0361- 2731792, Mobile No. 8894672270 E-mail: [paltan@ucobank.co.in](mailto:paltan@ucobank.co.in) for **Property-1** & **UCO Bank, Maligaon Branch**, Guwahati -781011. Phone: 0361- 2570597, Mobile No. 8825120021 E-mail: [maliga@ucobank.co.in](mailto:maliga@ucobank.co.in) for **Property-2**. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. Also the purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right 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 without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact UCO Bank, Rehabari Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The bid is not transferable. The purchaser shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, 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 bidder. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, and dues to the Municipal Corporation /local authority/Co T operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer 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 reason and without any cost or compensation therefor. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counteroffer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

19. The sale is subject to confirmation by the Secured Creditor Bank. 20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No mentioned above.

Date: 23.12.2020  
Place: Guwahati

AUTHORISED OFFICER  
UCO BANK