TERMS AND CONDITIONS OF E-AUCTION SALE Dated 25.04.2023

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

1- The auction sale will be "online through e-auction" portal https://www.mstcecommerce.com. **On 25.04.2023 between 13.00 PM to 17.00 PM.**

2- The particulars mentioned herein above are as per available records and to the best of information of Authorised Officer. The Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

3- The Authorized Officer of the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of listed properties for auction, not known to the bank.

4- The properties are being sold on **"AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" basis** and the intending bidders should make discreet enquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. 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 matter etc. will be entertained after submission of the online bid.

5- The intending bidder or purchaser are requested to register through E-Bikray portal and Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through RTGS or NEFT (After generation of Challan from (https:www.mstcecommerce.com) in bidders Global EMD Wallet.

6- The bidder should improve their further offers in multiple of **Rs.20,000.00 (Rupees Twenty thousand only)** with unlimited extension of **10 minutes each.**

7- The successful bidder shall have to pay 25% of the bid amount (including EMD paid), immediately on closure of E-Auction sale proceedings on the same day or not later than the next working day and the remaining 75% amount shall be paid within 15 days from the date of acceptance/confirmation of sale conveyed to them in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favour of "**The Authorized Officer, UCO Bank, Zonal Office Balasore payable at Balasore** or through RTGS/NEFT bearing **A/C No. 04620210002704 IFSC- UCBA0000462.**

8- The sale is subject to confirmation by the bank. If the borrower/guarantor pays the bank in full before sale, no sale will be conducted.

9- After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them / registered with the service provider).

10- The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel/modify/discontinue the sale and change any terms and conditions of the sale without any prior notice and assigning any reason.

11- The purchaser shall bear the stamp duty charges including those of sale certificate registration charges, all statutory dues payable to Government, taxes and rates and outgoing both existing and future relating to the property sale and possession. The sale certificate will be issued only in the name of successful bidder after depositing full bid amount.

12- 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.

13- The intending purchaser or bidder can inspect the property before 7 working days of the E-Auction sale between **10.00 AM to 16.00 PM.**

14- This is a statutory 15 days sale notice to the above mentioned borrowers/guarantors under Rule 9(1) of the SARFAESI Act, 2002 and all the properties are under Bank's Symbolic Possession.

कृते यूको बैंक, अंचल कार्यालय बालेश्वर
For UCO Bank, Zonal Office, Balasore

Date: 06.04.2023
Place: Balasore

Chief Manager (Authorised Officer)
UCO Bank (Secured Creditor)
Authorised Officer (Chief Manager)