

PUBLIC NOTICE FORE-AUCTION SALE OF IMMOVABLE PROPERTY UNDER SARFAESI ACT 2002

E-Auction Sale of immovable property 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. 53,49,71,068.48 (Rupees Fifty three Crore Forty Nine Lac Seventy One Thousand Sixty Eight and Paise Forty Eight Only) as on 29.07.2026 (including interest upto 30.06.2026) plus interest & other charges as applicable from 01.07.2026** 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 18.08.2026** for realization of the Bank's dues.

Name of the Borrower and Mortgagor/co-applicant	Date of Demand Notice(13(2))	Date of Possession Date of 13(4)	Date of 13(8)	Recoverable Amount
M/s Sri Sharada Timber No #49/1, 100 feet (ECR) Road, Marapalam, OppVasanthi Petrol Bunk, Puducherry – 605 004 / Residential Address: Mr.Narashia M Patel S/o Sri Manji Ramji Patel, Proprietor: M/s Sri Sharda Timbers No#7,Bhaghat Singh Street (Sathani Street), Kuyavarpalayam, Pondicherry- 13 Guanrantors : Mr. N. Dinesh Patel, S/o Mr.Narashia Patel No#7,Bhaghat Singh Street(Sathani Street), Kuyavarpalayam, Pondicherry- 13 Mrs. Heerabai Manji Patel, W/o. Manji Ramji Patel No#7,Bhaghat Singh Street (Sathani Street), Kuyavarpalayam, Pondicherry- 13	16.02.2019	30.05.2019	30.08.2025	Rs. 53,49,71,068.48 plus interest & other charges as applicable from 01.07.2026



Description of Property	For properties at Itemnos 1 – 6 together	Date and Time of E-Auction
Item no 1 :Commercial cum Industrial Land measuring 5400 sq ft comprising parts of two revenue villages Olandai and Murungapakkam. Property located in RS No: 202/1, TS No 2/1,Ward No N, Block no 4, Patta no 23, Murungappakkam Revenue Village extent considered is – 6 kuzhi 14 veesam or 3960 sqftPuduchery Taluk, PuducheryDistand in RS No: 49/1 pt, TS No 8/4, Ward No K, Block No 6, extent considered is - 2 kuzhi 8 veesam or 1440 sqft, Patta no :15 at Olandai Revenue Village ,Mudallarpet Commune, Puduchery Taluk, PuducheryDist Boundaries as per document North: Manjula's Land South :Vaikkal East : Sameera and Manjula's Land West : New Proposed pathway (Property in the name of Mr N.Dinesh Patel s/o Mr M Narshia Patel covered under sale deed doc no 129/2002 dated 18-01-2002) Item No 2 :Commercial cum Industrial Land located in RS No: 202/1, Cadastre No 845, TS No 2/1,Ward No N Block no 4, Village, Murungappakkam Revenue Village extent considered is - 6 kuzhi 4 veesam or 3600 sqftPuduchery Taluk, Puduchery Dist. Boundaries : North: Manjula Land South :Vaikkal East : New proposed street West :Vendor's land (Property in the name of Mr N. Dinesh Patel s/o Mr M Narshia Patel covered under sale deed doc no 920/2002 dated 18-03-2002) Item No 3 :Commercial cum Industrial Land located in two parts i.e RS No: 202/1, , TS No 2/1,Ward No N Block no 4, Murungappakkam Revenue Village extent considered is – 6 veesam or 216 sqft and RS No: 49/1 (pt), TS No 8/4, Ward No K, Block No 6, extent considered is - 9 kuzhi or 5184 sqft, atOlandai Revenue Village, Puduchery Taluk, PuducheryDist Boundaries : North: Pushpa H Patel, Lakshmi plot South : Purchaser's other land East : New proposed street West : New proposed street (Property in the name of Mr. N Dinesh Patel s/o Mr. M Narshia Patel covered under sale deed doc no 1549/2002 dated 10-5-2002) Item No 4 :Commercial cum Industrial Land comprised in two items i.e located in RS No: 202/1, TS No 2/1, Ward No N Block no 4, Murungappakkam Revenue Village extent considered is – 1 veesam or 36 sqftand in RS No49/1pt, TS No 8/4, Ward No K, Block No 6, extent considered is - 6 kuzhi 3 veesam or 3564 sqft, at Olandai Revenue Village, Puduchery Taluk, Puduchery District. Boundaries : North: Heerabai, Pushpa H Patel land	a)ReservePri ce. b)EMD c)Bid Amount Increase (Amt in Rs. Lacs) a) 597.84 b) 59.80 c)1.00	18.08.2026 Between n1.00 pm to 5.00 pm (with unlimite d auto extensio n of 10 minutes) (EMD to be paid before 1.00 pm)



South : Dinesh land
East : Manji Ramji Patel land
West : New proposed street

(Property in the name of Mr. N Dinesh Patel s/o Mr. M Narshia Patel covered under sale deed doc no 4150 of 2001 dated 22-11-2001)

Item No 5 : Commercial cum Industrial Land located in Plot No 72 & 71 (N) pt, Re survey .ie RS No: 202/1, TS No 2/1, Ward No N Block no 4, t VelrampetMurungappakkam Revenue Village extent considered is – 1800 sqftPuduchery SRD & RD

Boundaries as per document:

North: Sampathkumar plot no 73

South: Plot no:71 south side half portion Jayalakshmi House

East : T/S No. 8/8 land

West : New proposed street

(Property in the name of Mr. N Dinesh Patel s/o Mr. M Narshia Patel covered under sale deed doc no 4040 of 2001 dated 07-11-2001)

Item No 6: Property located in Plot No 70 & 71(S)pt, Re survey .ie RS No: 202/1, TS No 2/1, Ward No N Block no 4, Murungappakkam Revenue Village extent considered is – 1800 sqftPuduchery Taluk, Puduchery District

Boundaries:

North: Vendors plot 71 north side part of plot

South: Velrampattu road and Vaikkal

East : Manji Ram Patel Plot

West : New proposed street

(Property in the name of Mr. N Dinesh Patel covered under sale deed doc no 1711 of 2005 dated 13-04-2005)

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:

1) <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 18.08.2026 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.



Date: 30.07.2026
Place : Chennai

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 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. 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/> (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. 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 11.08.2026 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.

Date: 30.07.2026
Place : Chennai

AGM and Authorized Officer
UCO Bank(Secured Creditor)



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