SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI) read with proviso 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 Gurarantor(s) that the below described immovable property mortgaged/ charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of UCO Bank (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on 31.12.2024, for recovery of **M/s Shankar Dudh Dairy (Prop. Mr. Vishram S/o Mr. Shankar Lal), Guarantor Mrs. Santosh Devi W/o Mr. Vishram** and **Mr. Vishram S/o Mr. Shankar Lal,** in O/s amount Rs. 9722728.34(31890610001400) as on 25.11.2024 (Inclusive of Intrest upto 27.02.2022) and Rs. 4291997.69 (31890510001530) (Inclusive of Intrest upto 31.05.2022) and Rs. 5462234.00 (31890610002148) (Inclusive of Intrest upto 30.05.2022) and Rs. 0.00 (31890610003510) and Rs. 3030521.37 (31890610003763) (Inclusive of Intrest upto 30.05.2022) Total Rs. 22507481.40/- with further intrest and other expenses thereon **till date of full payment** due to **UCO Bank,** the Secured Creditor from **Borrower M/s Shankar Dudh Dairy (Prop. Mr. Vishram S/o Mr. Shankar Lal), Gauarantor Mrs. Santosh Devi w/o Mr. Vishram** and **Mr. Vishram S/o Mr. Shankar Lal.**

The reserve price will be (Land & Building) **Rs.14140170/- i.e 141.40** and the earnest money deposit will be **Rs. 1414017/-**

The reserve price (Plant & Machinery) will be **Rs. 2321000/-** and the earnest money deposit will be **Rs. 232100/-**

Names of the Borrowers& guarantors with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
Borrower: **M/s Shankar Dudh Dairy (Prop. Mr. Vishram S/o Mr.Shankar Lal)** **Guarantor:** **Mr. Vishram S/o Mr. Shankar Lal,** **Mrs. Santosh Devi w/o Mr. Mr. Vishram**	**07.07.2022**	**18.10.2022**	Rs.9722728.34(31890610001400) as on 25.11.2024 (Inclusive of Intrest upto 27.02.2022) and Rs.4291997.69 (31890510001530) (Inclusive of Intrest upto 31.05.2022) and Rs. 5462234.00 (31890610002148) (Inclusive of Intrest upto 30.05.2022) and Rs. 0.00 (31890610003510) and Rs. 3030521.37 (31890610003763) (Inclusive of Intrest upto 30.05.2022) Total Rs. 22507481.40/- as on 25.11.2024 with further intrest and other expenses thereon **till date of full payment** due to **UCO Bank**

Description of Properties	Reserve Price in Rs.	Earnest Money in Rs.

Description of the Property: Industrial Property in the name of **Mr. Vishram Kumawat S/o Mr. Shankar Lal and Mrs. Santosh Devi W/o Mr. Vishram Industrial Property situated at Khasra No. 1591/1, Devgarh Road, Village Thanwala, Dist-Nagaur Rajasthan** and total Admeasuring 2874.53 Sq m. **Boundary of the Property :-** 1. North : Road 2. South: Other Land 3. East - Khasra No. 1591/2 4. West - Khasra No. 1591	14140170.00	1414017.00

Description of Plant & Machinery	Reserve Price in Rs.	Earnest Money in Rs.
Plant and Machinery situated at factory Premises	**2321000/-**	**232100/-**

Details of known encumbrances: Not Known
Terms and condition:
1. The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:
I) https://ebkray.in/
II) https://uat.ebkray.in/psb-alliance-web /bidder-registration
2. The property is being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS".
3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website https://www.ebkray.in on **Dt .30.12.2024 and starts at 02.00 Pm. To 05.00 Pm.**
5. **It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.**

यूको बैंक
(Narayan Lal Bhati) अधिकृत
Authorized Officer

Date: 26.11.2024
Place: Thanwala

OTHER TERMS AND CONDITIONS OF E-AUCTION SALE

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.Ebkray.in.**

2. The intending Bidders/ Purchasers are requested to register on portal (https:www.Ebkray.in/) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents., the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet by 30.12.2024 before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through mode (https:www.Ebkray.in) in bidders Global EMD Wallet. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest.

4. Platform (https:www.Ebkray.in) for e-Auction will be provided by e Auction service provider PSB Alliance Private Limited having its Registered office at Unit -1, Third Floor, VIOS commercial Tower, Near Wadala Truck Terminal, Wadala East. Mumbai-400037 Email Address: psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-auction service provider's **website https:Ebkray.in.** This Service Provider will also provide online demonstration/ training on e-Auction on the portal.

5. The Sale Notice containing the General Terms and Conditions of sale is available / published in the following websites/web page portal: (1)https://Ebkray.in/
6. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction related to this e-Auction from e-Bक्रय – portal (https://www.Ebkray.in/).

7. Bidder"s Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be as mention above to the last higher bid of the bidders. **Ten(10)** minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

9. It is the responsibility of intending Bidder(s) to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly. In case of any difficulty or need of assistance before or during e-Auction process may contact authorized representative of our e-Auction Service Provider **(https: http://www.Ebkray.in/).** Details of which are available on the e-Auction portal.

10. 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).

11. The secured asset will not be sold below the reserve price.

12. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, less EMD amount deposited, on the same day or not later than the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft issued by a Scheduled Commercial Bank drawn in favor of "The Authorized Officer, UCO Bank, Payable at **Makarwali.** In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

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. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

15. The sale certificate shall be issued in favor of successful bidder on deposit of full bid amount as per the provisions of the act.

16. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The intending purchaser can inspect the property on **20.12.2024 between 11.00 AM and 1.00 PM. Please contact Mr. Narayan Lal Bhati, Chief Manager, Ph No: 7014949810, Mrs. Aparna Goyal, Ph.No-9540816736 Authorised Officer.**

17. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.

18. 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 properties (E-Auctioned) not known to the bank. The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.

19. 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.

यूको बैंक

Date: 26.11.2024
Place : Thanwala

(Narayan Lal Bhati)
Authorized Officer

दिनांक - 26.11.2024

ऋणी
मैसर्स शंकर दूध डेयरी
श्री विश्राम पुत्र श्री शंकर लाल (प्रोपराइटर)
खसरा नंबर 1591/1, देवगढ़ रोड, गाँव-थाँवला, जिला-नागौर

जमानतदार : श्री विश्राम पुत्र श्री शंकर लाल
गाँव-आसन, सिरोलाबेरा-पोस्ट-रातादूंढा, थाँवला-नागौर
जमानतदार : श्री संतोष देवी पुत्र श्री विश्राम
गाँव- आसन, सिरोलाबेरा-पोस्ट- रातादूंढा, थाँवला-नागौर

विषय: पूर्व बिक्री 30 दिवसीय सूचना नियम 8(6) के अंतर्गत ।

एतद् द्वारा आपको सूचित किया जाता है कि हमारी *माकडवाली अजमेर-3189* शाखा से आपने ऋण/सुविधा प्राप्त की थी जिसकी समय पर अदायगी नहीं किए जाने के कारण से आपका खाता एन.पी.ए किया जाकर बैंक द्वारा मांग नोटिस दिनांक 07.07.2022 को 4387578.69 (31890510001530), 188,52,433.94 (31890610001400), 5462234.00(31890610002148), 0.00 (31890610003510), 3030521.37 (31890610003763), कुल बकाया 317,32,768.00 दिनाँक 30.11.2019 से + ब्याज व अन्य खर्च अतिरिक्त की अदायगी नोटिस की दिनांक से 60 दिवस में करने के लिए कहा गया था लेकिन आज दिनांक 25.11.2024 तक रूपए 42,91,997.69/- (31890510001530), (जिसमे दिनांक 31.05.2022 तक का ब्याज शामिल है), रूपए 9722728.34/- (31890610001400) (जिसमे दिनांक 27.02.2022 तक का ब्याज शामिल है) 54,62,234/- (31890610002148), 30,30,521.37/- (31890610003763) (जिसमे दिनांक 30.05.2022 तक का ब्याज शामिल है) कुल बकाया 22507481.40/- से आगे का ब्याज व अन्य खर्च अतिरिक्त बकाया है, जिसे आप उक्त नोटिस में दी गयी अवधि में बकाया संपूर्ण रकम मय ब्याज अदा करने में असफल रहे हैं। अतः बैंक के प्राधिकृत अधिकारी ने वित्तीय अस्थियों के प्रतिभूतिकरण एवं पुनर्गठन एवं प्रतिभूति हित प्रवर्तन अधिनियम के अंतर्गत धारा 13(4) नियम 8(1) के अंतर्गत आपके द्वारा निम्न प्रतिभूत/ बंधक अचल संपत्ति का कब्जा दिनांक 18.10.2022 को धारण किया है।

बंधक अचल संपत्ति का विवरण - श्री विश्राम राम पुत्र श्री शंकर राम एवम श्रीमति संतोष देवी पत्नी श्री विश्राम राम की औद्योगिक संपत्ति जो कि खसरा नं. 1591/1, देवगढ़ रोड, गाँव-थाँवला, जिला-नागौर (राज.) में स्थित है जिसका क्षेत्रफल 2874.53 वर्ग मीटर, सीमाएं - पूर्व : खसरा नंबर-1591/2, पश्चिम : खसरा नंबर 1591 , उत्तर : रोड, दक्षिण : अन्य खसरा की जमीन ।

बंधक अचल संपत्ति का विवरण- समस्त डेयरी प्लांट एवं मशीनरी जो की फेक्ट्री मे स्थापित है ।

संपत्ति का मूल्यांकन, नियम 8(5) के अंतर्गत हमारे अधिकृत मूल्यांकनकर्ता के द्वारा किया जाकर बैंक ने आरक्षित मूल्य क्रमश रू. 14140170/- एवं 2321000/- (मशीनरी) कुल 16461170 /- संपत्ति की बिक्री हेतु तय किया है। विक्रय सूचना आरक्षित मूल्य के साथ दो समाचार पत्रों में प्रकाशित की जावेगी। उक्त संपत्ति को इस नोटिस की दिनांक से 30 दिन के बाद प्राधिकृत अधिकारी द्वारा दिनांक 30.12.2024 बेचा जाएगा। बिक्री से प्राप्त राशि आपके खाते में समायोजित की जाएगी। समायोजन के पश्चात यदि आपके ऋण खाते में कोई राशि बकाया रहती है, तो उसे वसूल करने के लिए विधिपूर्वक कार्यवाही की जावेगी। आपके पास उक्त संपत्ति का उचित मूल्य देने वाला क्रेता हो तो उसे संपत्ति बिकने के पूर्व, प्राधिकृत अधिकारी के समक्ष लावें/ भेजें।

आपका ध्यान उक्त अधिनियम 2002, की धारा 13(8) की ओर आकर्षित किया जाता है जिसके अनुसार यदि बैंक द्वारा किए गए सभी लागतों, व्यवहारों और खर्चों के साथ उसके बकायों को विक्रय सूचना के प्रकाशन की तिथि के पहले बैंक को चुकाया जाता है तो आप प्रतिभूति आस्ति को ऋण मुक्त करा सकते हैं। सूचित हो विक्रय सूचना के प्रकाशन के पश्चात प्रतिभूति आस्ति को ऋण मुक्त कराने का अधिकार नहीं रहेगा।

यूको बैंक
प्राधिकृत अधिकारी
यूको बैंक