



Rule-8(6)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization & Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 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 symbolic possession of properties mortgaged to Bank under Section 13(4) of the SARFAESI Act 2002. The undersigned in the capacity of Authorised Officer has decided for sale of the following properties to public by E-auction and invite bids from the intending purchasers for purchase of the immovable properties mentioned hereunder on "AS IS WHERE IS & AS IS WHAT IS WHATEVER THERE IS" basis under the SARFAESI 2002 read with provision to rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Names of the Borrower(s) & Guarantor(s) alongwith their respective addresses	a) Date of Demand Notice b) Amount Claimed	a) Date & b) Type of Possession	a) Reserve Price (in Lakh) b) Earnest Money (in Lakh) c) Bid Increase amount in Lakh	Recoverable Amount	Description of Property(ies)
Borrower(s): 1. Mr. Vasm Shasidhar and Ms Swarna Latha Vasm Address: No 105, Sai Jyothi Apartments, Karthikeya Nagar, Nacharam Hyderabad, Telanagana -500 076	a) 23.06.2021 b) Rs. 69,17,689.77 (Sixty Nine Lakh Seventeen Thousand Six Hundred Eighty Nine and Paice Seventy Seven Only) calculated up to 31.12.2019 plus unapplied interest, charges, cost and expenses etc.	a) 21.09.2021 (Symbolic) possession.	a) Rs. 196.47 Lakh b) Rs. 19.65 Lakh c) Rs. 1.00 Lakh	Rs 63,65,160.00/- (Sixty Three Lakh and Sixty Five Thousand One Hundred Sixty Only) calculated up to 22/10/2025 plus unapplied interest, charges, cost and expenses etc.	All that the House Bearing No 5-14-048, (Consisting of Two Mujles in Ground Floor and Two Upper Floors i.e First and Second Floor Residential) on plot No 27 in Sy No 217 admeasuring 240 Square Yards or equivalent to 200.64 Square Meters, total plinth area 5100 Square Feet of RCC, (mugies 300 Square Feet and Ground Floor 1600 Square Feet) situated at Srinivas Nagar Colony, Gajularamaram Village. Gauthbulapur Mandal and Municipality Ranga Reddy Dist. Sale Deed No 7934 of 2014 dated 27.06.2014 Owner of Property : Mr. Vasm Shasidhar S/O Late V Balach Butted & bounded by: Boundaries For Plot On the East: House Belongs to Md. Yousuf On the West: House Belongs to Malsaiiah On the North: 30 wide Road On the South: House Belongs to Ramulu



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 e-auction" bidding through website <https://baanknet.com> on 29.07.2026 (mention the date of sale) between 1.00 p.m. to 05:00 p.m. with unlimited extensions of ten minutes each.
2. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration, Terms & Conditions on Online Inter-se Bidding etc., may visit the website <https://baanknet.com>
3. The interested bidders shall ensure that they get themselves registered on the e-auction website and deposit earnest money in the virtual wallet created by service provider as per guidelines provided on <https://baanknet.com>
4. E-auction platform will be provided by e-Auction service provider, M/s PSB Alliance having its registered office at Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai-400 037 (Contact Number: +91 82912 20220 and e-mail: 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 & methodology are also available on the service provider's website.
5. The property shall not be sold below the Reserve Price and Bidders shall improve their further offers in multiple of Rs.100,000/- (Rupees One lakh only).
6. The e-Auction of above property(s) would be conducted exactly on the Scheduled Date & Time as mentioned against the property (ies) by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount". Ten (10) minutes time will be allowed to bidders to quote successive higher bid. The closing time will automatically get extended (subject to maximum of unlimited extensions of 10 minutes each) from the time a bid to the last highest bid is received before the closing time. In case of extension of closing time, if no higher bid is offered by any bidder within ten minutes to the last highest bid, the e-auction shall be closed. In other words, the e-auction shall be closed on closing time specified in this sale notice if no higher bid is offered by any bidder within ten minutes of the last highest bid where the last highest bid was received ten minutes prior to closing time.
7. 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 bidder may contact authorized representative of our e-Auction Service Provider (URL: <https://baanknet.com>). Details of which are available on the e-Auction portal.
8. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email to the mobile no/ email address given by them/ registered with the service provider.
9. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded to their wallet automatically by system, once the decision of the Authorized Officer on accepting the successful bid is recorded in system. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the auction price less the EMD already paid, within 24 hours of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price to the credit of Account No : **06800210002940**. Name of The Account : **Intersol Parking Account & IFSC – UCBA0000680**, on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing by the purchaser and Authorized Officer (depending upon the sole discretion of the Authorized Officer), in any case not exceeding three months. If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest. In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall



be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim / right in respect of property/amount.

10. 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 this will be above the sale consideration amount.
11. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or vary the terms of the auction or postpone/cancel/adjourn/discontinue the auction at any time without assigning any reason and without any cost or compensation whatsoever therefor and the decision of the Authorized Officer in this regard shall be final and conclusive.
12. The sale certificate shall be issued in favour of successful bidder only, not in favour of his/her nominee(s) or representative(s), on deposit of full bid amount in compliance with the provisions of the SARAESI Act, 2002 and the Rules made there under.
13. The purchasers shall bear the stamp duties charges including those of sale certificate registration charges, all statutory dues payable to Government, Society, Builder and other authorities, taxes and rates and outgoing both existing and future relating to the property. The sale certificate will be issued only in the name of successful bidders.
14. All statutory dues/attendant charges/other dues including registration charges, stamp duty, taxes, fees, cost & expenses specified under known encumbrances etc. shall have to be borne by the purchaser himself/herself. Such amounts will be above the sale consideration amount.
15. 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 or before 26.07.2026 between 12:00 am to 4:00 pm with prior appointment. Please contact **Mrs. POORNIMA RAMISETHI, Mobile No: 9230510680** E-mail: saroji@uco.bank.in
16. To the best of knowledge and information of the Authorized Officer, there are no encumbrances on property affecting the security interest. However, the intending bidders should make their own independent inquiries/inspection and satisfy themselves regarding the title of property, claims /rights/dues/encumbrances etc. 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 on the part of the Bank or the Authorized Officer. 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 rights/claims /charges/liens/dues/encumbrances in any manner whatsoever.
17. The bidder should ensure proper internet connectivity, power back-up etc. before bidding for the property put in e-auction. The Bank shall not be liable for any disruption due to internet failure, power failure or technical reason(s)/contingencies affecting the e-auctions.
18. In case date and time of e-auction is changed due to any administrative exigencies or any event necessitating such change, Bank will endeavour to intimate the bidders through the service provider at the registered email addresses or through SMS on the mobile number/email address given by them/registered with the service provider.
19. It is open to the Bank to appoint a representative for placing self-bid in order to participate in the E-Auction.
20. The Notice is also to the Borrower(s), Guarantor(s) in particular and the public in general.

कृते यूको बैंक / For UCO BANK

अधिकृत अधिकारी/Authorized Officer
Under SARAESI ACT

Authorised Officer

Date: 23.06.2026

Place: Hyderabad



Ref.:UCO/SDRD/2021-22/80

Date: 23.06.2021

DEMAND NOTICE TO BORROWER
(By Regd. Post. With Ack. Due)

Mr. Vasam Shashidhar
S/o-Late Vasam Balaiah

Flat No.105,Sai Jyothi Apartments,
 Karthikeyanagar, Nacharam,
 Hyderabad-500076

Mrs. Vasam Swarnalatha

W/o-Vasam Shashidhar

Flat No.105,Sai Jyothi Apartments,
 Karthikeyanagar, Nacharam, Hyderabad-
 500076

Sub: NOTICE U/S 13(2) OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (HEREINAFTER CALLED 'ACT')

The undersigned, being the Authorised Officer of UCO Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 do hereby issue you the following notice:

At your request, you have been granted by UCO Bank, through its **S. D. ROAD Branch, Secunderabad** from time to time, various credit facilities by way of financial assistance against various assets creating security interest in favour of the Bank. The relevant particulars of the said credit facilities and the security agreement(s)/document(s) executed by you are stated in schedule 'A' and 'B' respectively excluding pledge of movables. You have availed the financial assistance with an undertaking for repayment of the said financial assistance in terms of the said agreement(s) / document (s).

You have also created mortgage by way of deposit of title deeds/Registered mortgages creating security interest in favour of the Bank. The documents relating to such mortgage are also stated in schedule 'B'.

The relevant particulars of the secured assets are specifically stated in schedule 'C'.

You have also acknowledged subsistence of the liability in respect of the aforesaid credit facilities by executing confirmation of balances and revival letters and other documents from time to time. The operation and conduct of the above said financial assistance/credit facilities have become irregular and the debt has been classified as **non-performing asset on 31-03-2021** in accordance with the directives/guidelines relating to asset classifications issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon.





Despite repeated request, you have failed and neglected to repay the said dues/outstanding liabilities.

Therefore, the Bank hereby calls upon u/s 13(2) of the said Act by issuing this notice to discharge in full your liabilities stated hereunder to the Bank within 60 days from the date of this notice. Your outstanding liabilities (in aggregate) due and owing to the Bank is in the sum of Rs.69,17,689.77 (Rupees Sixty Nine Lakh Seventeen Thousand Six Hundred Eighty Nine and Seventy Seven Paise Only) as on 31-03-2021 (inclusive of interest upto 31-12-2019 only). You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc.

If you fail to repay to the Bank the aforesaid sum of Rs. 69,17,689.77 (Rupees Sixty Nine Lakh Seventeen Thousand Six Hundred Eighty Nine and Seventy Seven Paise Only) (inclusive of interest upto 31-12-2019 only) along with future interest and incidental expenses, costs as stated above in terms of this notice u/s 13(2) of the Act, the Bank will exercise all or any of the rights detailed under Sub-Section (4) of Section 13 and under other applicable provisions of the said Act.

You are also put on notice that in terms of Sub-Section 13 of the Section 13, you shall not transfer by sale, lease or otherwise the said secured assets detailed in Schedule 'C' of this notice without obtaining written consent of the Bank.

The Bank reserves its rights to call upon you to repay the liabilities that may arise under the outstanding Bills Discounted, Bank Guarantees and Letter of Credit issued and established on your behalf as well as other contingent liabilities.

This notice is without prejudice to the Bank's right to initiate such other actions or legal proceedings as it deems necessary under any other applicable provisions of law.

Yours faithfully,


(Authorised Officer)
Name: P V Siva Prasad
Designation : Chief Manager



**SCHEDULE "A"**

Sl.No.	Nature of Facility	Loan A/c No.	Outstanding as on 31-03-2021
1	Term Loan (Home Loan)	06800610010211	Rs. 69,17,689.77**

**inclusive of interest upto 31-12-2019 only

1

SCHEDULE "B"

(Details of Security Documents including all Supplementary Documents & Documents evidencing creation of mortgage)

Sl.No	Name of the Document	Nature of Security	Date of Execution	Amount Secured (Rs.)
1.	Loan Agreement (AHL-6)	Primary Security	26-06-2014	Rs.80.00 Lakh
2.	Demand Promissory Note (AHL-7)		26-06-2014	Rs.80.00 Lakh
3.	Memorandum by Deposit of Title Deeds (MOTD)		07-07-2014	Rs.80.00 Lakh
4	Confirmation Letter regarding deposit of title deeds (Form-D)		27-06-2014	Rs.80.00 Lakh

Schedule "C"**PART-I**

(Please mention all the hypothecated assets, viz. Current Assets including Stocks, Book Debts, Receivables, Consumable Stores & Spares and Hypothecated Movable Plant & Machinery, etc. mentioned in the documents)

NIL

PART-II

(Please state the particulars of the immovable properties mortgaged to the Bank as stated in the documents having reference to the mortgage documents/deeds)

Title deed:

Regd.Sale deed no-7934/2014 dated 27.06.2014 executed by 1) Mr. M Narsing Rao S/o-Late M Shankaraiah, 2) M Ragu S/o- Late M Shankaraiah, 3) Smt. Mukkara Manjula D/o- Late M Shankaraiah, 4) Smt. G Vasantha W/o-G H Vishwanath represented by their Agreement of sale cum GPA holder Shri.V. Raja Shekhar S/o-V Samba Murthy
in favour of Mr. Vasam Shashidhar S/o – Late V Balaiah



SS

**Schedule of the Property**

All that the House bearing No.5-14-048, (consisting of two mulgies in Ground Floor and two upper floors i.e. First and Second Floor residential) on Plot No.27, in Survey No.217,admeasuring 240 Square Yards or equivalent to 200.64 square Meters, total Plinth area 5100 Square Feet of R.C.C , (mulgies 300 Square Feet and Ground Floor 1600 Square Feet, First Floor 1600 Square Feet and Second Floor 1600 Square Feet), situated at SRINIVAS NAGAR COLONY, GAJULARAMARAM VILLAGE, Quthbullapur Mandal and Municipality, Ranga Reddy District and bounded as follows:

North : 60' Wide Road.

South : House belongs to Ramulu.

East : House belongs to Md. Yousuf.

West : House belongs to Maisaiah





M. SHANKARAI AH
COMPLEX

Time: 06.25.2026 17:41

Address: 14-45/1, Gajularamaram
Road, Rodamestri Nagar, Hyderabad

Lat/Long: Lat 17.515702 Long
78.438818