

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 29-JAN-2022**

Property can be inspected any day before 25-JAN-2022 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 29-JAN-2022, 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	Branch: AMB-MUMBAI (2129) Borrower : Shree Narmada Architectural Systems Ltd. Guarantors : Mr. Deepak Patel Mr. Mandan M. Patel Mr. Hiren Deepak Patel Mr. Pravin B. Patel Mr. Raju B. Patel	Rs. 1515.58 Lakhs (+) plus interest w.e.f. 01-03-2016 plus charges and costs	Land consisting of 4 sheds and 1 open shed at Survey No. 95/1, Village-Bholav, Bharuch-Palej Road, Taluka and District-Bharuch, Gujarat Area - 21775 sq.ft. Owner : M/S Shree Narmada Architectural Systems Ltd.	14-03-2016 12-08-2016	Rs. 416.00 lakh Rs. 41.60 lakh	Mr. Basant Kumar Nayak AGM 9062006438 022-40180418/ 40180419
2	Branch : Nalasopara (1951) Borrower : Mr. Rakesh Takchand Sakhalia & Kavita Rakesh Sakhalia	Rs. 13.85 lakhs (+) plus interest w.e.f. 01-DEC-2021 plus charges and costs	1-BHK Residential Flat bearing Flat no. 02, A Wing, Ground Floor, Sumra Co-op Housing Society Ltd. Near Hanuman Nagar, Nallasopara West Taluka Vasai Dist Palghar-401203 Built Up Area : 463 sq. ft. Carpet Area : 370 sq. ft. Owner : Rakesh Takchand Sakhalia & Kavita Rakesh Sakhalia	09-07-2021 29-10-2021 (Symbolic)	Rs. 19.79 Lakhs Rs. 1.98 Lakhs	Mr. Bhagwat Kumar Senior Manager 9570945715 0250-2401878
3	Branch: Matunga (0237) Borrower : Bharat Ramesh Shigvan & Nikita Bharat Shigvan	Rs. 23.60 Lakhs (+) plus interest w.e.f. 01-DEC-2021 plus charges and costs	1-RK Residential Flat 203, Shivraj Society, Pt. Satavalekar Marg, Mogul Lane, Mahim West, Mumbai-400016 Built Up Area : 270 sq.ft. Carpet Area : 225 sq.ft. Owner : Bharat Ramesh Shigvan & Nikita Bharat Shigvan	07-06-2021 08-09-2021 (Symbolic)	Rs. 59.74 lakhs Rs. 5.97 Lakhs	Mr. Kulbhushan Das Senior Manager 9967655169 022-24224027/ 24375029
4	Branch : Mira Bhayandar (2272) Borrower : Asad Immamuddin Khan & Nagma Asad Khan	Rs. 21.60 Lakhs (+) plus interest w.e.f. 01-DEC-2021 plus charges and costs	2-BHK Residential Flat bearing Flat no. 302, A Wing 3rd Floor, Harmony CHSL, Shantivan Layout, Near GCC Club, Off Mira Bhayandar Road, Mira Road East, Dist-Thane-401107 Built Up Area : 887 sq. ft. Carpet Area : 715 sq. ft. Owner : Asad Immamuddin Khan & Nagma Asad Khan	05-06-2021 22-09-2021 (Symbolic)	Rs. 67.85 lakhs Rs. 6.79 Lakhs	Mr. Gaurav Kumar Sah Senior Manager 9163854911 022-28125155/ 28105155
5	Branch : Wadala (0978) Borrower : Ajay Pandurang Kadam	Rs. 10.60 Lakhs (+) plus interest w.e.f. 01-DEC-2021 plus charges and costs	1-BHK Residential Flat bearing Flat no. 003, B-Wing, Ground Floor, Chandresh Siddhi Co-op Housing Society Ltd. Shankheshwar Nagar, Village-Achole, Nallasopara (East), Taluka-Vasai, Dist-Palghar-401209 (Old Thane-401404) Built Up Area : 308 sq. ft. Carpet Area - 278 sq. ft. Owner : Ajay Pandurang Kadam	11-06-2021 13-09-2021 (Symbolic)	Rs. 17.25 lakhs Rs. 1.73 Lakhs	Mr. Chintu Kumar Sharma Senior Manager 7006974357 7091414341
6	Branch : Ambarnath (2166) Borrower : M/s S.S. Enterprises, Prop. Eluvungal Krishnakutty Sanjeev Guarantor : Aarti Hiren Mevada	Rs. 18.21 Lakhs (+) plus interest w.e.f. 01-APR-2021 plus charges and costs	1-BHK Residential Flat No. 204, 2nd Floor, Shree Sai Sawli CHSL, Behind Jhalak Apartment, Kansai Village, Ambarnath East, Dist-Thane-421501 Built Up Area-585 sq. ft. Owner : Eluvungal Krishnakutty Sanjeev	01-06-2021 13-10-2021 (Symbolic)	Rs. 25.27 lakhs Rs. 2.53 Lakhs	Mr. Nitin Raj Manager 7004722905 7091172256

**Terms & Conditions**

- The auction sale will be "online e-auction" bidding through website <https://ibapi.in> on 29.01.2022 from 11.00 A.M. to 03.00 P.M. with unlimited extensions of ten minutes each.
- 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://ibapi.in/SaleInfo\\_Login.aspx](https://ibapi.in/SaleInfo_Login.aspx)
- 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 [www.mstcecommerce.com/auctionhome/ibapi/index.jsp](http://www.mstcecommerce.com/auctionhome/ibapi/index.jsp)
- 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).
- 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.
- The EMD of unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
- 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.
- 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.
- 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.
- The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government 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.
- The intending purchasers can inspect the property any day before 25.01.2022 between 10.00 am and 04.00 pm with prior appointment.
- 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.
- The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
- For further details, contact the Contact person at the contact no. mentioned in the sale notice.
- The Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general.

Place : Mumbai  
14.01.2021

Sd/-  
Authorised Officer