Terms & Conditions:

1. The auction sale will be " **online e-auction**" bidding through website **https://ebkray.in** **on 30-10-2024 from 01:00 PM 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://ebkray.in** .

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://ebkray.in** .

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, Builder 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 28.10.2024 between 10.00 AM to 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: 25-09-2024

यूको/UCO BANK वसूली विभाग Recovery Dept. Zonal Office Mumbai अंचल कार्यालय मुंबई

Surjeet Kumar
Assistant General Manager
Authorised Officer - UCO Bank