



Anchal Branch

Al-Aman commercial Complex Market Junction, Anchal , Kerala- 691 306.
Phone: 0475 2270411 ,2278888 E-mail: aracka@ucobank.co.in IFSC: UCBA0001489

NOTICE OF SALE WITHOUT PREJUDICE
AUCTION SALE OF IMMOVABLE PROPERTY MORTGAGED TO THE BANKS IN TERMS OF
SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF
SECURITY INTEREST ACT 2002 (SARFAESI)

Whereas, the Authorized Officer of **UCOBANK, ANCHAL BRANCH**, had taken possession of the property described herein below 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 proposes to realize the Bank's dues by sale of the said property. The properties will be sold by public auction on dates mentioned against each of them at 12.00 Noon to 2.00 pm at Anchal Branch as per brief particulars given hereunder.

a) Name & Address of the Borrowers:

1) Mr.Biju G and Mrs Girija, Vishnu Vilasom,Thazhamel, Anchal

Date of Demand Notice: 03.07.2014

Date of Possession: 22.03.2016

Amount Due as per Demand Notice: Amount due as per demand notice: Rs.4,33,545/- (Rupees Four Lakh Thirty Thousand Five Hundred Forty five Only) as on 31.12.2014(inclusive of interest up to 31.12.2014)excluding any subsequent recovery and interest, costs, incidental expenses to be from charged from 01-01-2015.

Description of the immovable property Charged/Mortgaged and their Location. : All that part and parcel of land and improvements admeasuring 2.02 Ares in Sy.No.519/26 respectively in Anchal Village, Punalur Taluk, Kollam District, Anchal SRO standing in the name of Mr.Biju and Mrs Girija comprised in Sale Deed No.387 dated 31.01.2000 registered with Anchal SRO.

Boundaries: East: Property of Biju, Girija and Babu, South: Property of Shereef, West: Edavazhy, North: Property of Mini

Reserve Price for the property is Rs.3,75,000/- (Rupees Three Lakh Seventy Five Thousand Only)

Earnest Money Deposit: Earnest Money Deposit for the auction is Rs.37,500/- (Rupees Thirty seven Thousand Five Hundred Only)

Date Of Auction Sale : 12-12-2018

Terms & Conditions:

- 1) For Participating in the Auction, intending bidders have to make a refundable deposit (EMD) only by way of Pay Order/Demand Draft payable at **UCO Bank, Anchal Branch**. The said Deposit shall be adjusted in case of successful bidders. The auction sale shall be conducted by appointed agent.
- 2) The Authorized Officer reserves the right to accept or reject any or all the Bid(s)/Offer(s) or adjourn/postpone /cancel the Auction Sale without assigning any reason thereof.
- 3) The aforesaid property shall not be sold below the Reserve Price mentioned
- 4) If the Bid/Offer is accepted by the Authorized Officer, the successful Bidder who has offered the highest price in the bid has to pay 25% of the Bid amount (inclusive of EMD) of the sale price immediately on the same day to the Authorized Officer failing which the Earnest Money shall be forfeited and the property shall forthwith will be sold again.
- 5) The successful bidder shall pay the remaining 75% of the bid amount on or before the 15th day of confirmation of sale by means of Pay Order/DD favouring **UCO bank, Anchal Branch Payable at Anchal**.
- 6) In default of payment of the Balance amount of 75% of the bid amount within the stipulated period ie; 15 days from the confirmation of sale, the deposit amount (25% bid amount inclusive of EMD) shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- 7) On confirmation of sale by the Bank and if the terms of payment have been complied with , the Authorized officer exercising the power of sale shall issue a Sale Certificate for immovable property in favour of the purchaser in the form given in Appendix III /Appendix V as per the rules under Securitization Act 2002.
- 8) The property is being sold on "As is where is Basis" & "As is what is basis"& "Whatever there is basis" & "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.
- 9) The interested parties/bidders may inspect the property put for Auction sale during the working hours of the Bank on or before 11.12.2018 for which they may contact our Manager of the above said branch with a written request. (Branch ph. No.0475-2270411, 2278888)
- 10) The successful bidders shall bear exclusively all the charges payable for conveyance, registration fee, stamp duty, taxes, statutory dues etc. as applicable.
- 11) The sale/ Auction is subject to confirmation by the Authorized officer.
- 12) The Authorized officer will not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect of the property auctioned.
- 13) This is also notice to the Borrower /Guarantor of the aforesaid loan about holding of auction sale on above mentioned date if their outstanding dues are not repaid in full.

PLACE: ERNAKULAM

DATE : 05-11-2018

AUTHORISED OFFICER

CC to:

- 1) Mr.Biju and Mrs Girija, Vishnu Vilasom, Thazhamel, Anchal