

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, SHASTRI NAGAR 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>.

NAME (S) AND ADDRESS OF BORROWER / GUARANTOR	Details of the Properties	Reserve Price Money	Date and Time of
		Earnest Money Deposit (EMD)	E- Auction
<p>BORROWER: Mr. Palanisamy, S/o. Subramaniam, residing at: 9/110, Periar Padai, Choolaimedu, Chennai 600 094 & also at Anugraham Apartment (M M builders), Plot No:1B Western Part, AR Nagar, Mangadu, Chennai-600122. <i>Amt.Outstanding:</i> As on 01.02.2018: Rs.24,13,056/- + interest & other charges. Demand Notice Date:15.05.2017, Possession Notice Date: 29.08.2017.</p>	<p>All that piece and parcel of the Residential Flat bearing No. B-3, in First Floor, Anugraham, with a built up area of 685 sq. ft together with an undivided share of land 411.65 sq. ft out of land measuring an extent of 1646 sq. ft in Plot No. 1B (Western Portion) in A.R. Nagar (Approved Lay out vide PPF/LO.No.13/98), Mangadu, Chennai 600122, comprised in S.Nos.531/1A2, 1B1, 2A, 2B, @c, 535/1, 535/2, 536 bearing Patta No.2170 as per Patta comprised in particular S.No.535/1B in Mangadu Village and bounded on the North by: Vacant Land in S.No.560, South by: Plot No. 2, East by: Sub Division of Plot No.1A and West by: Plot No.3, situated within the Registration District of South Chennai and Sub Registration District of Kunderathur.</p>	<p>Reserve Price: Rs.15,19,000/- EMD:Rs.1,52,000/-</p>	<p>13.03.2018 11:00 A.M. to 12:00 Noon (with unlimited auto extension of 5 minutes)</p>
<p>BORROWER: Mr. Jayachandran N, S/o. Nagarathinam, Prop: Phoneix Engineering Associates, No.25B, Brindavan Nagar Extn., Emavoor, Chennai 600 057 and Mr. Jayachandran, S/o. Nagarathinam, Mr.Nagarathinam, S/o. Ayyavoo, Mrs.Valli Nagarathinam all residing at Door No.34/135, Bojaraja Nagar II Street, Thitta Pahuthi, Old Washermanpet, Chennai 600021 <i>Amt.Outstanding:</i> As on 01.02.2018: Rs.24,17,226/- + interest & other charges. Demand Notice Date:10.07.2017, Possession Notice Date: 13.09.2017.</p>	<p>All that piece and parcel of property being land and building admeasuring 62 sq. mtrs or 667.368 sq.ft, bearing Plot No.147, Door No.34/135, Bojaaraja Nagar 2nd Street, Thitta Pahuthi, Chennai 600021, comprised in R.S.No.1835/1 Part in Tondiarpet Village, Fort-Tondiarpet Tauk and bounded on the North by:Patta Land, South by: Plot No.148, East by: Street, West by:Plot No.146, situated within Sub Registration District of Royapuram and Registration District of North Chennai</p>	<p>Reserve Price: Rs.18,46,000/- EMD:Rs.1,85,000/-</p>	<p>13.03.2018 11:00 A.M. to 12:00 Noon (with unlimited auto extension of 5 minutes)</p>
<p>BORROWER: Mr. Jayachandran N, S/o. Nagarathinam, Prop: Phoneix Engineering Associates, No.25B, Brindavan Nagar Extn., Emavoor, Chennai 600 057 and also at Door No.34/135, Bojaraja Nagar II Street, Thitta Pahuthi, Old Washermanpet Chennai 600021 and Mr. Punniyadevan, S/o.Theniappan, Plot No.203, Ramnagar, Tirur Village, Tiruvallur Taluk-602 025 <i>Amt.Outstanding:</i> As on 01.02.2018: Rs.24,17,226/- + interest & other charges. Demand Notice Date:10.07.2017, Possession Notice Date: 13.09.2017.</p>	<p>All that piece and parcel of property being land and building admeasuring 1755 sq.ft., bearing Plot o. 203, Ram Nagar, comprised in S.No.148/3 and 148/4, in Tirur Village, Tiruvallur Taluk and District. and bounded on the North by:Plot No.204, South by:Plot No.202, East by:Plot No.190, West by:30 feet Road, situated within Sub Registration District of Manavala Nagar and Registration District of Kancheepuram.(Covered under Sale Deed No.2035/1987 dated 28.10.1987)</p>	<p>Reserve Price: Rs.9,86,000/- EMD:Rs.1,00,000/-</p>	<p>13.03.2018 11:00 A.M. to 12:00 Noon (with unlimited auto extension of 5 minutes)</p>

Terms & Conditions of Online Tender/Auction:

(1) The properties are 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 properties proposed to be sold. No claim of whatsoever nature regarding the properties 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 **13.03.2018 between 11.00 a.m to 12.00 Noon** 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 12.03.2018**. 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/he 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 **12.03.2018 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: 03290210000687, UCO Bank, Shastri Nagar Branch, IFSC Code No. UCBA0000329**. 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 Authorised Officer & Chief Manager, UCO Bank, Shastri Nagar Branch, # 107, Lattice Bridge Road, Chennai-600020**, so as to reach the same on or before **12.03.2018**. 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. (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 **06.03.2018 between 10.00 a.m. to 2.00 p.m.** (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. P. Sridharan, UCO Bank, Shastri Nagar Branch, # 107, Lattice Bridge Road, Chennai-600020, Ph: 044-24912019 / 96770 10991**. (21) The notice is also to Borrower-Cum-Mortgagor & guarantor in particular and the public in general.