



UCO BANK

Branch Office: Tonk Road(0793), SB-57, Riddhi Tower, Tonk Road, Jaipur - 302015, e-mail: tonkrd@ucobank.co.in

Zonal Office: 2nd Floor, Arcade International, Orbit Mall, Civil Lines, Ajmer Road, Jaipur-302006

E-AUCTION SALE NOTICE TO GENERAL PUBLIC

(1)	Date of Inspection	23/01/2025
(2)	Last Date of Submission of Earnest Money Deposit and KYC Documents	30/01/2025
(3)	Date of E-Auction	30/01/2025

Whereas under section 13(2) of the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has issued demand notice dated 01/11/2021 for the recovery of sum of Rs 4026827.50/- (Rupees Forty Lakhs Twenty Six Thousand Eight Hundred Twenty Seven and Paise Fifty only) as on 29.09.2021 (inclusive of interest up to 31.08.2021) from the borrowers/guarantors/mortgagors (herein referred to as borrowers). Further, In exercise of powers contained in the 'Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, the Authorized Officer has taken the **Physical possession** of the under mentioned secured assets on 20.12.2023 which are held as securities in respect of Loan/credit facilities granted to **Mr. Rahul Saini, Shri Shiv Kumar Saini & Smt Mira Devi**. Whereas sale of the secured asset/s is to be made through **Public E-Auction** for recovery of the secured debt due to **UCO BANK** amounting to **Rs 40,26,827.50/-** as on 29.09.2021 (inclusive of interest up to 31.08.2021) plus future interest and expenses etc incurred by the Bank thereon. The General Public is invited to bid either personally or by duly authorized agent.

SCHEDULE OF THE SECURED ASSETS

Name of Borrowers/Direct ors/Guarantors	Description of Secured Assets	Outstanding Amount	Reserve Price	Earnest Money Deposit (EMD) Amount and Last Date of Deposit of EMD	Date & Time of Inspection	Date & Time of E-Auction
1. Shri Rahul Saini s/o Shri Shiv Kumar Saini	All the part and parcel of Residential Flat no I-503 , I Block, 4 th Floor , Gurushikhar-I Apartment, Village- Nanakpura, urf Hema Ki Nangal, Tonk Road, Tehsil- Sanganer, Jaipur in name of Mrs Mira Devi	Rs. 40,26,827.50 as on 29.09.2021 inclusive of interest upto 31.08.2021 plus further interest and expense etc thereon u'	Rs 21,09,000/- (Rupees Twenty One Lakh and Nine Thousand Only)	Rs 2,10,900/- Date: 30/01/2025	23/01/2025 Time: 11.00 AM to 2 PM	30/01/2025 Time: 1.00 PM to 5 PM
2. Shri Shiv Kumar Saini s/o Shri Ghisa Ram	Flat Area: Built up area- 1285.60 square feet (Super Built up area 1671 square feet)	Until the payment is made in full.				
3. Smt Mira Devi w/o Shri Shiv Kumar Saini	Possession Type: Physical					

कुले युक्तो बैंक
For UCO BANK
अधिकृत अधिकारी
Authorized Officer



UCO BANK

Branch Office: Tonk Road(0793), SB-57, Riddhi Tower, Tonk Road, Jaipur - 302015, e-mail: tonkrd@ucobank.co.in

Zonal Office: 2nd Floor, Arcade International, Orbit Mall, Civil Lines, Ajmer Road, Jaipur-302006

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:

- The properties are being sold on "As is where is", "As is what is", and "Whatever there is".
- The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- The secured asset will not be sold below the reserve price.
- The auction sale will be "online through e-auction portal <https://baanknet.com>
- The bidders are also advised to go through the portal <https://baanknet.com>
- For detailed terms and conditions for e-auction sale before submitting their bids and taking part in the e-auction sale proceedings please visit <https://BAANKNET.COM> and or contact **Mr. Neeraj Kumar Meena** Authorized officer (Mobile No. 7999714844).

Date: 08/01/2025

Place: Jaipur



नीरज कुमार मीना/Neeraj Kumar Meena

मुख्य प्रबन्धक/Chief Manager
ई.एम.पी. नं./EMP No. 54644

UCO BANK
प्रमाणित अधिकारी
Authorized Officer

नीरज कुमार मीना/Neeraj Kumar Meena
मुख्य प्रबन्धक/Chief Manager
ई.एम.पी. नं./EMP No. 54644



UCO Bank



UCO BANK

Branch Office: Tonk Road(0793), SB-57, Riddhi Tower, Tonk Road, Jaipur - 302015, e-mail: tonkrd@ucobank.co.in

Zonal Office: 2nd Floor, Arcade International, Orbit Mall, Civil Lines, Ajmer Road, Jaipur-302006

OTHER TERMS AND CONDITIONS OF E-AUCTION SALE:

- i. All intending bidders shall register with the e-auction portal to create their user id's and passwords. Bidders have to register online by providing their KYC documents and registration fees as prescribed by 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 fee,
- ii. The interested bidders has to deposit EMD amount in his/her wallet (virtual) created by the service provider for bidding purpose, Service provider (BAANKNET) will transfer the EMD of the accepted lots to the designated bank account as mapped with the sold property on the next working day after conclusion of auction, Such transfer will be online.
- iii. **Only those bidders holding valid user id and password and confirmed wallet (virtual) created by the service provider for bidding purpose, Service provider (BAANKNET) shall be eligible to participate in the on-line auction.**
- iv. 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.
- v. **The bidders shall improve their offer in multiple of Rs.50000.00 (Rupees Fifty Thousand Only).** In case bid is placed in the last Ten minutes of the closing time of the auction, the closing time will automatically get extended for Ten minutes.
- vi. Auction would commence at the reserve price and bidders shall improve their offer as stated herein above. On closure of 'on line auction' the highest bidder shall be declared as successful bidder and such sale shall be subject to confirmation by the Secured Creditor.
- vii. The successful bidder shall have to deposit 25% of the bid/sale amount immediately to designated bank account and the earnest money shall be adjusted towards 25% of the bid/sale amount. In case of default in payment of the remaining 25% of the bid amount within the prescribed period. The amount deposited will be forfeited and the secured asset will be resold.
- viii. The successful bidder shall be required to deposit the balance 75% of the bid amount within 15 days from the date of confirmation of sale. In case of default in payment of the remaining 75% of the bid amount within the prescribed period, the amount deposited will be forfeited and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
- ix. If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the borrowers or guarantor/s, at any time on or before the date fixed for sale, the sale of asset may be cancelled.

कुचे सुकी हस्त
FOUJOD BANK
प्रबिद्ध अधिकारी
Authorized Officer



UCO BANK

Branch Office: Tonk Road(0793), SB-57, Riddhi Tower, Tonk Road, Jaipur - 302015, e-mail: tonkrd@ucobank.co.in

Zonal Office: 2nd Floor, Arcade International, Orbit Mall, Civil Lines, Ajmer Road, Jaipur-302006

- x. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
- xi. The sale certificate shall be issued in the same name in which the Bid is submitted.
- xii. Any other encumbrances known to the Bank –is not known. The Authorized Officer or 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). 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.
- xiii. 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.
- xiv. The Bank may also go for self bidding for the eligible cases.
- xv. The Bank and Authorized Officer will not be responsible for any Court Stay, Order or Litigation during E-Auction and after E-Auction. Bank will not be liable to pay any interest on deposit amount if the E-auction is delayed or cancelled due to any Court Stay, Order and Litigation.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES

The borrower/guarantor/mortgagor are hereby notified to pay the sum as mentioned above along with up to date interest and other expenses /charges before the date of e-Auction, failing which the secured Asset(s) will be sold/auctioned to discharge of the liability.

Date: 08/01/2025

Place: Jaipur

कुलेयुको बैंक
Faridkot BANK
प्रधिकृत अधिकारी
Authorized Officer

नीरज कुमार मीना/Neeraj Kumar Meena Authorized Officer
मुख्य प्रबन्धक/Chief Manager
ई.एम.पी. नं./EMP No. 54644 UCO Bank