



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD (THROUGH NEFT/RTGS) AND DOCUMENTS (HARD COPY) 11.12.2017 UPTO 5.00 P.M.
LAST DATE & TIME OF SUBMISSION OF EMD (THROUGH NEFT/RTGS) AND DOCUMENTS (ONLINE) 12.12.2017 UPTO 5.00 P.M.
DATE & TIME OF E-AUCTION : 14.12.2017, 12.30 PM TO 1.30 PM WITH UNLIMITED AUTO EXTENSION OF 5 MINUTES

Public Notice for Sale of Assets under Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002. Sale of immovable properties mortgage to Bank under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Whereas, the Authorised Officer of **UCO Bank, Respective Branches** as under had taken possession of the following properties 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 properties, The Sale will be done by the undersigned through e-auction platform provided at the website.

SCHEDULE OF SALE OF THE SECURED ASSETS

| Sr. No. | Name of the Branch Name of Borrower(s)/ Guarantor(s) & Address | Amount Outstanding as per 13(2) | | Details of immovable properties | Details of Officer Concerned | Reserve Price | |
|---------|--|---|---|---|--|--|-------------------|
| | | Demand Notice Date | Possession Notice Date | | | EMD | Bid Increase Amt. |
| 1. | HOSHIARPUR Sh. Sandeep Kumar S/o Sh. Ram Kishan & Smt. Sunita W/o Sandeep Kumar. | Rs. 22,84,327.04 inclusive of interest upto 29.02.2016 with future interest & incidental expenses (less recovery if any) | Demand Notice : 06.06.2016, Possession : 21.10.2016 | All parts and parcel of property consisting of flats No./Plot No. NIL measuring 5 Marla 192.5 Square feet in survey No./City or town survey No./Khasra No.: 81/22/1/2(2-4) Khata No. 25/25, Hadbast No. 246, situated at Khawaspur within the registration sub-Distt. Hoshiarpur and Distt. Hoshiarpur Jamabandi year 2007-08 vide sale deed No. 2421 dated 07.07.2014 in the name of Smt. Sunita Devi W/o Sh. Sandeep Kumar. Bounded by: On the East by Balbir Singh, On the west by Rasta 20', On the North by Rasta 20', On the South by Charanjit Singh. | 1. Authorized Officer & Branch Manager : Sh. K.C. Balaria, (M). 98058-46193, E-Mail: hoshia@ucobank.co.in 2. Senior Manager: Sh. Sodhi Ram, (M). 94781-77781, E-Mail: hoshia@ucobank.co.in | Rs. 5,40,000/- Rs. 54,000/- Rs. 10,000/- | |
| 2. | HOSHIARPUR Shri Srinarayan Tiwari S/o Bishambar Nath Tiwari, situated at Mohalla Kirti Nagar, Phagwara Road, Khawaspur, Teh. & Distt. Hoshiarpur. | Rs. 23,13,533.22 inclusive of interest upto 29.02.2016 with future interest & incidental expenses (less recovery if any) | Demand Notice : 06.06.2016, Possession : 21.10.2016 | Plot measuring 2000 Sq. Ft. (7 Marla 96 Sq. Ft.) Khata No. 402/442, 403/443 Khasra No. 94/2/4(0-14), 2/5(0-18), 8(1-16), 3(7-11), 4(1-16), Hadbast No. 246, Jamabandi year 2007-08, situated at Mohalla Kirti Nagar, Phagwara Road, Khawaspur, Tehsil and District Hoshiarpur. Bounded by: East: Rakesh Kumar, West : Rasta 20' North: Seller, South: Seller. Sale deed No. 2182 dated 26.06.2014 in the name of Shrinarayan Tiwari S/o Sh. Bishambar Nath Tiwari. | 1. Authorized Officer & Branch Manager : Sh. K.C. Balaria, (M). 98058-46193, E-Mail: hoshia@ucobank.co.in 2. Senior Manager: Sh. Sodhi Ram, (M). 94781-77781, E-Mail: hoshia@ucobank.co.in | Rs. 12,42,000/- Rs. 1,24,200/- Rs. 10,000/- | |
| 3. | HOSHIARPUR Mr. Charanjit Singh S/o Sh. Piara Singh, situated at Khawaspur, Hoshiarpur. | Rs. 21,22,653/- inclusive of interest upto 31.03.2015 with future interest & incidental expenses (less recovery if any) | Demand Notice : 26.04.2015, Possession : 13.07.2015 | Plot measuring 5 Marla 79 1/2 Sq.ft. Khata No; 25/25, Khasra No; 81/22/1/2(2-4) Jamabandi year 2007-08 situated at Khawaspur, Hoshiarpur. Bounded by: East: Balbir Singh, West: Rasta 20', North: Sunita Devi, South: Anita Devi. Sale deed No. 2422 dated 07.07.2014 in the name of Charanjit Singh S/o Piara Singh. | 1. Authorized Officer & Branch Manager : Sh. K.C. Balaria, (M). 98058-46193, E-Mail: hoshia@ucobank.co.in 2. Senior Manager: Sh. Sodhi Ram, (M). 94781-77781, E-Mail: hoshia@ucobank.co.in | Rs. 7,56,000/- Rs. 75,600/- Rs. 10,000/- | |
| 4. | HOSHIARPUR Mr. Rakesh Kumar S/o Suchet Chand & Smt. Jyoti W/o Sh. Rakesh Kumar | Rs. 27,60,889/- inclusive of interest upto 31.03.2015 with future interest & incidental expenses (less recovery if any) | Demand Notice : 21.05.2015, Possession : 08.08.2015 | Plot measuring 9 Marla Khata No. 21/21, Khasra No. 81/22/2(2-0) Jamabandi year 2007-08 situated at Khawaspur, Hadbast No. 246, Hoshiarpur. Bounded by: East: Kuldip Rai, West: Seller, North: Rasta 2 Karam, South: Owner. Sale deed No. 942 dated 09.05.2014 in the name of Rakesh Kumar S/o Sh. Suchet Chand. | 1. Authorized Officer & Branch Manager : Sh. K.C. Balaria, (M). 98058-46193, E-Mail: hoshia@ucobank.co.in 2. Senior Manager: Sh. Sodhi Ram, (M). 94781-77781, E-Mail: hoshia@ucobank.co.in | Rs. 14,22,000/- Rs. 1,42,200/- Rs. 10,000/- | |
| 5. | BATALA M/s Shree Ganpati Roller Flour Mills Through its Partners Sh. Atul Kumar S/o Sh. Ramesh Kumar & Sh. Rakesh Kumar Bhandari S/o Krishan Lal Bhandari & Guarantor Smt. Brij Bala W/o Ramesh Kumar, H. No. 271, Urban Estate, Phase-I, Qadian Road, Batala. | Rs. 1,95,83,984.62 inclusive of interest upto 28.02.2015 with future interest & incidental expenses (less recovery if any) Demand Notice : 05.03.2015 Lot 1. Physical Possession : 30.06.2016 Lot 2. Physical Possession : 01.08.2016 | | LOT 1. Commercial Building constructed on Plot measuring 38.87 Marla at Village Bakhawal, Situated in Municipality area which id known as Back side of Anaj Mandi, DBN Road, Tehsil Batala, Distt. Gurdaspur having Khewat No. 231, Khatoni No. 322, Khasra No. 8R/3/2 (7-6), 4 (5-8), 6/1 (0-4), 7/1 (0-4), 27 (2-1), 5/1 (6-0) all mins, in the name of Sh. Rakesh Kumar Bhandari, vide sale deed 5285 dated 08-02-2015. LOT 2. Residential House having No. 271, Phase-1, Urban Estate, Qadian Road, Batala, in the name of Smt. Brij Bala & Sh. Atul Kumar, vide Sale deed No. 1385 dated 18.06.1997, total area measuring 16 Marla. | 1. Authorized Officer & Branch Manager: Sh. Ram Kanwar, (M). 98150-95774, E-Mail: batala@ucobank.co.in 2. Senior Manager: Sh. Gurdeep Raj, (M). 84371-23929, E-Mail: batala@ucobank.co.in | LOT #1 Rs. 54,00,000/- Rs. 5,40,000/- Rs. 10,000/- LOT #2 Rs. 90,00,000/- Rs. 9,00,000/- Rs. 10,000/- | |
| 6. | BHOGPUR, DISTT. JALANDHAR M/s Bombay General Store & Gifts Centre. | Rs. 12,11,608.50 inclusive of interest upto 31.03.2017 with future interest & incidental expenses (less recovery if any) Demand Notice : 19.04.2017, Possession : 27.06.2017 | | All part and parcels of commercial plot measuring 100 Sq. Ft. comprised in Khasra No. 8/26,207/2/1,207/2/3,403,209 situated at Bhogpur, Distt. Jalandhar, in the name of Mrs. Bimla Devi W/o Sh. Murari Lal Residential of Railway Road, Bhogpur, Near Mintu Health Care Centre, Distt. Jalandhar. Title Deed No. 1900 dated 16.02.2011. Bounded by: on the North : Subhash Chander, on the South by: M/s Mintu Health Care Centre, On the East by: Street, on the West by: Others. | 1. Authorized Officer & Manager: Sh. Gurdev Kumar, (M). 79968-71167, E-Mail: bhogpu@ucobank.co.in 2. Manager: Sh. Sanjay Chopra, (M). 94634-09643, Email: bhogpu@ucobank.co.in | Rs. 6,00,000/- Rs. 60,000/- 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://ucobank.auctiontiger.net>, also on **Auctiontiger Mobile App**. Bids should be submitted online on or before **05:00 PM IST on 12.12.2017**.
- 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. **01050210002155**, Name of the Beneficiary : **UCO Bank, Zonal Office Jalandhar E- Auction Account, IFSC Code: UCBA0000105** 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 at serial No. 1 to 4 **Sh. K.C. Balaria, (M). 98058-46193**, E-mail Id- hoshia@ucobank.co.in, for serial No.5 **Sh. Ram Kanwar, (M). 98150-95774** E-mail Id- batala@ucobank.co.in, & for serial No.6 **Sh. Gurdev Kumar, (M). 79968-71167**, E-mail Id- bhogpu@ucobank.co.in and by the intending bidders, so as to reach the same on or before **12.12.2017**. 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 conditions at Sl. Nos. 2,3,4 & 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. 10000/- (Rupees 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 more than the reserve price, 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 serial 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/she shall forfeit the amount already remitted by him/her. Also, he/she 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 **21.11.2017 & 01.12.2017 from 10.00 am to 4.00 pm with prior appointment from respective Branch Manager against each account**. Further property details, if any required can be had from **M/S E-Procurement Technologies Ltd. Ahmedabad, Contact No. 079-40230804/805/ 815/816/817/818/819/820/822, Mr. Khushal Kothari, Mobile No. 8980690773, E-Mail: punjab@auctiontiger.net, kushal@auctiontiger.net, Mr. Sachin Sharma, Mobile No. 99881-37576, E-Mail : sachin.sharma@auctiontiger.net, support@auctiontiger.net, Toll Free No. 1800 103 5342 & Whatsapp No. 9374519724.**
- Two or more persons may join together in submitting the bid, in that 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.
- 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(s), 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 bidders.
- Successful bidders shall bear the charges / fee payable for registration of the properties as per law.
- Bidders are advised to go through the service provider's portal / website (viz., <https://ucobank.auctiontiger.net>) before participating in the auction. All participating bidders shall be deemed to have read and understood all the conditions of sale given on website and be bound by all the conditions.
- Details regarding e-auctioning can be obtained also from the e-Auction Service Provider, Viz **M/S E-Procurement Technologies Ltd. Ahmedabad, Contact No. 079-40230804/805/ 815/816/817/818/819/820/822, Mr. Khushal Kothari, Mobile No. 8980690773, E-Mail: punjab@auctiontiger.net, kushal@auctiontiger.net, Mr. Sachin Sharma, Mobile No. 99881-37576, E-Mail : sachin.sharma@auctiontiger.net, support@auctiontiger.net, Toll Free No. 1800 103 5342 & Whatsapp No. 9374519724.** The Auction sale is subject to confirmation of the secured creditor Bank. Further inquiries, if any, in particular details of the properties, verification of documents and / or terms and conditions of sale can be obtained from the respective Branch Managers against each account as mentioned above.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT - 2002

The borrowers/ 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 properties will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.