

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for sale of immovable Assets mortgaged to bank, under the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) read with proviso to Rule 8 (6) r/w Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice hereby given to the Public in general and in particular to the Borrower(s) and Guarantor(s) that the Authorized Officer of the Bank has issued a Demand Notice under Section 13(2) of the Securitization and Reconstruction of the Financial Assets and Enforcement of Security Interest Act 2002(SARFAESI Act 2002) and thereafter in exercise of the powers, has taken symbolic possession of the property mortgaged to Bank under Section 13(4) of SARFAESI Act for recovery of Bank's dues, presently amounting to **Rs.3,12,33,167.70 (Rupees Three Crores Twelve lakhs Thirty Three Thousand One hundred sixty Seven and paisa Seventy)** as on **31.01.2026** plus interest & other charges as applicable from **01.02.2026** has decided to sell the property of Borrower/ Guarantor-cum-mortgagor details of which are herein given below by inviting tenders from public through E-Auction as under on "As is where is", "As is what is", "Whatever there is" and "Without any Recourse" basis on **09.04.2026** for realization of the Bank's dues.

Name of the Borrower and Mortgagor/co-applicant	Date of Demand Notice(13(2))	Date of 13(4)	Recoverable Amount
Mrs. R Rajeswari W/o Late K R Rajagopalan 10, New No.23, 3 rd Floor, Shanthi Apartments, Vijayaraghava Road, T Nagar Chennai-600 017	10.12.2024	08.04.2025	Rs.3,12,33,167.70 plus interest & other charges as applicable from 01.02.2026
Mr. R.R. Rohit (Co-Borrower) s/o Late K R Rajagopalan 10, New No.23, 3 rd Floor, Shanthi Apartments, Vijayaraghava Road, T Nagar Chennai-600 017			
Mrs. Roshini Rohit (Co Borrower) W/o. Mr.Rohit R R 10, New No.23, 3 rd Floor, Shanthi Apartments, Vijayaraghava Road, T Nagar Chennai-600 017			
Mr. K R Rajagopalan (Deceased) Represented by legal heirs 1. Mrs. R Rajeshwari W/o Mr. K R Rajagopalan 2.Mr.R R Rohit, S/o Mr. K R Rajgopalan			



Description of the Immovable Property <u>'A' Schedule of Property.</u> (Entire Land) All that piece and parcel of the land bearing Plot No.23. Old Door No's.29 and 30. New Door No's.28 and 26. Raman Street, T. Nagar, Chennai 600 017, measuring an extent of about 4 grounds and 1600 sq.ft. (i.e -11200 sq.ft.) comprised in old Survey No's.55/3 and 53/2, T.S. No.7040/1 and 7040/2, Block No.113, T.Nagar Village, Guindy Taluk, Chennai District, and land being: Bounded on the: North by - presently bearing Door No.7, Venkatraman Street, South by - 40 feet Road, Raman Street, East by - presently bearing Door No.24, Raman Street. West by - presently bearing Door No. 30, Raman Street, together with the existing building thereon, and situate within the Registration District of Chennai South and in the Registration Sub District of T. Nagar <u>'B' Schedule of Property.</u> (Sub Divided Property) All that piece and parcel of the house, ground and premises, bearing sub division Plot No. 'B', in premises bearing Old Door No's.29 and 30. New Door No's 28 and 26, Raman Street, T. Nagar, Chennai - 600 017, measuring an extent of about 497.53 sq.mtr, (ie - 5355.36 sq.ft.) comprised in old Survey No's. 55/3 and 53/ 2. (Previously T.S. No's 7040/1 and 7040/2), now presently bearing T.S. No.7040/2. Block No.113, T. Nagar Village, Guindy Taluk, Chennai District (Sub-division of Plot approved in Planning Permit No. D10/34/2015 dated 16-03-2015), and land being bounded on the:- North by - sub divided Plot No. A, in 'A' schedule of property South by - 40 feet Road, Raman Street, East by - common passage in 'A' schedule of property. and Door No. 24, Raman Street, West by - Door No.30, Raman Street, Admeasuring: on the northern side : 17:70 mtr (58.07 feet) on the southern side : 17.70 mtr (58.07 feet) on the eastern side : 28.06 mtr (92.06 feet) on the western side : 28.15 mtr (92.36 feet) and situate within the Registration District of Chennai South and in the Registration Sub District of T. Nagar. <u>'C' Schedule of Property.</u> (UDS owned by the mortgagor) All that piece and parcel of 20% undivided share of land in the lands morefully described in the above said 'B' Schedule of	a) Reserve Price. b) EMD c) Bid Increase Amount (Amt in Rs. Lakhs)	Date and Time of E-Auction
	a) 407.87 b) 40.79 c) 0.50	09.04.2026 Between 1.00 pm to 5.00 pm (with unlimited auto extension of 10 minutes)



Property. (i.e.-1071.072 sq.ft. undivided share of land).

**'D' Schedule of Property.
(Apartment/flat of the mortgagor)**

Apartment/Flat portion bearing No 5, in the FIFTH floor, measuring about 2562 sq ft (inclusive of common areas) constructed on the land morefully described in the abovesaid 'B' schedule of property, along with two number covered car park in the ground floor.

Property stands in the name of Mrs. R. Rajeswari W/o Late K.R Rajagopalan as per

1-Sale deed no.415 of 2020 dated 14-02-2020 registered at Sub Registrar of T Nagar

2-Construction Agreement No 414 of 2020 dated 14.02.2020 registered at Sub Registrar of T Nagar

Terms and conditions:

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 websites/web portal: <https://BAANKNET.com/>

2. The properties are being sold on "As is Where is Basis" & "As is what is Basis" & "Whatever There Is Basis" & "Without Recourse Basis".

3. 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.

4. The Sale will be done by the undersigned through e-auction platform provided at the Website with the URL: <https://BAANKNET.com/> on **09.04.2026 and starts at 1:00 PM.**

5. **It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.**

Date: 02.03.2026
Place : Chennai



Mr. Sanjib Das
AGM and Authorized Officer
UCO Bank(Secured Creditor)

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" through portal, URL: <https://BAANKNET.com/>
2. The intending Bidders/ Purchasers are requested to register on <https://BAANKNET.com/> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet, preferably the registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before the start of e-auction
3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through 4 modes i.e. RTGS/NEFT/ Cash/ Transfer (After generation of Challan from (URL: <https://BAANKNET.com/>) in bidders Global EMD Wallet. NEFT/RTGS transfer can be done from any Scheduled Commercial Bank, however for Cash/ Transfer the bidder has to visit UCO Bank Branch. 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. EMD to be deposited before commencement of bidding.
4. E-auction platform will be provided by e-Auction service provider M/s PSB Alliance Pvt. td having its Registered office at Unit-I ,3rd Floor , VIOS Commercial towers , Near Wadala truck Terminal , Wadala east, Mumbai-400037 (Email: psba@psballiance.com). The intending Bidders/ Purchasers are required to participate in the e-Auction process at e-auction service provider's website ,URL: <https://BAANKNET.com/> Complete Buyer Guide for Login & Registration and bidding process and methodology is also available on the service provider's website as given above under the heading "Buyer Guide for Login & Registration".
5. The Sale Notice containing the General Terms and Conditions of sale is available / published in the following websites/web page portal: (1) <https://BAANKNET.com/> (2) <https://www.ucobank.co.in/> (under Notice Section).
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 portal, URL: <https://BAANKNET.com/>
7. Bidder's Global Wallet should have sufficient balance ($\geq$ 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 (URL: <https://BAANKNET.com/>) . 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 to the credit of **Account No: 21250210000014, Name of The Account: UCO Bank E-Auction Account, IFSC – UCBA0002125**. 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 and TDS chalan (26QB) in favour of bank to be submitted.

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 **27.03.2026 between 11.00 AM and 2.00 PM. Please contact Mr. Sanjib Das, Mobile No: 9147403234/044-43405744 & Mr. R.Mithun Shankar, Chief Manager, Mobile No :9626569595/044-43405733**

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

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 affecting the e-auctions.

Date: 02.03.2026
Place: Chennai



Mr. Sanjib Das
AGM and Authorized Officer
UCO Bank (Secured Creditor)