[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 (SARFAESI) read with provision 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 Guarantor(s) that the below described immovable property mortgaged/ charged to the 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" and " Whatever there is on **26-11-2026** for recovery of **Rs.59,08,354.19/-(Rupees Fifty Nine Lakhs Eight Thousand Three Hundred Fifty Four and Paise Nineteen Only)** due to UCO Bank as on 14-10-2026 (inclusive of interest up to 30-09-2026), the Secured Creditor from **Mr. N T BABU c/o N K Theyyan, Nadumuttam House, Near Manju Crusherer, Elambakapilly Koovappady PO, Ernakulam Dist-683544** & **Mrs. SANITHA BABU w/o N T Babu, Nadumuttam House, Elambakapilly, Koovappady PO, Ernakulam Dist-683544** .

The reserve price will be **Rs.57,50,000/-/- (Rupees Fifty-Seven Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs. 5,75,000/-**

Names of the Borrowers with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
1)Mr. N T BABU c/o N K Theyyan, Nadumuttam House, Near Manju Crusher, Elambakapilly, Koovappady PO, Ernakulam Dist – 683544. 2.) Mrs.SANITHA BABU w/o N T Babu, Nadumuttam House, Elambakapilly, Koovappady PO, Ernakulam Dist – 683544.	18-06-2026	16-09-2026	Rs.59,08,354.19/- (Rupees Fifty-Nine Lakhs Eight Thousand Three Hundred Fifty-Four and Paise Nineteen Only) as on 14-10-2026 (inclusive of interest upto 30-09-2026) with further interest and incidental expenses, costs etc.

Description of Properties	Reserve Price	Earnest Money
All the parts and parcel of land having an extent 2.92 Ares of land with residential building in Re.Sy nos 101/21-2,101/21-3,101/23-2,101/23-3 ,Block No 10 in Vengoor West Village, Kunnathunadu Taluk,District Ernakulam ,acquired by sale deed number 2372/2023 dated11-10-2023 in SRO Kuruppampadi in the name of Shri N T Babu S/o N K Theyyan & Smt. Sanitha Babu ,W/o N T Babu. East – Property belonging to Sreeraj North – Vehicles access private road with 12 feet width West – Property belonging to Subramanian and Sarojini South – Property belonging to Marekkattil Mani	**Rs.57,50,000/-**	**Rs.5,75,000/-**

UCO Bank, Mid Corporate M G Road Branch Ernakulam, Ravipuram, Kochi, Kerala – 682 016
Phone: 0484 2381523, 2355905, 2360753 E-mail: mgerna@uco.bank..in
IFSC CODE: UCBA0001390; SWIFT CODE: UCBAINBB330

[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 (SARFAESI) read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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The reserve price will be **Rs.57,50,000/-/- (Rupees Fifty-Seven Lakhs Fifty Thousand Only)** and the earnest money deposit will be **Rs. 5,75,000/-**

Names of the Borrowers with the address	Date of Demand Notice	Date of Possession	Recoverable Amount
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East	Property belonging to Sreeraj
North	Vehicles access private road with 12 feet width
West	Property belonging to Subramanian and Sarojini
South	Property belonging to Marekkattil Mani

UCO Bank, Mid Corporate M G Road Branch Ernakulam, Ravipuram, Kochi, Kerala – 682 016
Phone: 0484 2381523, 2355905, 2360753 E-mail: mgerna@uco.bank..in
IFSC CODE: UCBA0001390; SWIFT CODE: UCBAINBB330

DATE & TIME OF e-AUCTION SALE

26th November 2026 between 12:00 PM to 05:00 PM

(With incremental value of Rs.25,000 & unlimited auto extensions of 10 minutes each, if required)

Last Date of Submission of Tender: 25th November 2026 – 04:00 PM

Terms and condition:

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://www.baanknet.in/
II) https://ucobank.com/
2. The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"
3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised 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 https://www.baanknet.com on **25th November 2026 and starts at 12.00 PM.**
5. **It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.**

Date : 15-10-2026
Place : Ernakulam

AGM and Authorized Officer
UCO Bank (Secured Creditor)

Terms and condition:

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://www.baanknet.in/
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3. The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer, but the Authorised 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 https://www.baanknet.com on **26th November 2026 and starts at 12.00 PM.**
5. **It is open to the Bank to appoint a representative and to make self-bid and participate in the auction.**

Date: 15-10-2026
Place: Ernakulam

Assistant General Manager and Authorized Officer
UCO Bank (Secured Creditor)

Details of known encumbrances: NIL

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. 1 The auction sale will be "online through e-auction" portal **https://www.baanknet.com/ on 26th November 2026 between 12pm to 5 pm with unlimited extension 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.25,000/- (Rupees Twenty Five 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. 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 : 13900210000830 Name of The Account : RTGS Current account IFSC – UCBA0001390** 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 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 **23-11-2026 between 10 am to 5 pm with prior appointment. Please contact Mr.Jegannadhan K U (Branch Manager), Mobile No.9080866956 E-mail –mgerna@uco.bank.in** mention the e-mail Id. of the Branch concerned).
16. To the best of knowledge and information of the Authorized Officer, **there is 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 construe 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 endeavor 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.