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.

Notice is hereby given to the public in general and in particular to the Borrower(s) and/or Guarantor(s) that the below described immovable property mortgaged/ charged to the UCO Bank (Secured Creditor), the **Symbolic Possession** of which has been taken by the Authorized Officer of UCO Bank (Secured Creditor), will be sold on **"As is Where is" & "As is What is" & "Whatever There Is"** basis on **17.11.2026** for recovery of **Rs. 2,25,17,018.00/ - (Rupees Two Crores Twenty Five Lacs Seventeen Thousand Eighteen Only) calculated up to 31.03.2025 plus unapplied interest, charges, cost and expenses etc.** due to UCO Bank (Secured Creditor) from the given below Borrower(s) / Director (s) / Guarantors (s)-

Names of the Borrower(s), Co-Borrower(s) & Guarantor(s) along with their respective addresses-

M/s. Help Line Distributors Mr. Shirajuddin Mustaffa Kaparpatti Unit Address: 407/C Wing 4th Floor Jaswant Allied Business Centre Ramchandra Lane Malad (W) Mumbai 400064.	**M/s. Help Line Distributors** Mrs. Jamera Banu S Unit Address: 407/C Wing 4th Floor Jaswant Allied Business Centre Ramchandra Lane Malad (W) Mumbai 400064.
Mr. Shirajuddin Mustaffa Kaparpatti Lodha Casa Maxima Tower 2 Flat No.1106, Opposite GCC Club Hadkesh road Mira Road East 401107.	**Mrs. Jamera Banu S** Lodha Casa Maxima Tower 2 Flat No.1106 Opposite GCC Club Hadkesh road Mira Road East 401107.
Mr. Shirajuddin Mustaffa Kaparpatti 10 MARUTI NIWAS QUARRY ROAD BEHIND MANGATHRUM PETROL PUMP BHANDUP WEST 400078.	

Description of Property:

UNIT NO. C-407 , JASWANTI ALLIED BUSINESS CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED, KACHPADA , RAMCHANDRA LANE EXTENSION ROAD, MALAD (WEST) , MUMBAI , MAHARASHTRA-400064.

Bounded By:
East: Open Air Space
West: Unit C-406 & Passage
North: Unit C-408
South: Open Air Space

a) Date of Demand Notice b) Amount Claimed	a) Possession Date b) Type of Possession	1. Reserve Price 2. Earnest Money 3. Bid increase amount	Recoverable Amount
a) 13.05.2025 b) Rs. 2,25,17,018.00/ - plus unapplied interest, charges, cost and expenses etc.	a) 06.08.2025 b) Symbolic Possession	1. Rs. 105.41 Lacs 2. Rs. 10.54 Lacs 3. Rs. 0.20 Lacs	**Rs. 2,25,17,018.00/ -** (Rupees Two Crores Twenty Five Lacs Seventeen Thousand Eighteen Only) **calculated up to 31.03.2025 plus unapplied interest, charges, cost and expenses etc. due to UCO Bank (Secured Creditor)**

DATE & TIME OF e-AUCTION SALE
17th Day of November, 2026 between 01:00 PM to 05:00 PM
(With unlimited auto extension of 10 minutes each and bids shall be in multiples of Rs. 20000/-)
Last date & time for Submission of EMD for Participation in Bid: 17th day of November, 2026 at 03.00 PM

****Details of known encumbrances: NIL**

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/ II) https://www.ucobank.com/
2. The properties are being sold **on "As is Where is Basis" & "As is What is Basis" & "Whatever There is 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/ and starts at 01:00 PM.**
5. It is open to the Bank to appoint a representative **for placing self-bid in order to participate** in the auction.

Meenor V Bhivgade
Chief Manager and Authorized Officer
UCO Bank (Secured Creditor)

Date: 29.10.2026
Place: Mumbai

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 **17.11.2026 from 01:00 PM to 05.00 PM 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 and methodology is 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. 20000/- (Rupees Twenty Thousand 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. **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/eauction-psb/eproc-listing**). 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. (On 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 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: 21290210000038, Name of The Account : RTGS Current account , IFSC – UCBA0002129,** 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(AO), solely at the discretion of the AO. **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.**
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 thereof and the decision of the Authorized Officer in this regard shall be final and conclusive.**
12. The sale certificate shall be issued in favor 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 thereunder.
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 16.11.2026 between 11.00 AM and 4.00 PM with prior appointment. Please contact Mr. Meenor Bhivgade, Mobile No: 8928909653, E-mail - mumamb@uco.bank.in.**
16. To the best of knowledge and information of the Authorized Officer, **there is no encumbrance on property affecting the security interest other than the one(s) specified in sale notice**. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims / rights / dues 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 of the bank. 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 reasons or reasons/contingencies affecting the e-auctions.
18. In case date and time of e-auction is required to be 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. The EMD of unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
20. The sale is subject to conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
21. The undersigned has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reasons.
22. 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.
23. **It is open to the Bank to appoint a representative and to make self-bid and participate in the E-Auction.**
24. The Notice is also to the Borrower(s), Guarantor(s) in particular and the public in general.

For UCO Bank फोर्ट/Fort मुंबई/Mumbai 400 001. Asset Management Branch

Meenor V Bhivgade
Chief Manager and Authorized Officer
UCO Bank (Secured Creditor)

Date: 29.10.2026
Place: Mumbai