

# यूको बैंक

(भारत सरकार का उपक्रम)



# UCO BANK

(A Govt. of India Undertaking)

सम्मान आपके विश्वास का

Honours Your Trust

UCO BANK, Mumbai Zonal Office, UCO Bank Building, First Floor, 359, D. N. Road, Fort, Mumbai-400001

## PUBLIC NOTICE FOR E-AUCTION SALE OF IMMOVABLE PROPERTIES

### DATE OF E-AUCTION 28-FEBRUARY-2024

**Property can be inspected any day before 27-FEBRUARY-2024 between 10.00 A.M. IST and 04.00 P.M. IST with prior appointment**

**E-Auction Sale notice for Sale of immovable Assets under the Securitisation and Reconstruction of financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to UCO Bank, the constructive/physical possession (as specified against each property) of which has been taken by the Authorized Officer of UCO Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **28-FEBRUARY-2024**, for recovery of amounts due to UCO Bank from the following Borrower(s)/Guarantor(s). The reserve price and the earnest money deposit amount are as mentioned in the table below.

S. No	Name of the Branch and the Borrower	Amount Due	Details of the Property	Date of Demand Notice	Reserve Price	Name of the contact person and Contact No.
				Date Of Possession & Type	Earnest Money Deposit	
1	<b>Branch: Amb – Mumbai (2129) Borrower / Guarantor / Director: M/s Oneworld Creations Pvt. Ltd. Mr. Manoj Uttam Khushalani Mr. Urvil Akshaya Jani Mrs. Ashima Manoj Khushalani</b>	<b>Rs. 2978.70 Lakhs (+) Plus Pending Interest W.e.f. 30-11-2018 Plus Charges And Costs</b>	<b>Commercial Unit No. 01, 2nd Floor, Urmi Corporate Park, Solaris Building "D" Wing, Near L &amp; T Gate No. 05, Saki Vihar Road, Village: Tungwa, Andheri (east), Mumbai-400072 Built Up Area - 3276 Sq. Ft. Owner: Mr. Manoj Uttam Khushalani</b>	<b>22-01-2019  27-03-2019 (Physical)</b>	<b>Rs. 406.79 Lakhs  Rs. 40.68 Lakhs</b>	<b>Mr. Sanjeev Kumar Chief Manager 8452845187 022-40180420</b>

The auction sale will be "online e-auction" bidding through website <https://ibapi.in> and [www.mstcecommerce.com/auctionhome/ibapi/index.jsp](http://www.mstcecommerce.com/auctionhome/ibapi/index.jsp) on **28-02-2024** from **11.00 Am to 05.00 P.M.** with unlimited extensions of ten minutes each and Bidders shall improve their further offers in multiple of **Rs.10,000/- (Rupees Ten Thousand only)**. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions given on Bank's website – [www.ucobank.com](http://www.ucobank.com) and <https://ibapi.in>. Interested Bidders are advised to view the detailed terms and conditions of the auction sale, creation of Login ID & Password to bid online, upload KYC, other data, submission of Bid, Training/ Demonstration, modalities for deposit of Earnest Money in the virtual wallet. Modifications in, or corrigendum to, the terms and conditions of the sale will be intimated by uploading on [www.ucobank.com](http://www.ucobank.com).

Place : Mumbai  
Date : 23.01.2024

Sd/  
Authorised Officer

## Terms & Conditions:

1. The auction sale will be " **online e-auction**" bidding through website <https://ibapi.in> and <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp> on **28-02-2024** from **11.00 AM to 5.00 PM** with **unlimited extensions of ten minutes each**.
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit the website <https://ibapi.in> and <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp>
3. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://ibapi.in> and <https://www.mscecommerce.com/auctionhome/ibapi/index.jsp>
4. **The property shall not be sold below the Reserve Price and Bidders shall improve their further offers in multiple of Rs.10,000/- (Rupees Ten Thousand only).**
5. The successful bidders 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 or not later than next working day. The balance 75% of the purchase price shall have to be paid within 15 days of acceptance/confirmation of sale conveyed to them. In default of payment within the periods specified herein, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser/bidder shall forfeit to the bank all claim to the property or to any part of the sum for which it may be subsequently sold.
6. The EMD of unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
7. The sale is subject to confirmation by the Bank, if the borrower/guarantor pays the bank in full before sale or issuance of Sale Certificate, no sale will be conducted.
8. The property is sold on "**As is Where is**" and "**As is What is**" and "**Whatever There is**" basis and the intending bidders should make independent enquiries as regards the title and encumbrances on the property of any authority besides the bank's charges and should satisfy themselves about the title, extent and quality 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.
9. 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 and assigning any reasons.
10. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, Society and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.
11. **The intending purchasers can inspect the property on or before 27.02.2024 between 10.00 AM and 04.00 PM with prior appointment.**
12. In case date and time of e-auction is required to be changed due to any administrative exigencies or any event necessitating such change, Bank will endeavor to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
13. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194-IA of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75 % of the bid amount/full deposit of BID amount.
14. **It is open to the Bank to appoint a representative and to make self-bid and participate in the E-Auction.**
15. The bidder should ensure proper internet connectivity, power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reasons or reasons/contingencies affecting the e-auctions.
16. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
17. For further details, contact **the Contact person at the contact no. mentioned in the sale notice.**
18. The Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general.

Place: Mumbai  
Date: 23-01-2024

Sd/-  
Authorised Officer