



S.D. Road BRANCH (0680), Secunderabad
Ph-040-27704270, 27706021, 30625727, 9007638896

E - AUCTION SALE SCHEDULED ON 27.11.2018, DETAILS OF PROPERTIES FOR E - AUCTION

Auction Sale of Immovable Property mortgaged to the Bank in terms of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

Whereas the Authorized Officer of the Bank has issued a demand notice under Section 13(2) of SARFAESI Act and thereafter in exercise of powers under section 13(12) of SARFAESI Act has taken possession of Property mortgaged to UCO Bank under Section 13(4) of the SARFAESI Act and the undersigned in the capacity of Authorized Officer has decided for sale the property by E-Action on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" ON 27.11.2018 AT 11.00 AM at UCO Bank, S.D. Road BRANCH (0680), Secunderabad Ph-040-27704270, 27706021, 30625727, 9007638896

Name of the Borrower: 1. Mrs Reshma Gunti (Applicant) 2. Mr. Suman Gunti (Co-Applicant)

| Balance Outstanding: | Description of the Immovable Property | Reserve Price and EMD |
|--|--|--|
| Rs. 3, 94, 58,404/- as on 02.01.2018 as per our Demand notice dt. 02.01.2018 and possession notice dt. 08.06.2018 and present Balance outstanding as on 30.09.2018 is (Rs 4,30,93,986.00 + interest and other charges from 01-10-2018) | All that the plot no-61, admeasuring 700 sq yards together with duplex building / villa / unit the total plinth area of 4255 sft in the layout sanctioned by the Hyderabad Urban Development Authority vide permit No- 69/ Np2 /HUDA/06 dated-15/12/2006 file No-3306/NP2/P/HUDA/06 situated in Survey No-174 (as per Revenue Records in Survey No-174 in Sub divided to as Survey No- 174/2) Gundlapochampally Village and Grampanchayat, Medchal Mandal, RR Dist within the following boundaries:- North : Plot No- 62, South : Plot No- 60, East : Plot No- 56, West : 40' wide Road | Rs. 43, 81,700/- i.e. 10% of Reserve Price. & Rs. 4, 38, 17,000/- |

Terms & Conditions:

1. The auction sale will be "online e-auction" bidding through website <https://ucobank.auctiontiger.net>.
2. Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiple of Rs. 25000/- (Rupees twenty five thousand only)
3. Please note that the first online bid that comes in the system during the online forward auction can be equal to the Auctions' start price, or higher than the start price by one increment, or higher than the start price by multiples of increment. While Auction the subsequent bid that comes in to outbid the H1 rate by one increment value or in multiples of the increment value.
4. Service provider Auction Tiger, A-801, Wall street-II Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006. Contact number 079-40230825/826/827/800/813/814/815/816/ 817/818/819, Fax 079-40230827., Web portal www.auctiontiger.net E mail: telangana@auctiontiger.net. Regional Representative: BHaskar Dubbaka, Mobile: 8341410158.
5. Bidders are advised to go through the website <https://ucobank.auctiontiger.net> for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding.
6. Bid shall be submitted through online only in the prescribed format with relevant details.
7. Last date for submission of online bids is: 26.11.2018 up to 4.00 P.M.
8. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT Fund transfer only through bank to the credit in **Current Account no. 06800210001806, Account Name- "UCO Saroji,"** UCO Bank, S.D. Road Branch, Secunderabad and IFSC Code No. is UCBA0000680 on or before 26.11.2018 up to 4.00 P.M.
9. The bid form along with the KYC Documents (also mentioning UTR No) shall be handed over to **Authorized Officer, UCO Bank, S.D. Road Branch, Secunderabad, 9-1-38, Y M C A Complex, S P Road, Secunderabad – 500 003. Tel Nos: 040- 2770 4270, 30625727, Tele Fax: 040- 2770 6021** or, soft copy of the same by e-mail : saroji@ucobank.co.in (Copies of KYC Documents – PAN card and AADHAAR card along with two photographs to be enclosed along with the bid form)
10. The Successful Bidder who has offered the highest sale price in the bid 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, failing which the Earnest Money Deposit shall be forfeited and the property shall forthwith will be sold again.
11. 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 RTGS/NEFT, favoring UCO Bank, payable at Hyderabad. In default of payment of balance amount of 75% of the bid amount, within the stipulated period i.e. 15 days from the date of confirmation of sale, the deposit amount (25% of 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.
12. The EMD of unsuccessful bidders will be refunded on closure of e-auction sale proceedings within 3 working days and shall not carry any interest.
13. The Sale/Auction is subject to confirmation by the Bank, if the borrower, guarantors pays the bank in full before sale, no sale will be conducted.
14. The property is sold in "As is where is" and "As is what is" condition and intending bidder should make discreet enquiries as regards on the property of any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges encumbrances over the property on any other matter etc., will be entertained after submission of the online bid.
15. The undersigned has the absolute right and discretion to accept or reject any or all the Bid/Offer or adjourn/postpone/cancel the Auction Sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason thereof. In case the bids are rejected, Authorised Officer can negotiate with any of the tenderer of intending bidders or other parties for sale of properties by private treaty.
16. The successful bidder shall bear the stamp duties charges including those of sale certificate registration charges, all taxes, rates, statutory dues payable to Government or any Authority etc., both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidder.
17. The intending purchaser can inspect the property on 30.10.2018 between 11.30 A.M. and 3.00 P.M.
18. The sale is subject to conditions prescribed in the SARFAESI Act / Rules 2002 and the conditions mentioned above.
19. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure etc.
20. **Bidders with bid amount of Rs. 50.00 lakhs and above have to pay 1% of the bid amount towards tax liability.**
21. Once EMD 10% deposited by the auction purchaser, he has to participate in the e-auction failing which 10% EMD will be forfeited.
22. The encumbrances on the property known to the bank is NIL
23. The Authorised officer is not bound to accept the highest bid or any or all the bids and reserves the right to accept or reject any or all the bids or cancel, postpone the e-auction without assigning any reason thereof.
24. The purchaser has to bear the cess, sales tax if acceptable and any other statutory dues or other dues like municipality tax, electricity charges, land use conversion charges, society charges, maintenance charges and all other incidental charges, charges including all taxes and rates outgoing relating to the property.
25. Once the password is provided to the bidder, the bidder has to participate in the bid failing which auction provider charges will be deducted from the earnest money deposited.

STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT 2002

The borrower(s) / Guarantors are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary charges before the date of e-auction, failing which the property will be auctioned / sold and balance dues, if any will be recovered with interest and cost.

Place : Hyderabad, Date : 23.10.2018

Sd/- Authorised Officer, UCO Bank