

# SALE NOTICE

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



# UCO BANK, Kollam

(A Govt. of India Undertaking), Honours your Trust

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## 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 the Bank under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.

Whereas, the Authorised Officer of UCO BANK, Quilon Branch, had taken possession of the following property pursuant to the notice issued under Section 13(2) of SARFAESI ACT in the following loan accounts 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 here under 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

Sl No	Name of the borrower with address	Amount Due as per Demand Notice dt.20-03-2014	Reserve Price Rs 197.00 lacs
1.	Prajeesh Glass Emporium,Kundara.	Rs.80,80,751.90/-	Earnest Money Deposit
2.	Mr Prabhakaran,Mrs Sushela,Kundara.	Date of Possession 27-10-2014	Rs.19.70 lacs
<b>Total Dues as per Demand Notice</b>			
Rs.80,80,751.90/- (Less: Repayments of Rs.2,00,000/- made on 19.12.2014 plus interest and other charges payable from 01.07.2014)			

**Description of the immovable property charged/Mortgaged & their Location**  
All that part & parcel of the property consisting of 15.40 acres (38 cents) of land and a residential building comprised under survey Nos.97/3, block No.16 of Elampalloor village,Kundara SRO,Kollam Tq & Dist standing in the name of Mr.R.Prabhakaran and covered under original sale deed No.343/1989 dated 31.01.1989

East-Property of Narayana Pillai, South: Property of Radhamma Amma West : Property of Rajappan Pillai , North : Road.

Sl No	Name of the borrower with address	Amount Due as per Demand Notice dt.30-01-2016	Reserve Price Rs 66.83 lacs
1.	Mr.Vinod S/o Aravindakshan Nair & Mrs.Anju VT W/o Vinod.New Cottage Neeleswaram Road,Kottarakara,Kollam-691506	Rs.62,95,141/-	Earnest Money Deposit
		Date of Possession 09-05-2016	Rs.6.683 lacs
<b>Total Dues as per Demand Notice</b>			
Rs.62,95,141/- (Less: interest and other charges payable from 30-09-2015			

**Description of the immovable property charged/Mortgaged & their Location**  
(1)All that part & parcel of land having an extent of 04.05 acres (10cents)in the name of Mrs.Chandrakumari and comprised under old survey No. 27077 & resurvey No.136/23 in block No.23 of Kottarakara village within the Sub-Registrar's office at Kottarakara,Kottarakara Taluk in Kollam District covered under sale deed No.3112/88 and bounded by:- East - property of Vinod & Thankappan South-properties of Omana Amma Aravindakshan nair& Chandramohan West-property of Moharan,North-property of Shamsudeen.

(2)All that part & parcel of land having an extent of 03.24 acres (08.00cents) in the name of Mr.Aravindakshan & Mrs.Chandrakumari & comprised under old survey no.27077 & resurvey No.136/23 in block No.23 of kottarakara village within the Sub-registrar's office at Kottarakara,kottarakara Taluk in Kollam District covered under sale deed no.3113/88 and bounded by:- East-Property of Chandramohan,South-Property of Chandramohan & Road,West-Property of Moharan North-Property of Chandrakumari.

**Date & Time of E-Auction Sale :** 29<sup>th</sup> Aug 2016 between 12.00 hrs and 13.30 hrs (with unlimited auto extension of 5 minutes each, if required) ● **Last date of submission of online application for BID with EMD :** 26<sup>th</sup> Aug 2016 ● **Web portal :** <https://ucobank.auctiontiger.net>

**Terms & condition of E-Auction sale 1.** Property is being sold on "As is and where is" & "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. (2) Intending interested bidders to access the portal/website of the e-auction Agency (viz., <https://ucobank.auctiontiger.net>). (3) Bids should be submitted only ONLINE in the prescribed form. Online bids can be submitted by accessing the website <https://ucobank.auctiontiger.net>. Bids should be submitted online on or before 5.00 p.m. IST on 26th Aug 2016. (4) 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/PfOs 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. (5) 10% of the Upset Price/Reserve Price must be remitted towards EMD through RTGS/NEFT/Money transfer to the Bank A/c No: 00710210000097, IFSC No: UCBA0000071 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. (6) 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, QUILON Branch, Pin: 691 001 as to reach the same on or before 29th Aug 2016. 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. (7) Incomplete bids, unsigned bids, as also bids not conforming to Sl.Nos. 3, 4, 5 & 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. (8) 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.10,000/- or multiples thereof for all items of properties. (9) In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, let the sale shall be cancelled/deferred. (10) 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. (11) 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. (12) 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 a Petition/Appeal, confirmation of sale shall be subject to the outcome of the Petition/Appeal. (13) The successful bidders shall remit the balance bid amount within 15 (Fifteen) days of confirmation of sale in his favour. If the successful bidders fails to remit the balance bid amount within the said period, the property shall be re sold, 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. (14) Property can be inspected on 25th Aug 2016 between 10.00 am IST and 2.00 pm IST with prior appointment. Further property details, if any required, can be had from Mr.Leva Kumar, Senior Manager, UCOBANK, Quilon, Pin: 691 001. Ph: 0474 - 2742915. (15) 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. (16) 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. (17) There shall be no fresh sale notice if the sale is postponed for a period less than 30 (Thirty) days. (18) 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. (19) Statutory dues/liabilities, etc., due to the Government/Local Body, if any, shall be borne by the successful bidder. (20) Successful bidder shall bear the charges/fee payable for registration of the property as per law. (21) 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 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 E Procurement Technologies Ltd. (22) Details regarding e-auctioning can be obtained also from the e-auction service provider, Viz., M/s E Procurement Technologies Ltd., Ahmedabad (ABC Procure) Contact No. 079- 40230810 to 079-40230820. Fax: 079-40230847. email ID: [stiphen.kalpala@auctiontiger.net](mailto:stiphen.kalpala@auctiontiger.net). The auction sale is subject to confirmation of the secured creditor Bank. Further enquiries, 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, UCOBANK, Quilon Branch and Contact: 0474-2746301/09916091856 during office hours.

Place : Kollam , Date : 28.7.2016

Sd/- Authorised Officer , UCO BANK, Kollam.