



UCO BANK

(A Govt of India Undertaking)

ADYAR BRANCH, Old No.37, New No.85,
1st Main Road, Gandhi Nagar, Adyar,
Chennai - 600 020. Ph: 2491 0553 / 4211 7158.
Fax: 2441 6255. E-mail:adyar@ucobank.co.in

E-AUCTION SALE NOTICE (Under SARFAESI Act 2002)

(Sale of immovable property mortgaged to the Bank under the Securitization and Reconstruction of Financial Assets and Enforcement of security interest Act 2002)

Whereas the Authorised Officer of **UCO BANK, ADYAR BRANCH, CHENNAI** had taken symbolic possession of the following properties pursuant to the notice issued under section 13(2) of SARFAESI ACT in the following loan accounts on below mentioned date 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 the 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 propose to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the website <https://ucobank.auctiontiger.net>.

Date & Time of E-Auction Sale : 21st September, 2017 between 11.00 A.M. to 02.00 P.M. (with unlimited auto extension of 5 minutes each, if required).

NAME (S) AND ADDRESS OF BORROWER & GUARANTOR / OUTSTANDING AMOUNT / DATE OF POSSESSION NOTICE	DETAILS OF THE PROPERTIES	RESERVE PRICE MONEY
		EARNEST MONEY DEPOSIT (EMD)
BORROWER: Mr. John Christopher, No.9C, Karneshwarar Pagoda Street, Mylapore, Chennai- 600004. <u>Outstanding Amount due: Rs.13,36,609 /- +</u> Interest & charges from 01/08/2017. <u>Date of Possession Notice:27.01.2017.</u>	Vide Sale deed-147/2011 dated 17.06.2011, all that piece and parcel of land measuring to an extent of 560 sqft along with 435 sq.ft of build up area in the single roof building, comprised in R.S. No. 1736/79, Block No. 37 in Old Door No.8, New Door No. 7, Dr Natesan Road, 1st lane situated at Mylapore Village, Mylapore-Triplicane Taluk, Chennai District and bounded on the North by : R.S. No. 1736/30 (Dr. Natesan Road 1st lane and Railway Land), South by: R.S. No. 1823/1 (Buckingham Canal), East by: R.S. No. 1736/25 (property belonging to P.A.S Subramani Nadar), West by: R.S. No. 1736/42 (Railway Land). Admeasuring East to West on the Northern side 14 feet, on the Southern side 14 feet, North to South on the Eastern side 40 feet, on the Western side 40 feet, with the Registration District of South Chennai and Sub Registration District of Mylapore	Reserve Price: Rs.17,64,000/- EMD: 10% Rs.1,76,400
BORROWER: Mr.D Ramkumar, No 103, Subramani Street, Thiruvallur Nagar, Mugalivakam, Chennai-600116. <u>Outstanding Amount due: Rs.75,59,953.80</u> Interest & charges from 01/08/2017. <u>Date of Possession Notice:12.03.2016.</u>	Vide Sale Deed No. 3750/13 dated 15.03.2013, Flat No- 1C, in the first floor of Sarvana Flats, Natarajan Street, Mugalivakam, Chennai-116 with all that piece and parcel of land house site of UDS area of 529.46sqft. out of total extended area of 3550 sqft. situated at No. 77, Mugalivakkam Village, Sriperumbudur taluk, Kancheepuram District, in S.No. 40/4, sub divided as per patta No.1727, S.No.40/35 bearing plot No. 50 and bearing S.No.40/42, bearing plot No.51 in Thiruvalluvar Nagar. <u>Bounded for plot No.50:</u> North by: plot No. 51, South by: plot No.49, East by: vacant land, West by: 12m wide Road. <u>Bounded for Plot No.51:</u> North by: plot No.52, South by: plot No.50, East by: vacant land, West by: 12 m wide Road, lying within the Registration District of Chennai South & Sub Registration District of Kunrathur	Reserve Price: Rs.37,69,000/- EMD: 10% Rs.3,76,900/-

Terms & Conditions of Online Tender/Auction:

(1) The property is sold on **"As is Where is" & "Whatever there is basis and "Without recourse basis"**. Intending bidders are advised to conduct search in Revenue/SRO records to satisfy title, identify extent dimensions, survey number, door numbers, boundaries or encumbrances in regard to the property proposed to be sold. No claim of whatsoever nature regarding the property put for sale, charges encumbrances over the property or on any other matter etc. Will be entertained after submission of the online bid. (2) The auction sale will be **'online e-auction'** bidding through <https://ucobank.auctiontiger.net> on **21.09.2017** between **11.00 a.m to 02.00 p.m** as per (IST) with unlimited auto extensions of 5 minutes each. (3) Intending bidders shall hold a valid digital signature certificate and e-mail address. Interested Bidders to access the portal/website of the e-auction Agency **M/s e-Procurement Technologies Limited, (auctiontiger), Ahmedabad: Contact No.079-40230830(Contact:Mr.Bharathi Raju Mob:8939000594) email: tamilnadu@auctiontiger.net** (4) Bidders are advised to go through the website for detailed terms and conditions of auction sale before submitting their bids and taking part in e-auction sale proceeding. (5) Bids shall 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 20.09.2017**. Separate Bids should be submitted for each item of property. 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/PIOs holding dual citizenship/NRIs shall submit copy of his/his valid Indian Passport, Original Identity Document (copy of which submitted along with the bid form) must be produced on demand. (6) Last date for submission of online bids and deposit of EMD is on or before **20.09.2017 at 5.00 P.M.** (7) 10% of the upset Price /Reserve Price must be remitted towards EMD through RTGS/NEFT/Money Transfer to the Bank **Account number:01580210001615, UCO Bank, Adyar Branch, IFSC Code No.UCBA0000158**. 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. (8) A copy of the bid form along with its enclosures submitted online and duly signed Declaration shall be sent to **The Authorized Officer & Chief Manager, UCO Bank, ADYAR BRANCH, Old No.37, New No.85, 1st Main Road, Gandhi Nagar, Adyar, Chennai - 600 020**, so as to reach the same on or before **20.09.2017**. 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. (9) Incomplete bids, unsigned bids, as also bids not conforming to SL No.3,4,5 and 8 above will be summarily rejected. Bids which are not above the Upset Price shall also be summarily rejected. The Authorised Officer reserves absolute rights to accept or reject any one or more bids or to postpone/cancel the Auction without assigning any reason. (10) The bid price to be submitted should be more than the Upset Price fixed and the Bidders shall improve their further offers in multiple of Rs.10,000 (Rupees Ten Thousand only). Please note that the first bid price comes in the system during the online forward auction can be equal to upset price by one increment or higher than the upset price by multiples of increments. While auction the subsequent bid to outbid the H1 rate will have to be higher than H1 rate by one increment value or in multiple of increment value of Rs.10,000/- (11) The successful bidder shall have to pay 25% of the purchase amount (including Earnest money already paid), immediately on closure of the E-Auction sale proceedings on the same day of the sale in the same mode as stipulated in clause 5 above. The balance 75% or the purchase price shall have to be paid within 15 days of acceptance/confirmation of sale conveyed to them. If the successful bidder fails to remit the balance bid amount within the said period, the property shall be resold, 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. The Authorised Officer shall issue Sale Confirmation letter in favour of the unsuccessful bidder in due course. In case of pendency of any petition/appeal, confirmation of sale shall be subject to the outcome of the Petition/Appeal. (12) In case of sole bidder, the bid amount quoted in his bid form must be improved by at least one bid incremental value, lest the sale shall be cancelled/deferred. (13) The sale is subject to confirmation by the bank. If the borrower-cum-mortgagor or guarantor pays the dues, no auction sale will be conducted. Sale will not be confirmed if the Borrower tenders to the Bank contractual dues along with other expenses prior to the Authorised 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. (14) The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice assigning any reasons. (15) The successful bidder shall bear the stamp duty charges including those of sale certificate registration charges, all statutory dues/liabilities etc., payable to government, Local Body, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name and in favour of the successful bidder. (16) The intending purchaser can inspect the property on **14.09.2017 between 10.00 a.m to 2.00 p.m. (afternoon)**. (17) The sale is subject to the conditions prescribed in the rules under the SARFAESI Act 2002 and the conditions mentioned above. (18) The sale is also subject to the provisions of TDS as applicable under the Income Tax Act, on culmination of sale. (19) Details regarding e-auctioning can be obtained also from the e-auction service provider, viz., **M/s.e-Procurement Technologies Limited, (auctiontiger), Ahmedabad: Contact no.079-40230830**. (20) For further details contact **The Authorized officer, Chief Manager:Mr. Arun Kumar, UCO Bank, ADYAR BRANCH, Old No.37, New No.85, 1st Main Road, Gandhi Nagar, Adyar, Chennai-600 020. Ph:044-2491 0553/4211 7158. Mob:8682057176**. (21) The notice is also to Borrower-Cum-Mortgagor & guarantor in particular and the public in general.

Place: Chennai
Date: 19.08.2017

Authorised Officer
UCO Bank