यूको बैंक
सम्मान आपके विश्वास का

UCO BANK
Honours Your Trust

PUBLIC NOTICE OF E-AUCTION SALE (FOR IMMOVABLE PROPERTY)
(In terms of Securitization and Reconstruction of Financial Assets & Enforcement of Security Interest (SARFAESI) Act 2002)

Whereas the Authorized Officer of the Bank has issued a Demand notice under Section 13(2) of SARFAESI ACT 2002 and thereafter in exercise of powers under Section 13(12) of SARFAESI ACT 2002 has taken possession of property mortgaged to Bank under Section 13(4) of the SARFAESI ACT 2002. The undersigned in the capacity of Authorized Officer has decided for sale of the property to public by E-auction and invite bids from the intending purchasers for purchase of immovable property mentioned hereunder on "AS IS WHERE IS" & " AS IS WHAT IS" basis.

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<tr>
<td>Name & Address of Borrowers

➢ Mr S Roshan Vali(Applicant)
S/O S Moula Sab
Plot No. 83 Ward No.17, Hanuman Nagar
Opp Nabi Rice Mill, Rupana Gudi, Bellary

➢ Ms.T Mehaboob Bi(Co-applicant)
W/O Roshan Vali
Plot No. 83 Ward No.17, Hanuman Nagar
Opp Nabi Rice Mill, Rupana Gudi ,Bellary</td>
<td colspan="2">• Date of Demand Notice: <u>18-02-2024</u>

• Amount due as per notice: Rs. 5,51,969.45/- plus interest, expenses, charges etc.

• Date of Possession : <u>24-02-2025</u>

• Present outstanding :
Rs. 5,51,969.45 /- plus interest and other charges from 31.12.2024</td>
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<td><u>Description of Immovable Property</u>

All that Part and Parcel of Immovable property of RCC residential house bearing Plot no.83, T S No.628/1B3/2, in CMC Ward no.16, CTS Ward no.15, Block No.16 situated at Rupanagudi Road, Near Varabasappa Temple Ballari, Municipal Assessment No.26041/83 at Ballari within the registration and sub-registration district of Ballari measuring and bounded as follows:

Measurements: East to West -20 feet, North to south- 30 feet, Total 600 square feet
Bounded on:
North : By Plot No. 64
South : By Road
East : By Plot No.82 belongs to K M Shafi
West : By Road
In the name of Mr. Roshan Vali</td>
<td>a) Date & Time for Inspection of Property: 25-08-2025 Between 10.00 am to 5.00 pm

b) Last Date for submission of bids: 26-08-2025 As per BAANKNET guidelines

c)Date & Time of Auction: 26-08-2025 between 11.00 am to 05.00 pm</td>
<td>a) Reserve Price Rs. 15,50,000/-

b) EMD Amount: Rs.1,55,000/-

c) Bid increase amount = Rs.25,000/-</td>
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For UCO BANK
AUTHORISED OFFICER

Terms & Conditions

1) The auction sale will be "Online e-auction" bidding through website https://baanknet.com/eauction-psb/home
2) Date & time of inspection of Property : **25.08.2025** – 10: 00 A.M to 5: 00 P.M
3) Date and time of auction: **26-08-2025** between 11:00 A.M. to 05:00 P.M. as per (IST)
4) Auction would be conducted for an initial period of 360 minutes followed by unlimited extensions of 10 minutes each, in case a valid bid is received in last 10 minutes.
5) Auction would commence at Reserve price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 25,000/- (Twenty Five Thousand only)
6) Intending bidder shall register with the E-AUCTION portal to create their user-ids and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by the service provider (BAANKNET). Once the KYC documents are verified by BAANKNET, the registration will be activated within a period of maximum two working days from the date of submission of all KYC documents and registration fees.
7) Bidders are advised to go through the website **https://baanknet.com/eauction-psb/home** for detailed terms and conditions, login Id & password, uploading data, submitting bid ,Training/Demonstration, inter-se bidding etc. of auction sale before submitting their bids and taking part in e-auction sale proceeding of service provider M/S PSB Alliance private Limited. For further details you may contact at e-mail: support.baanknet@psballiance.com and contact No.+91 8291220220

8) Bids shall be submitted through online only in the prescribed format with relevant details.
9) Earnest Money Deposit (EMD) of 10% shall be deposited through NEFT Fund transfer to Credit of BAANKNET wallet by generating the challan through **https://baanknet.com/eauction-psb/home** Rest amount after successful bidding will be send to branch Account No. 29150210000090 (NEFT Current Account) with UCO Bank, Bellary Branch, IFSC Code: UCBA0002915
10) A copy of the Bid form along with the enclosure submitted online (also mentioning UTR Number) shall be handed over to the Authorized Officer, UCO Bank, at above mentioned address or soft copies of the same by E-mail to bellar@ucobank.co.in
11) The successful bidder shall have to pay 25% of the purchase amount (including earnest money already paid through wallet), immediately on closure of the E- Auction Sale proceedings on the same day or next day of the Sale in the same mode as mentioned above and the balance 75% of the purchase price shall have to be paid within 15 days or within the extended time from the date of confirmation of sale by the authorized officer. In case of default at any time, all amounts deposited till then shall be forfeited including earnest money deposited.
12) The EMD of unsuccessful bidder will be returned on the closure of the E-auction sale proceedings within 3 days and shall not carry any interest.
13) The sale is subject to confirmation by the Bank, if the borrower pays in full before sale, no sale will be conducted.
14) The property is sold in "As is Where is" and "As is What is" condition and the intending bidder should make discreet enquiries as regards on the property with any authority besides the banks charges and should satisfy themselves about the title, extent, quality and quantity 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.
15) 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.
16) The purchaser shall bear the stamp duties, charges including those of sale certificate registration charges, all taxes, rates, statutory dues payable to Government or any Authority

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etc. both existing and future and relating to the property. The sale certificate will be issued only in the name of successful bidder.

17) The intending purchaser can inspect the property on the date & time mentioned against respective properties above.
18) The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
19) This publication is also **30 days** notice to the above borrower/mortgagor of the above said loan about holding auction sale in the above manner under Rule 9(1), SARFAESI Act 2002 on the above mentioned dates if the outstanding dues are not paid in full.
20) The successful bidder will pay 1% TDS if property value exceed 50 lacs.
21) Last Date & Time of submission of EMD & Documents:- As per BAANKNET guidelines

SPECIAL INSTRUCTION/CAUTION

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither UCO Bank nor the Service provider will be responsible for any lapses /failure (internet failure, power failure, etc) on the part of the vendor, in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully

For UCO BANK

Authorised Officer
AUTHORISED OFFICER

Place: **Bellary**

Date: **22.07.2025**