

**UCO BANK** ASSET MANAGEMENT BRANCH: SOMAJIGUDA, HYDERABAD. Tel: 040-23331275/ 23331276/ 23331009.

**9th MEGA E-AUCTION SALE ON 13-03-2018**

Auction Sale of Immovable Properties 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 Properties mortgaged to **UCO Bank** under Section 13(4) of the SARFAESI Act and the undersigned in the capacity of Authorised Officer has decided for sale of the properties by 9th Mega E-Auction on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" on 13.03.2018 between 12.00 Noon to 02.00 PM at UCO Bank, Asset Management Branch, # 6-3-1108, Ground Floor, Navabharath Chambers, Raj Bhavan Road, Hyderabad. Tel: 040-23331275 / 23331276 / 23331009.

Name of the Borrower & Description of the Property	Balance Outstanding Amount	Reserve Price & EMD
<b>1. M/s Moulika Infra Developers Pvt.Ltd.</b> <b>Property-1: Doc.No.9016/1988 dt:09/12/1988:</b> All that piece and parcel of land bearing Sy.No.5 admeasuring Ac.0.13 guntas situated at Nagaram Village and Gram Panchayat, Keesara Mandal, R.R.District belongs to <b>Mr. Narayan Bhai Patel, S/o Mavji Patel and bounded by:</b> North: Neighbour's land, South: land of Babula Patel& others, East: owner land, West: Road. <b>Property-2: Doc.No.9717/2004:</b> All that piece and parcel of land bearing Sy.No.5 admeasuring Ac 0.15.5 guntas situated at Nagaram village and grampanchayat, Keesara Mandal, R.R.District belongs to <b>Mr. Narayan Bhai Patel, S/o Mavji Patel and bounded by:</b> North: Neighbour's land, South: land of sy.No.5 part, East:Land of Sy.No.6,7,8,9 & 14 part, West: land of Sy.No.5 part. <b>Property-3: Doc No.3799/1999:</b> All that piece and parcel of land at plot no.11 admeasuring 620 sq.yds in sy.no6,7 part,8, 9 part and 14 part situated at Nagaram village and Gram Panchayat, Keesara Mandal, R.R.Distt. Belongs to <b>Mr.Narayan Bhai Patel, S/o Mavji Patel and bounded by:</b> North: Plot no.12, South: plot no.10, East: 30-0 wide road, West: Neighbour's land.	<b>Rs.10,58,66,974.67</b> (inclusive interest upto 30.04.2016) + interest from 01-5-2016 and charges as per <b>Demand Notice dated: 25.05.2016</b> and <b>Possession notice dated: 17.06.2017</b> , present outstanding balance is <b>Rs.9,85,97,024.67/-</b> as on 12/01/2018 + interest and charges from 01.05.2016	<b>Rs.</b> <b>9,01,15,500/-</b>  <b>Rs.</b> <b>90,11,550/-</b>

**Date of E-Auction: 13.03.2018 between 12.00 Noon to 02.00 PM, Date of Inspection of property: 03.03.2018, Last date of deposit of EMD is 09.03.2018**

**Terms and Conditions:**

- The auction sale will be "online e-auction" bidding through website <https://ucobank.auctiontiger.net>.
- Auction would commence at Reserve Price as mentioned above. Bidders shall improve their offers in multiple of Rs.25000/- (Rupees twenty five thousand only)
- 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.
- 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](http://www.auctiontiger.net) E-mail: [telangana@auctiontiger.net](mailto:telangana@auctiontiger.net). Regional Representative: P.Bala Raju, Mobile: 9052104661.
- 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.
- Bid shall be submitted through online only in the prescribed format with relevant details.
- Last date for submission of bid form: **09.03.2018 up to 4.00 P.M.**
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT Fund transfer only through bank to the credit of account no. **28040210000014, UCO Bank, Asset Management Branch, Hyderabad and IFSC Code No. is UCBA0002804 on or before 09.03.2018 up to 4.00 P.M.**
- A copy of the bid form along with the enclosure submitted online (also mentioning UTR No) shall be handed over to Authorised Officer, **UCO Bank, Asset Management Branch, Hyderabad (2804), 6-3-1108, Ground Floor, Nava Bharat Chambers, Raj Bhavan Road, Somajiguda, Hyderabad - 500082, Tel.No. 040-23331275, 040-23331276, 040-23331009 or soft copy of the same by e-mail : [asmahy@ucobank.co.in](mailto:asmahy@ucobank.co.in)** (Copies of KYC Documents - Pan card and Aadhaar card along with two photographs will be enclosed along with the bid form)
- 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.
- 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.
- The EMD of unsuccessful bidders will be refunded on closure of e-auction sale proceedings within 3 days and shall not carry any interest.
- 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.
- 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.
- 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.
- 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.
- The intending purchaser can inspect the property on **03.03.2018 between 11.30 A.M. and 3.00 P.M.**
- The sale is subject to conditions prescribed in the SARFAESI Act / Rules 2002 and the conditions mentioned above.
- 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.
- Bidders with bid amount of Rs.50.00 lakhs and above have to pay 1% of the bid amount towards tax liability.
- Once EMD 10% deposited by the auction purchaser, he has to participate in the e-auction failing which 10% EMD will be forfeited.
- The encumbrances on the property known to the bank is NIL
- 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.
- 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.
- 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.

Date: 23-02-2018, Place: Hyderabad

Sd/- Authorised Officer, UCO Bank