



यूको बैंक, आलप्पी शाखा, श्री राजराजेश्वरी बिल्डिंग, चर्च रोड, आलप्पी, केरला - 688 011

UCO Bank, M.G. Road Branch, Ravipuram, Ernakulam, Kerala- 682016

Phone: 0484 2355905, 2360753 E-mail: mgerna@UCObank.co.in

NOTICE OF SALE WITHOUT PREJUDICE
AUCTION SALE OF IMMOVABLE PROPERTY MORTGAGED
TO THE BANKS IN TERMS OF SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSETS AND
ENFORCEMENT OF SECURITY INTEREST ACT 2002
(SARFAESI)

Whereas, the Authorized Officer of UCOBANK, (M.G. ROAD BRANCH, **ERNAKULAM**) had taken possession of the property described herein below pursuant to the notice issued under Section 13(2) of SARFAESI ACT in the following loan account 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 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 proposes to realize the Bank's dues by sale of the said property. The properties will be sold by public e_auction on dates mentioned here below from 11.00 AM to 2.30 pm at as per brief particulars given hereunder.

Name and Address of the Borrower	Mr. ELDHO JOHN S/o YOHANNAN Keeleth House, Thiruvaniyoor, Ernakulam 682308
Date of Demand Notice	08.05.2018
Date of Possession	24.07.2018
Amount due as per demand notice Dt.14.12.2017.	Rs. 2,24,02,537.70 (Rupees Two Crore Twenty Four lakhs Two Thousand Five Hundred and Thirty Seven paise Seventy only and interest and other charges thereon from 01.04.2018)
O/S Balance on date 24.07.2018 Inclusive of upto date interest.	Rs.2,18,02,040.70 Plus interest from 01.04.2018 and bank charges less any amount paid subsequently.
Description of the immovable property charged/Mortgaged and their Location.	PROPERTY 1 : All the parts and parcel of dry land having an extent of 20.70 Ares comprised in: Sy.Nos. 175/11-5-2, 175/11-3, 175/11-5-6 and 175/12 in Thiruvaniyur Village of Kunnathunadu Taluk in Ernakulam District, obtained as per as per Sale Deed No. 557/2014, No.2390/2015 & No.644/2014, of



	Puthen Cruz SRO in the name of Eldho John S/o Yohannan.
Reserve Price of The property.	
Earnest Money Deposit (EMD)	Rs.40,00,000.00
Description of the immovable property charged/Mortgaged and their Location.	Rs. 4,00,000.00
	PROPERTY 2 : All the parts and parcel of land with residential building therein, having an extent of 35.02 Ares comprised in Sy. Nos. 113/19/1, 113/19/2, 113/8/2 in Thiruvaniyur Village of Kunnathunadu Taluk in Ernakulam District, Ernakulam District, obtained as per Sale Deed 8927/2014, No.1508/2010 & No.867/2007 of Puthen Cruz SRO in the name of Eldho John S/o Yohannan.
Reserve Price of The property.	
Earnest Money Deposit(EMD)	Rs.1,45,70,000.00
	Rs. 14,57,000.00

DATE & TIME OF E-AUCTION SALE

12th December 2018 between **11.00 hrs and 14.30 Hrs**
(with unlimited auto extensions of 5 minutes each, if required)
Last Date of Submission of Tender : **11th December 2018 by 5 p m**

Terms & Conditions:

- 1) Property is being sold on "As is and where is" & "As is what is basis" & "Whatever there is basis" and "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 bidders shall hold a valid Digital Signature Certificate (Class II / Class III). Interested bidders to access the portal / website of the e-Auction Agency (viz., <https://www.bankeauctionwizard.com>) and register themselves for getting User ID and Password.
- 3) Bids should be submitted only ONLINE in the prescribed form. Online bids can be submitted by accessing the website <https://www.bankeauctionwizard.com>. Bids should be submitted online on or before 5.00 pm IST on **11th December 2018**. Separate bid should be submitted for each item of property.
- 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/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.



- 5) 10% of the Upset Price/Reserve Price must be remitted towards EMD through RTGS/NEFT/Money transfer to the **UCO Bank A/c No:13900210000830, IFSC NO: UCBA0001390** 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, UCO Bank, M.G. Road Branch, Ravipuram, Ernakulam, PIN 682 016** so as to reach the same on or before **11th December 2018**. 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 and 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, lest 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 favor.
- 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 any Petition/Appeal, confirmation of sale shall be subject to the outcome of the Petition/Appeal.
- 13) 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, 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.
- 14) Property can be inspected on or before **11th December 2018** between 10.00 am IST AND 05.00 pm IST with prior appointment. Further property details, if any required, can be had from **The Authorized Officer, UCO Bank, M.G. Road Branch, Ravipuram, Ernakulam, PIN 682 016 PHONE: 0484-2355905**.



15) In case of more than one item of property brought for sale, the sale of properties will be as per the convenience and it is not obligatory to go serially as mentioned in the sale notice.

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. Statutory dues/liabilities, etc., due to the Government/Local Body, if any, shall be borne by the successful bidder.

19) Statutory dues / liabilities etc., due to the Government / Local Body, if any, shall be borne by the successful bidder for the properties under auction .

20) Successful bidder shall bear the charges/fee payable for registration of the property as per law. Bank will not bear any charges for conveyance of auctioned property.

21) Bidders are advised to go through the service provider's portal/website (viz., <https://www.bankeauctionwizard.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.

22) Details regarding e-auctioning can be obtained also from the e-auction service provider, Viz., **Antares Systems Ltd, Address: #24, 3rd stage, 4th block, Basaveswarnagar, Bangalore-560079, Help line numbers :09686196756/08049352000, Email:manohar.s@antaressystems.com/varalakshmi.n@antaressystems.com/v.manohar@antaressystems.com**<https://www.bankeauctionwizard.com>.

The auction sale is subject to confirmation of the secured creditor Bank.

Further inquiries, 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, UCO Bank, Zonal Office, 39/3720F, S R Complex, Ravipuram Road, Ernakulam, PIN 682 016, Contact No:0484 -2356642** during office hours.



For
UCO BANK

**AUTHORISED OFFICER
UNDER SARFAESI ACT
AUTHORISED OFFICER**

PLACE: Ernakulam

DATE : 17.10.2018