



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTY(IES)

LAST DATE & TIME OF SUBMISSION OF EMD (Through NEFT/RTGS) AND DOCUMENTS (HARD COPY) 08.02.2016 UPTO 5.00 P.M.
LAST DATE & TIME OF SUBMISSION OF EMD (Through NEFT/RTGS) AND DOCUMENTS (ONLINE) 10.02.2016 UPTO 5.00 P.M.

Public Notice for Sale of Assets under Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act, 2002. Sale of immovable property(ies) mortgage to Bank under Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Whereas, the Authorised Officer of **UCO Bank**, had taken possession of the following property(ies) to the Notice issued under Section 13(2) of SARFAESI Act, 2002 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 & 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 property(ies), The Sale will be done by the undersigned through E-Auction platform provided at the website:

Sr. No.	Name of the Branch, Borrower/Guarantor & Address	Amount Outstanding as per 13(2)		Details of Property(ies)	Details of Officials Concerned	Reserve Price		Date/Time of E-Auction
		Demand Notice Date	Possession Notice Date			EMD	Bid Increase Amount	
1.	New Grain Market, Ludhiana Sh. Ramesh Kumar Malhotra S/o Sh. Shyam Lal and Smt. Sonia Malhotra W/o Sh. Ramesh Kumar Malhotra, H. No. 7273/3, Street No. 21, New Janta Nagar, Gill Road, Ludhiana.	Rs. 10,59,363/- inclusive of interest upto 31.03.2011 + future interest & incidental expenses (less recovery if any) Demand Notice : 20.04.2012 Physical Possession : 13.03.2015		All that part and parcel of property measuring 119 Sq. Yards comprised in Khasra No. 202/1/11,608/292/3/3, Khata No. 477/608, jamabandi for the year 2003-2004, situated at Village Daba, Hadbast No. 262, Abadi known as Adarsh Colony, Near Nankar, Tehsil & Distt. Ludhiana. Vide sale deed wasika No. 7888 dated 26.11.2009 in the name of Sh. Ramesh Kumar S/o Sh. Sham Lal.	Branch Manager: Sh. Sushil Kumar Sharma, (M). 9876834433, E-Mail: ludgra@ucobank.co.in Authorized Officer: Sh. Prem Parkash Thakur, (M). 9418036666, E-mail: zo.ludhiana@ucobank.co.in	Rs. 9,50,000/- Rs. 95,000/- Rs. 10,000/-	12.02.2016 11.00 a.m. to 12.00 noon with unlimited auto extension of 5 minutes	
2.	Haibowal Kalan, Ludhiana Mr. Janga Ram S/o Sh. Mitha Ram & Mr. Gurmeet Singh S/o Sh. Janga Ram both Resident of House No. B-16-1292 (Old) and B-16-2583 (New), Himatpura, Street No. 2, Dr. Sood Wali Gali, Behind Petrol Pump, Near Gill Chowk, Ludhiana	Rs. 7,71,096/- inclusive of interest upto 30.09.2013 + future interest & incidental expenses (less recovery if any) Demand Notice : 11.01.2014 Symbolic Possession : 11.07.2014		All part and parcel of residential property measuring 40 Sq. Yards bearing House No. B-16-1292(Old) and B-16-2583 (New), Himatpur, Street No. 2, Dr. Sood Wali Gali, Backside Petrol Pump, Near Gill Chowk, Ludhiana comprised in Khata No. 2899/3411, Khasra No. 165 as per Jamabandi for the year 2006-2007 of revenue estate of Piru Banda Hadbast No. 167 Tehsil and Distt. Ludhiana. Title deed Vasika No. 3123 dated 06.06.1983 in the name of Sh. Janga Ram S/o Mitha Ram. Bounded as under: East: Street, West: Neighbour, North: Harbans Lal, South: Des Raj.	Branch Manager: Sh. S.K. Rastogi, (M). 7087245449, E-Mail: hobwa@ucobank.co.in Authorized Officer: Sh. Prem Parkash Thakur, (M). 9418036666, E-mail: zo.ludhiana@ucobank.co.in	Rs. 12,45,000/- Rs. 1,24,500/- Rs. 10,000/-	12.02.2016 12.30 p.m. to 01:30 p.m. with unlimited auto extension of 5 minutes	

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://www.bankeauctions.com>. Bid should be submitted online on or before 05:00 PM IST on 10.02.2016.
- 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. 15760210003794, Name of the Beneficiary : **UCO Bank, Zonal Office E- Auction, IFSC Code: UCBA0001576** 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 above mentioned Properties, **Sh. Prem Parkash Thakur (Authorised Officer), UCO Bank, Zonal Office : SCF 17-18, D-block, Model Town Extension, Libra Bus Road, Ludhiana, Mobile No. 94180-36666, Tel. No. 0161-5072302, 0161-5001357, E-mail Id- zo.ludhiana@ucobank.co.in**, by the intending bidders, so as to reach the same on or before 11-02-2016. 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 18.01.2016 & 29.01.2016 from 10.00 am to 4.00 pm with prior appointment from Branch Managers. Further property details, if any required can be had from M/s. C1 India Pvt. Ltd., Building No. 301, 1st Floor, Udyog Vihar, Phase-II, Gurgaon (Haryana) 122015, Help Line No. +91-124-4302021/2022/2023/2024 and Jitender Singh Number 09463340871 / 8882259007, 9646796075, E-mail ID: support@bankeauctions.com
- 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 sent 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://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., Building No. 301, 1st Floor, Udyog Vihar, Phase-II, Gurgaon (Haryana) 122015, Help Line No. +91-124-4302021/ 2022/ 2023/ 2024, and Jitender Singh Number 09463340871 / 8882259007, 9646796075, e-mail ID: support@bankeauctions.com
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; for above mentioned Property No. 1, Sh. Sushil Kumar Sharma, (M). 9876834433, E-Mail: ludgra@ucobank.co.in, and for Property No. 2, Sh. S.K. Rastogi, (M). 70872-45449, E-Mail: hobwa@ucobank.co.in, during office hours.

NOTE : 1. For property at serial number 2, Bank is currently in symbolic possession of the property and on receipt of the total price shall hand over symbolic possession only to the Successful bidder. Bank after receipt of the full price also shall render assistance in obtaining physical possession of property U/S 14 of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Interest Act 2002 by moving the District Magistrate in case so desired by successful bidder. The time taken by District Magistrate shall not be obligation of the Authorized Officer.
2. E-Auction will be conducted at Zonal Office.

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

Date: 07-01-2016

Place : Ludhiana

(Authorised Officer)