

(UNDER SARFAESI ACT-2002)

PUBLIC NOTICE FOR SALE OF ASSETS UNDER SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS ON / BEFORE 30.05.2025 up to 4 PM.

Sale of Immovable Properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the **Authorized Officer of UCO Bank**, has taken symbolic/physical possession of the following property/ies pursuant to the notice under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 in the following loan accounts with right to sell the same strictly on **"AS IS WHERE IS BASIS"** & **"AS IS WHAT IS BASIS"** & **"WHATEVER THERE IS BASIS"** & **"WITHOUT RECOURSE BASIS"** for realization of Bank's dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the SARFAESI Act propose to realize the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the website.

S. No.	Branch	Name of the Borrowers	Amount due in the borrowal account (₹)	Date of Demand Notice / Possession Notice	Outstanding dues of local self government bodies	Descriptions of Property/s	Reserve Price vis-a-vis Earnest Money Deposit	EMD Account No. Branch & IFSC Code No.	Date & Time of e-Auction
1.	Freeganj Ujjain Branch	Mr. Sameer Khan S/o Mr. Salim Khan & Mrs. Shumaya Shaikh W/o Mr. Sameer Khan	13,56,519.94 Plus Interest & Other Charges	13.10.23 15.01.24	Not Known	All that part and parcel of the property which is a Residential House situated at Municipal House No. 38/2, Lala Lalpatrai Marg, Gali No. 02, Fazalpur Ujjain, in the name of Mr. Sameer Khan S/o Mr. Salim Khan & Mrs. Shumaya Shaikh W/o Mr. Sameer Khan, E Registry No. MP432022020A1320250, Pages 1-22, Registered on 25.06.2020 at SRO Ujjain, Boundaries: East: House of Bhinjalram, West: House of Digar, North: Gali Sarkari, South: House of Digar	Rs. 13.56 Lac Rs. 1,35,600	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 PM to 5.00 PM (With Unlimited Extension as above)
2.	Khandwa Branch	Mr. Anil Pandurang Shinde, Mrs. Bharti Kishore Shinde	16,59,000 Plus Interest & Other Charges	31.05.23 24.08.23	Not Known	All that part and parcel of the property situated at Khashara No. 400/3, Sheet No. 11, Old Plot No. 141/17, Ramlal Namaste Marg, Kundareshwar Ward No. 24, Khandwa, Admeasuring: 546 Sq. ft. , in the name of Mr. Anil Shinde S/o Pandurang Shinde and Mrs. Bharti Shinde D/o Kishore Shinde, Vide Registered E-Sale Deed dated 28.03.2016 Deed No. MP219262016A1185523 at Sub Registered Khandwa (M.P.), Boundaries: North: 10 Ft Wide Road, South: Road, East: House of Pandurang Maratha, West: House of Satishchandra Dongare	Rs. 23.42 Lac Rs. 2,34,200	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 PM to 5.00 PM (With Unlimited Extension as above)
3.	Ghonsla Branch	M/s Mahakal Enterprises, Prop.: Mrs. Sangeeta Upadhyay W/o Mr. Sanjay Upadhyay	5,30,000 Plus Interest & Other Charges	15.03.22 07.06.22	Not Known	The property situated at Part of land (and building there on) Survey No. 545/2/2 (PH-110) at Mahidpur Road, Vill. Ghonsla, Teh. Mahidpur, Dist-Ujjain (M.P.), Area: 1360.00 Sq.ft. , in the name of Mrs. Sangeeta Upadhyay W/o Mr. Sanjay, Respectively Vide Registered Sale Deed No. 1497 Dated 01.10.2013. Book No. A1, Vol. 3275, Page 87-92 at Sub Registered Mahidpur (M.P.), Boundaries: As per Deed: East: Land of Mrs. Harkunwar Sampatlal Ji, West: Land of Mr. Balchand Brahman, North: Land of Mandir, South: Ghonsla to Mahidpur Road, As per Actual: East: Building of Mrs. Sheetal Upadhyay, West: House of Mr. Gorishankar, North: Land of Mandir, South: Ghonsla to Mahidpur Road	Rs. 34.00 Lac Rs. 3,40,000	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 AM to 5.00 PM (With Unlimited Extension as above)
4.	Sawan Branch	Mr. Bhim Singh Banjara S/o Basantlal Banjara	7,02,602 Plus Interest & Other Charges	30.07.18 01.11.18	Not Known	All the part and parcel of the property consisting of Residential House situated at Gram Kundkheda, Post Alhed, Tehsil Manasa, Dist. Neemuch, Admeasuring Area: 2000 Sq.ft. , in the name of Mr. Bhim Singh Banjara S/o Basantlal Banjara, Registered Sale Deed No. 710, Dated 29.08.2009 with Sub-Registrar Manasa, Dist Neemuch (M.P.), Boundaries: North: Land of Abadi, South: Land of Basanti Lal, East: Road, West: Land of Hajari Pema	Rs. 12.00 Lac Rs. 1,20,000	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 AM to 5.00 PM (With Unlimited Extension as above)
5.	Harda Branch	Mr. Rajesh Kumar Agrawal Guarantor: Mrs. Meena Agrawal	47,48,000 Plus Interest & Other Charges	12.08.23 25.10.23	Not Known	Equitable Mortgage of House situated at Plot No. 299, Survey No. NA, Ward No. 21, Najul Sheet No. 10-C, Sanjay Ward, Harda, Admeasuring: 919.98 Sq. ft. in the name of Mrs. Meena Agrawal, Registered Sale Deed No. A1/2682, Vol. No. A1-280 Dated 27.03.2006 at Sub Registrar Office, Harda, District Harda (M.P.), Boundaries: North: Property of Mr. Parasram Pandit, South: Property of Mr. Ratanlal Agrawa, East: Nagar Palika Road, West: Nistari Gali	Rs. 23.36 Lac Rs. 2,33,600	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 PM to 5.00 PM (With Unlimited Extension as above)
6.	Chhindwara Branch	Mr. Rajesh Dubey S/o Chintaman Dubey and Mrs. Sangeeta Dubey W/o Rajesh Dubey	20,76,959.87 Plus Interest & Other Charges	03.01.24 13.03.24	Not Known	House property situated at Khasara No. 164/120, PH No. 20/13, B. No. 152, RIC-2 Chhindwara, Ward No. 38, Samarth Ramdas Ward, Mauja-Chandangaon, Chhindwara (M.P.), Measuring: 825 Sq. ft. , in the name of Mr. Rajesh Dubey S/o Chintaman Dubey Vide Registered Sale Deed dated 25.07.2019, Deed No. MP078202019A1535407 Registered at Sub Registrar Office Chhindwara (M.P.), Boundaries: North: Land of Mr. Krishna Choubitkar, South: Road, East: House of Mrs. Meena Soni, West: House of Mr. Ulkey	Rs. 21.00 Lac Rs. 2,10,000	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 AM to 5.00 PM (With Unlimited Extension as above)
7.	Chhindwara Branch	Mr. Shashank Paleriya S/o Prakash Kumar Paleriya, Mr. Shantanu Paleriya S/o Prakash Kumar Paleriya and Guarantor: Mrs. Sarita Paleriya W/o Mr. Shashank Paleriya	19,73,655.21 Plus Interest & Other Charges	10.08.24 13.03.24	Not Known	House property situated at Plot No. A13, Khasara No.123/1/5, PH No. 9, B. No. 84, RIC-2, Chhindwara, Ward No. 3 Veer Saverkar Ward, Mauja-Khajari, Chhindwara (M.P.), Measuring: 875 Sq. ft. , in the name of Mr. Shashank Paleriya & Mr. Shantanu Paleriya Vide Registered Sale Deed dated 04.12.2019, Deed No. MP078202019A1815386 Registered at Sub Registrar Office Chhindwara (M.P.), Boundaries: North: Plot No. A-14, South: Plot No. A-12, East: Colony Road, West: Clony Garden	Rs. 25.32 Lac Rs. 2,53,200	22830210001462 Anand Bazar, Indore UCBA0002283	31.05.2025 from 01.00 AM to 5.00 PM (With Unlimited Extension as above)

Terms & Conditions of Online Tender/Auction: (1) Bidders are advised to go through the website <https://baanknet.com> (Also on for detailed terms and conditions of auction sale before submitting their bids and taking part on e-auction sale proceeding. (2) Intending Bidder shall hold a valid active E-mail ID and PAN. (3) 10% of the Upset price / Reserve Price must be remitted towards EMD to virtual wallet created by service provider and the remittance details must be clearly indicated in the bid form. (4) 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. (5) The sale is subject to conditions prescribed in the SARFAESI Act/ Rules 2002 and conditions. (6) Successful bidder shall remit 25% (Twenty five percentage) of the bid amount (Including EMD) immediately on the sale being knocked down in his / her favour, through RTGS / NEFT / Money Transfer to **Account No. 22830210001462 of Uco Bank Anand Bazar Branch, Indore, IFSC Code UCBA0002283.** (7) The successful bidder shall remit the balance bid amount within 15 (fifteen) days of confirmation of sale in his favour. If the successful bidder fails to remit the balance bid amount within the said period, the property shall be resold, in which case he shall forfeit the amount already remitted by him. Also, he shall have no right to claim over the property or on the amount for which the property is subsequently sold. (8) Property can be inspected on or **before 28.05.2025 between 10.00 AM to 4.00 PM** with prior appointment. Further property details, if any required, can be obtained from **UCO Bank, Zonal Office, Indore, Phone: 0731-2438331, 2438305.** (9) There shall be no fresh sale notice if the sale is postponed for a period less than 30 (thirty) Days. (10) Bidders are advised to go through the service provider's portal / web site (**viz., https://baanknet.com**) before participating in the auction. All participating bidders shall be deemed to have read and understood the conditions of sale and be bounded by the conditions. The auction sale is subject to confirmation of the secured creditor Bank.

Place : Indore, Date: 15.05.2025

Authorised Officer, UCO Bank