

Kolar Road Branch (2178)
Appendix IV-A [See provision to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable assets under the Securitization 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)/guarantor(s) that the below described immovable properties mortgaged/charged to UCO Bank, Kolar Road Branch, the secured creditor, the possession of which has already been taken by the authorized officer of UCO Bank, Kolar Road Branch, the secured creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of amount mentioned below plus interest and other expenses due to UCO Bank, Kolar Road Branch, the secured creditor from below mentioned Borrowers & Guarantors.

Sr.no.	Name of the Borrowers & Guarantors	Demand Notice Date	Description of Property & Name of Property Owner	Reserve Price
		Possession Notice		EMD
		Outstanding Amt.		Bid Increment Amt.
1.	Borrower: -M/s Unitech Aqua Solutions Prop. Vinod Kumar Sharma	21.10.2024	Plot No. 191-B, Commercial Shop No. 12, Ground Floor, Manas Parisar, M.P. Nagar, Zone-1, Tehsil Huzur, Distt Bhopal, MP-462027 Area-178 Sq.Ft. <u>Owner- Mr. Vinod Kumar Sharma</u>	Rs. 23.93 Lakh
		13.01.2025		Rs. 2.39 Lakh
		Rs. 45.45 Lakh + unrecovered interest/expense & charges.		Rs. 10,000/-
			Boundary: North: Common passage & Shop no. 05 South: Plot no. 191-A East: Shop No. 13 & 14 West: Shop no. 11 & Common Passage	

Last date for submission of online bids is 26.06.2025 upto 4:30 PM.

Date & Time of E-auction: 27.06.2025 between 11:00 AM to 5:00 PM as per (IST) with unlimited extensions of 10 minutes each.

For detailed terms and conditions of the sale, please refer to the link: ebkgray.in

The borrower/guarantor are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of auction, failing which the property will be auctioned/sold and balance dues if any will be recovered along with interest and cost. This is also treated as 30 days statutory notice under SARFAESI Act.

Terms & Conditions of e-auction:

1. E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" & "WITHOUT RECOURSE BASIS" and will be conducted "On Line". Bank reserves its right for sale of the property either in one lot or separately. The auction will be conducted at the web portal: ebkgray.in

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2. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/dues/encumbrances.
3. **It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. Intending bidders/Purchasers can inspect the property put on e-auction on 10.06.2025 and 20.06.2025 between 12:00 PM and 04:00 PM.**
4. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
5. The Authorized Officer/Bank is not bound to accept the highest offer and has the absolute right to acceptor reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
6. The Sale Certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).
7. The sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

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For UCO BANK

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Authorized Officer

UCO BANK

Dated: 23.05.2025 (Authorized Officer)

Place :Bhopal