यूको बैंक UCO BANK

सम्मान आपके विश्वास का Honours Your Trust

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT 2002

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) 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. 2,53,58,527.39 (Rupees Two crores Fifty three lakhs Fifty Eight Thousand Five Hundred Twenty Seven and paise Thirty Nine only) including interest upto 30.04.2026 plus interest & other charges as applicable from 01.05.2026, 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 24.06.2026** for realization of the Bank's dues.

Name of the Borrower and Mortgagor/co-applicant	Date of Demand Notice 13(2)	Date of Possession Notice 13(4)	Recoverable Amount
1) M/s. GKB Exports (Partnership firm- Borrower) **22, R.S. Compound** **Besant Avenue, Adayar,** **Chennai – 600 020.** **Also At** **Old No. – 266, New No. 130,** **Thambu Chetti Street,** **Chennai – 600 001** **2.Mr. Kumaran R (Partner and Guarantor)** **No.5014, 1st Floor, Osian Chlorophyll, Block -5, Devi Parasakthi Nagar, Porur, Chennai – 600 116** **3.Mr. Shanti Devi Munot (Partner and Guarantor)** **219, 8th Cross Street, First Floor, MKB Nagar, Chennai 600 039** **4.Mrs. Gayathri Devi K (Guarantor)** **No.5014, 1st Floor, Osian Chlorophyll, Block -5, Devi Parasakthi Nagar, Porur, Chennai – 600 116** **5.Mr. Pradeep Munot (Guarantor)** **219, 8th Cross Street, First Floor, MKB Nagar, Chennai 600 039**	22.10.2025	06.01.2026	Rs. 2,53,58,527.39 (Rupees Two crores Fifty-three lakhs Fifty-Eight Thousand Five Hundred Twenty-Seven and paise Thirty-Nine only) plus interest & other charges as applicable from 01.05.2026.

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Description of Property	a)Reserve Price. b)EMD c)Bid Amount Increase (Amt in Rs. Lacs)	Date and Time of E-Auctionn
All that piece and parcel of the property being the Half Equal Undivided Share of land measuring 961 Sq.ft (National Value) out of a Total extent of 1922 Sq.ft bearing Plot No. 219, 8th Cross Street M.K.B. Nagar, Vysarpadi Chennai- 600 039 comprised in R S no. 739/6 in Perambur village, Purasaiwalkam- Perambur Taluk, along with superstructure (Residential house with plinth area 1186 sq ft in 1st floor, as per construction agreement dated 05-06-2003) Bounded on the North by: Plot no.241,242& 243 South by : 30 feet road,8th cross street East by : Plot no.218 West by : Plot no.220 Situated within the registration District of North Chennai and Sub Registration District of Pursaiwalkam. Property in the name of **Mrs. Shanthi Devi Munot**	a) 72.90 b) 7.29 c)0.50	**24.06.2026** Between 1.00 pm to 5.00 pm (with unlimited auto extension of 10 minutes)

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 following websites/web portal:
I) 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 hereinabove 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 **24.06.2026 and starts at 1:00 PM to 5.00 PM.**

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

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

Date: 04.06.2026
Place : Chennai

यूको बैंक,आस्ति प्रबंधन शाखा (2125), द्वितीयतल, 328, तम्बू स्ट्रीट, चेन्नई–600001
UCO BANK, ASSET MANAGEMENT BRANCH (2125) , 2ND FLOOR, 328, THAMBU STREET, CHENNAI – 600001
दूरभाष Phone: 044: 43405744/733, ई-मेल E-mail: chenam@ucobank.co.in

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 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.

4. E-auction platform will be provided by e-Auction service provider M/s PSB Alliance Pvt. Ltd 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 /**(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 from e-Bikray portal, URL: **https://BAANKNET.com /**

7. EMD to be deposited before commencement of E-auction. 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 **(**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.

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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 **17.06.2026 between 11.00 AM and 2.00 PM. Please contact Mr. Sanjib Das, AGM 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.

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Asset Management Br. Chennai
आस्ति प्रबंधन शाखा, चेन्नै

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

Date: 04.06.2026
Place : Chennai