

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY

Sale of immoveable properties mortgaged and hypothecated to Bank in terms of the Securitization & Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002. (SARFAESI)
 Whereas the Authorized Officer of the Bank has issued a demand notice for payment of secured debt with further interest accrued thereon from the borrowers / guarantors under section 13(2) of SARFAESI Act and thereafter in exercise of powers under section 13(12) of SARFAESI Act has taken possession of properties mortgaged and hypothecated to bank under section 13(4) of the SARFAESI Act, and the under signed in capacity of authorized officer has decided to sell the properties by inviting tenders from public on or before **26.08.2016 by 3.00 PM** of under noted Borrowers/ Guarantors detailed herein below on "**AS IS WHERE IS & AS IS WHAT IS & Whatever there is and Without recourse**" basis for realization of Bank's dues.

Name of account and Branch	Date of Demand Notice	Date of Possession	Recoverable Amount Less Recovery If Any)
1) Smt Anjali Saini W/o Bhag Singh Saini VPO Bhud Tehsil Nalagarh District Solan HP. 2) Bhag Singh S/o Ramji Dass Saini VPO Bhud Tehsil Nalagarh District Solan HP. Branch: Nalagarh Distt Solan(HP)	16.12.15	04.03.2016	Rs. 8,33,551/- as on 30.06.2010 plus Interest & Other Expenses less recovery if any.
2. 1) Mr. Mahinder Pal S/o Shri Sucha Ram 2) Mrs. Sushma Rani W/o Mr. Mahinder Pal 3) Mrs. Shakuntala Devi W/o Shri Sucha Ram Village Dadi Bhola, Tehsil Nalagarh Distt. Solan (HP) Branch: Nalagarh Distt Solan(HP)	16.12.15	26.02.2016	Rs. 5,53,515.80 as on 31.03.2010 plus Interest & Other Expenses less recovery if any.
3. Shri Hari Pal S/o Lachhman Dass Village Dollan PO Reru Tehsil Nalagarh District Solan (HP). Branch: Nalagarh Distt Solan(HP).	31.12.15	04.03.2016	Rs. 1,53,275/- as on 01.12.2015 plus Interest & Other Expenses less recovery if any
4. (1) Lajja Ram S/o Shri Atma Ram Village Mehsi Plasi PO & Tehsil Nalagarh District Solan (HP). (2) Smt. Surindra Devi W/o Lajja Ram S/o Shri Atma Ram Village Mehsi Plasi PO & Tehsil Nalagarh District Solan (HP). Branch: Nalagarh Distt Solan(HP).	16.12.15	26.02.2016	Rs. 5,09,883.90 as on 01.12.2015 plus Interest & Other Expenses less recovery if any

Description of Property (Immovable)	Owner of Property	Reserve Price	Earnest Money
1. All part of land & bulding measuring 1 bigha 19 biswa being share ¼ th share out of total land 7 bigha 15 biswa bearing khasra no. 456, 457 and 463 komprised in kh/kht nos. 24/26 min situated in area of Village Dadi Bhola, Pargana & Tehsil Nalagarh District Solan HP	Sh. Bhag Singh S/o Ramji Dass Saini VPO Bhud Tehsil Nalagarh Distt. Solan HP.	Rs. 23.50 Lakh	Rs. 2.35 Lakh
2. All Part of Land & Bulding Measuring 0-10 Bisba Comprised in Kh/Kht No. 57/60 Khasra No. 202 Situated in Village Dadi Bhola Tehsil Nalagarh District Solan (HP).	Mrs. Shakuntala Devi W/o Shri Sucha Ram Village Dadi Bhola Tehsil Nalagarh District Solan (HP)	Rs. 25.50 Lakh	Rs. 2.55 Lakh
3. All Part of Land & Bulding Measuring 3 Biswas. Comprised in Kh/Kht No. 73/96 Min Khasra No. 777 Situated in Mauza Reru Tehsil Nalagarh District Solan (HP).	Shri Hari Pal S/o Lachhman Dass Village Dollan PO Reru Tehsil Nalagarh Distt. Solan (HP).	Rs. 2.00 Lakh	Rs. 20,000/-
4. All Part of Land and Building Measuring 0-1biswa Comprised in Khasra No. 427/368/188 Comprised in Khatta/Khatauni No. 36/42 Situated in Village Mehsi Plasi PO & Tehsil Nalagarh District Solan (HP).	Sh. Lajja Ram S/o Shri Atma Ram Village Mehsi Plasi PO & Tehsil Nalagarh District Solan (HP)	Rs. 2.00 Lac	Rs. 20,000/-

TERMS & CONDITIONS OF AUCTION:-

- For participation in the tender / intending bidders have to make a refundable deposit (EMD) only by way of **Pay Order / Demand Draft payable at respective Branch i.e NALAGARH Branch** in favouring **UCO BANK NALAGARH Branch** respectively. The offer along with the aforesaid Earnest Money Deposit should be made in a sealed cover super scribed "offer for purchase of properties of 1. Sh. Bhag Singh, 2. Mrs. Shakuntala Devi, 3. Shri Hari Pal, 4. Sh. Lajja Ram (with name, full address, pan no, address proof, telephone no. and two passport size photograph duly signed on the back side.) so as to reach the **branch manager UCO BANK NEAR GOVT. P.G. COLLEGE NEW NALAGARH Distt Solan H.P 174101 on 26.08.2016 by 3.00 P.M.** The tenders shall be opened on **27.08.2016 at 11.00 A.M. at UCO BANK Barotiwala Branch** in the presence of the tenderers who are available. The said EMD shall be adjusted in case of successful tenderer.
- The Authorized Officer reserves the right to accept or reject any or all the bid/ offer or adjourn/ postponed / cancel the Sale without assigning any reason thereof.
- The aforesaid properties shall not be sold below the Reserve Price mentioned above
- If the tender / Offer is accepted by the Authorized Officer, the Successful Tenderers/Bidder who has offered the highest sale price in the tender has to pay a Deposit of 25% of the bid amount (inclusive of EMD) of the Sale Price immediately on the same day to the Authorized Officer by way of Pay order / Demand Draft failing which the Earnest Money Deposit shall be forfeited and the properties shall forthwith be re-sold.
- The Successful Bidder shall pay the remaining 75% of the bid amount on or before 15th day of confirmation of sale by means of Pay Order / Demand Draft favouring UCO BANK Nalagarh Branch as the case may be payable at Nalagarh.
- In default of payment of balance amount of 75% of the bid amount with in the stipulated period i.e. 15 days from the date of confirmation of sale, the deposit amount (25% of the bid amount inclusive of EMD) shall be forfeited and the properties shall be resold and the defaulting bidder/tenderers shall forfeit all the claims to the properties or to any part of the sum for which it may be subsequently sold.
- On Confirmation of sale by the Bank and if the terms of payment have been- complied with , the Authorized Officer exercising the powers of sale shall issue a Sale Certificate for immovable property in favour of the purchaser as per the rules under SARFAESI Act. Sale certificate shall be issued in favour of 1st party being original bidder with duly KYC norms complied and not to third party.
- The properties is being sold in "**AS IS WHERE IS & AS IS WHAT IS**" basis and subject to the conditions prescribed in the SARFAESI Act 2002.
- The interested parties / bidders may inspect the properties put for Sale during working hours of the bank on **dated 19.08.2016** for which they may contact our Manager of the respective Branch Nalagarh with a written request (Name & Contact No with respective Branch Contact no **Sh. J.P Sharma, branch head is 9418127963**
- The successful bidder shall bear exclusively all the charges/ fees payable for conveyance, stamp duty, registration fee, taxes, Statutory dues etc., as applicable.
- The Sale is subject to confirmation by the Bank.
- The authorized Officer will not be held responsible for any charges, lien, encumbrances, property tax or any other dues to the Government or any body in respect of the properties auctioned.
- The authorized officer will not be responsible for any error, misstatement or omission in this proclamation.
- This is also a notice to the Borrowers / Guarantors of the aforesaid loan about sale on abovementioned date if the dues are not repaid in full.

After opening the tenders the intending bidders may be given an opportunity at the discretion of the authorized officer to have inter-se bidding among them to enhance the offer price.

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