

**SALE NOTICE (Sale through e-auction only Under SARFAESI Act 2002)**

**PUBLIC NOTICE FOR SALE OF ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002**

**Sale of Immovable property mortgaged to Bank under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002**

Whereas, the Authorised Officer of UCOBANK, Willingdon Island BRANCH, Ernakulam 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 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 SARFAESI Act 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 & Address of the Borrower:** (1) **M/s Vettoms Developers Pvt.Ltd.**, Bldg No. III/409, Vettomth House, Pizhaku P.O, Kottayam District, Palai -686655 (2) **Mr. Sunny Thomas**, S/o Thomas Joseph, Managing Director, Vettoms Developers Pvt Ltd, Bldg No. III/409, Vettomth House, Pizhaku P.O, Kottayam District, Palai -686655 (3) **Mrs. Jolly Joseph**, W/o Sunny Thomas, Director, Vettoms Developers Pvt. Ltd, Bldg No. III/409, Vettomth House, Pizhaku P.O, Kottayam District, Palai-686655.

**Name & Address of Guarantors:** (1) **Mr. Sunny Thomas**, S/o Thomas Joseph, Bldg No. III/409, Vettomth House, Pizhaku P.O, Kottayam Dt, Palai - 686655 (2) **Mrs. Jolly Joseph**, W/o Sunny Thomas, Bldg No. III/409, Vettomth House, Pizhaku P.O, Kottayam District, Palai-686655.

Date of Demand Notice: 27-04-2016

Date of possession Notice: 13-07-2016

Amount due as per Demand Notice: **Rs. 4,07,37,687/- (Rupees Four Crore Seven lakhs Thirty Seven Thousand Six Hundred and Eighty Seven only)** plus unapplied interest and other charges from 01-04-2016 minus any amount paid thereafter Amount paid subsequent to the demand notice: The party has paid a sum of **Rs. 5,00,000/- (Rupees Five lacs only)** on 29-04-2016.

**Description of the immovable property Charged/Mortgaged and their Location:** All that piece & parcel of the land admeasuring 87.41 ares comprised of 6.07 ares in Sy No. 308/2A and 81.34 ares in Sy No. 308/2B of Thalayazham village in Vaikom Taluk of Kottayam District. **Boundaries:** **North:** Vechoor-Vaikom road, **East:** Property Vechoor-Vaikom road, **South:** Properties of Manoj & Sumesh, **West:** Properties of Rajmohan & Vadakkapurayidom.

**Reserve Price: Rs.5,54,00,000/- (Rupees Five Crores Fifty Four Lakhs only)**

**Earnest Money Deposit: is Rs 55,40,000/- (Rupees Fifty Five Lakhs Forty Thousand only)**

**DATE & TIME OF e-AUCTION SALE: 28<sup>th</sup> February 2017 between 11.00 am to 12.00 noon**  
(with unlimited auto extensions of 5 minutes each, if required)  
**Last Date of Submission of Tender : 27-02- 2017 by 5.00 pm**

**Terms & Conditions:**

- Property is being sold on "As is and where is" & "As is what is basis" & "Whatever there is basis" and " without recourse basis". Intending bidders are advised to conduct search in Revenue/SRO records to satisfy title, identity, extent, dimensions, survey number, door number, boundaries or encumbrances in regard to the property proposed to be sold.
- Intending Interested bidders to access the portal/website of the e-auction Agency (viz., <https://www.bankeauctions.com>)
- 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 5.00 pm IST on 27<sup>th</sup> February 2017. Separate bid should be submitted for each item of property.
- 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 Govt. 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: 0242021000061, IFSC NO: UCBA0000242 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 online and duly signed declaration shall be sent to **The Authorized Officer & Chief Manager, UCOBANK, Zonal Office, 39/3720 F, S.R.Complex, Ravipuram Road, Ernakulam, Cochin-682016** so as to reach the same on or before 27<sup>th</sup> February 2017. The Bank shall not have any liability as regards delay in delivery/non-delivery of the bid form and/or enclosures at the Bank by the Postal Authority/Courier Agency/Carrier.
- Incomplete bids, unsigned bids, as also bids not conforming to Sl.Nos.3,4,5 and 6 above will be summarily rejected. Bids which are not above the Upset 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 only for Rs. 5,00,000/- or multiples thereof for all items of properties..
- 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.
- Successful bidder shall remit 25% (Twenty five percentage ) of the bid amount (less EMD) immediately on the sale being knocked down in his/her favour, through RTGS/NEFT/Money Transfer to the Bank A/c at Sl.No.5. The Authorized Officer shall issue Sale Confirmation Letter in favour of the successful bidder in due course. In case of pendency of any Petition/ Appeal, confirmation of sale shall be subject to the outcome of the Petition/Appeal
- 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, the property shall be resold, 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 20<sup>th</sup> February 2017 between 10.00 am IST AND 05.00 pm IST with prior appointment. Further property details, if any required, can be had from **Mr.Shabeer P.M., Senior Manager, UCOBANK, Willingdon Island branch, PIN-682005, PHONE: 0484 2233242.**
- Two or more persons may join together in submitting the bid, in which 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 purchaser 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
- There shall be no fresh sale notice if the sale is postponed for a period less than 30 (Thirty) days.
- 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.Gurgaon, Haryana-122015, Contact Number: 124-4302020/21/22/23, Mobile No. +91-7291981124/1125/1126, e-mail id. [shrinnath.narasimhaan@c1india.com](mailto:shrinnath.narasimhaan@c1india.com), [support@bankeauctions.com](mailto: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 & Chief Manager, UCO BANK, Zonal Office, 39/3720 F, S.R.Complex, Ravipuram Road, Ernakulam, Cochin-682016** and Contact No:0484 2356642 during office hours.

Place : Ernakulam  
Date : 10-01-2017

(Sd/-) Authorised Officer,  
UCO Bank

